

Fact Sheet

An Camas Mòr, Aviemore, Cairngorms National Park.

February 2018

— Minutes of the Planning Committee held at Glenmore Lodge, Aviemore on 23rd August 2013 at 11.00am, Paragraph 20. The application is well thought through, there are comprehensive recommended conditions, the proposal has been in the public domain for 25 years, and the fundamental public interest in terms of environment, economy and culture is overwhelmingly in support.

— The initial vision of a planned sister community for the Aviemore area across the River Spey came from Aviemore and Vicinity Community Council

— A project team of respected experts has been created to collaborate with the community and its representatives.

— Gehl, Copenhagen are part of this team. The firm is at the forefront of sustainable design and includes Scottish architect David Sim.

— Planning Permission in Principle was granted by The Cairngorms National Park Authority in 2014.

— The successful application was for a new sustainable community including space for 1100 jobs, community buildings, playing fields and up to 1500 residential units.

— The innovative design for An Camas Mòr creates efficiency savings on land, infrastructure and upkeep.

Part of our core message is efficiency (Scottish by design: efficient by nature).

— An Camas Mòr will give people who work locally a fair opportunity to buy, rent or build a home they can afford.

— The Scottish Government Sustainable Communities Initiative also selected the plans for An Camas Mòr as one of 11 exemplar proposals out of over 80 submissions.

— The project will be a sustainable development enhancing economic and social inclusion.

— The Masterplan aims to create an economically sustainable community by including as many different kinds of household possible and by designing many different sorts of home that can be owned or rented to support a diverse population.

— Affordable homes are not just a matter of finance – An Camas Mòr has thought through the different ways that make a home affordable. An Camas Mòr is designed to use energy carefully to ease the cost of living both financially and environmentally.

— The plans are designed to bring the forest into the village. Green crossings between corridors will create a network that supports the migration of wildlife.

— An Camas Mòr has been working extensively with representatives of the Scottish Government, The Cairngorms National Park Authority and relevant statutory bodies in scoping infrastructure requirements.

— Ecological and environmental studies have been undertaken to demonstrate that the conditions attached to the permission have been met.

— A revised Planning Permission in Principle was issued on 30 April 2019, valid until April 2022 and brings the conditions into line with current CNPA policy for An Camas Mòr.

— An Camas Mòr will bring a number of socio-economic benefits to the Cairngorm National Park helping to deliver against the four aims of the National park.

— It will deliver sustainable career opportunities by providing affordable homes where those employed locally can live and raise their families.

- An Camas Mòr will help to end the current situation where a lack of affordable housing in the area results in too many working-age people and their young families leaving the area and taking their skills and passions with them.
- Local businesses highlighted in the Cairngorm Business Partnership's Summer 2016 Business Barometer that the lack of affordable and suitable housing was the single most important issue they face when recruiting staff.
- An Camas Mòr will provide a solution to alleviate the shortage of badly needed small office accommodation to encourage growth amongst the many micro businesses operating locally.