

## **14 An Camas Mòr**

### **Living in An Camas Mòr**

14.1 The settlement of An Camas Mòr will be a new sustainable community. With links to the Aviemore community, the people living in An Camas Mòr will form a community of their own which is inclusive and vibrant with a demographically balanced population.

### **Role within the settlement hierarchy**

14.2 The development of An Camas Mòr forms a strategic part of the overall settlement hierarchy and settlement strategy for the Badenoch and Strathspey part of the Park. While it will take many years to be completed, it will then be a main settlement where larger scale development will be focused.

14.3 In the meantime it will continue to rely on the services of Aviemore. However, it will progressively act in a way to relieve development pressure from Aviemore, becoming a new community in its own right.

### **Objectives**

- To promote An Camas Mòr as a new settlement which will, on completion hold a strategic role in this part of the National Park.
- To ensure the new settlement acts as a focus for growth serving the wider Badenoch and Strathspey area.
- To develop a community of up to 1,500 homes developed over time which relieves pressure for new development currently focusing on Aviemore.
- To demonstrate innovation in design and sustainable construction and living.
- To encourage opportunities for partnership working in the overall development of the settlement.

### **General design guidance**

14.4 Development of the new settlement and its community are based on a number of key principles. All development must accord with these principles.

### **Fit for a National Park**

14.5 An Camas Mòr will have the distinction of being the only new community planned for a National Park. It will make a significant contribution to the delivery of the National Park aims and set an outstanding example of what is possible in a National Park context. It will help to deliver the Cairngorms National Park Partnership Plan. It will reflect the special qualities of the National Park and incorporate a wide range of sustainability measures in its design, layout and function. An Camas Mòr will be internationally acclaimed as an exemplar of sustainable development and building design in a very sensitive location. It will be an inspiration and a delight.

## **Climate change**

14.6 An Camas Mòr offers an opportunity for a real community-wide contribution to the challenge of climate change. It will offer an exemplar of living with the weather: coping with exposure and maximising solar gain, capturing higher rainfall and dealing with longer dry spells. It will offer an opportunity to maximise use of existing technology and test new solutions to climate change issues including energy efficiency, use of a range of renewable sources for heat and power, water and waste minimisation/recycling.

## **Delivery**

14.7 An Camas Mòr will show how private and public investment and a range of small and large developers will consistently work together when the land is no longer in one ownership, over all phases of the development, to create a new community with a distinct and cohesive identity and sense of place. It will demonstrate how the scale of growth is linked to social development of the new community.

## **The built environment and public realm**

14.8 An Camas Mòr will reflect consistently high standards of design at all levels in terms of both quality and sustainability in its widest sense. It will have regard to the building traditions of the area in terms of form and materials, but will reflect its time. It will maximise use of locally sourced materials, particularly timber. It will create an An Camas Mòr distinctiveness that reflects its location in the Cairngorms National Park. It will show how higher density is compatible with the landscape context, the provision of good quality housing and a place where folk will enjoy living and working. The design and location of spaces will be as important as the buildings. It will include landmark buildings and structures to contribute to its distinctiveness. Lighting on roads, paths and throughout the development will be designed to minimise impact on the night sky, to conserve energy and to provide for people's actual needs.

## **Masterplan**

14.9 The development will be based on a detailed masterplan. Within this, the requirements to create a sustainable community including a mix of housing and economic development opportunities, community facilities and other forms of development will be detailed, with design guidance for all forms of development, which should attain the highest design and sustainable development credentials. The masterplan will also include mitigation measures required as a result of the development. The development presents an excellent opportunity to provide opportunities for large and small scale developers and builders to work together to bring forward the delivery of the settlement. This will also be recognised in the masterplan.

14.10 Development of the site will require a detailed transport assessment which should examine the various access issues facing the site, including the impact of the development on the trunk road and local road network, the impact on the nearby rail network, and the need for non- motorised access across the Spey to link the community with Aviemore.

14.11 Development of the An Camas Mòr site has potential to have significant effects on a number of Natura 2000 sites. Permission for development will only be permitted if the planning authority is satisfied that proposals have been designed to the highest standards that do not adversely affect the integrity of these sites.

14.12 The whole of An Camas Mòr also sits within the Cairngorm Mountains National Scenic Area. As such, development will only be permitted if the planning authority is satisfied that proposals have been designed to the highest standards that avoid and mitigate any significant adverse effects on the environment and protect the overall integrity of the Cairngorm Mountains National Scenic Area.

### **Natural heritage**

14.13 A number of formal natural heritage designations may affect possible new development proposals at An Camas Mòr.

- within and to the south of the site are areas of woodland registered in the Ancient Woodland Inventory
- the whole area falls within a National Scenic Area
- along the western boundary is the River Spey Special Area of Conservation
- land to the south and west is designated as a Site of Special Scientific Interest (River Spey SSSI, Craigellachie SSSI, Kinveachy Forest SSSI and North Rothiemurchus Pinewood SSSI), Special Protection Area (Cairngorms SPA and Kinveachy Forest SPA) and/or Special Area of Conservation (Cairngorms SAC, River Spey SAC, Kinveachy Forest SAC)
- west of the A9 is Craigellachie National Nature Reserve

14.14 In addition, development on land allocated in the Plan has potential to have a significant effect, directly or indirectly, on a number of European designated sites, alone or in combination:

- Abernethy Forest SPA
- Cairngorms SPA
- Cairngorms SAC
- Kinveachy Forest SPA
- River Spey SAC
- Anagach Woods SPA
- Craigmore Wood SPA

14.15 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity in view of the conservation objectives, either alone or in combination with other plans or projects. If the planning authority is unable to reach this conclusion, your proposal will be judged not to be in accordance with this plan. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:

- water abstraction
- disturbance to otters
- pollution and siltation from construction sites
- requirement for SUDS
- disturbance to capercaillie
- pollution from wastewater

14.16 In addition, for the Cairngorms SAC, a Compensatory Woodland Planting Plan (CWPP) should be submitted as part of the information for the Appropriate Assessment. This should indicate the habitat(s) where it is proposed that compensatory woodland planting will occur and the new habitat(s) to be established. The CWPP should demonstrate that there will be no adverse effect on the integrity of the Cairngorms SAC through habitat loss. Scarcer qualifying habitats should be avoided within the planting plan, including blanket bog, dwarf-shrub heaths and wet heath.

14.17 Biodiversity – An Camas Mòr will be expected to demonstrate how a development of this size and quality can both conserve and enhance the biodiversity of the site and surrounding area. This will include a comprehensive range of mitigation measures integrated at every level within the development and enhancement of habitat networks throughout the area within and surrounding it. Where mitigation is not possible within the site boundary, enhancement works beyond the site will be expected to ensure a net enhancement to the natural heritage of the Park.

### **Landscape priorities and opportunities**

14.18 Landscape Context – An Camas Mòr will take account of and respond to the wider landscape context. The development will incorporate a sequence of spaces that integrate it effectively with its surroundings. There will be a strategy for long-term management of shared space and landscape. There will be a strategy of pre-planting from the outset both within and outside the site to ensure full integration with the landscape from an early stage.

### **Cultural heritage**

14.19 Whilst the allocated site for the new settlement does not contain any formal cultural heritage assets, there are assets around the site which may be impacted upon by the development, including a scheduled monument. Any proposal, including the provision of associated services, must therefore consider the impact on cultural heritage assets including this scheduled monument, considering disturbance above and below ground, and any impact made both to individual resources and in a cumulative manner. Mitigation for potential direct impacts upon assets including the scheduled monument should also be given due attention.

### **Developer contributions and infrastructure requirements**

14.20 The development of An Camas Mòr will require significant developer contributions towards infrastructure works which are reasonably related to the development of the site. This will include:

- education provision
- library facilities
- healthcare provision
- recycling provision
- roads infrastructure related to the proposed new development
- travel improvements
- community facilities
- open space
- strategic landscaping
- connection to the path network

- natural heritage
- affordable housing provision

### **Flood risk, water and drainage**

14.21 A flood risk assessment has shown that the development site, including the new access road, is free from flood risk but that parts of the new access road have the potential to affect flooding elsewhere; detailed plans must demonstrate how the proposal will not increase flood risk elsewhere

14.22 Connection to the public sewer will be required once the first phase of development is complete. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.

14.23 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

### **Linkages and connections**

14.24 Relationship with Aviemore – An Camas Mòr will be a community in its own right, but by virtue of its location, it will have a special relationship with Aviemore. Many of the services used by residents of the community will be in Aviemore and over time this will be reciprocated. There is a longstanding expectation locally, that the land on either side of the River Spey should be made available as a resource for the Aviemore and An Camas Mòr communities for recreation and leisure with potential, inter alia, for sports facilities, playing fields, paths, woodland, and allotments. Various parties are currently active in pursuing the realisation of this aspiration. Fundamental to its delivery is a new foot/cycle bridge across the River Spey with a path directly linking central Aviemore and An Camas Mòr to ensure that the communities are true partners. The masterplan for An Camas Mòr will be expected to acknowledge this objective and demonstrate how An Camas Mòr, with other parties, will directly contribute to its delivery. Development of recreational and leisure facilities on land either side of the river, and of a link bridge across the river to Aviemore, has potential to have a significant effect on the River Spey SAC through disturbance to otters, disturbance to freshwater species movement and impact on water quality. To accord with this plan, detailed proposals for these developments must demonstrate that there would be no adverse effect on the integrity of the River Spey SAC, alone or in combination with other plans or projects.

14.25 Movement – An Camas Mòr will seek to actively discourage the use of private cars through detailed design, early provision of regular and affordable public transport links, and provision of a network of paths for walkers and cyclists giving effective links within the community and with the surrounding area. Roads within the development will safely give priority to walkers/cyclists of all abilities and will seek to establish new standards for informal layout and design which The Highland Council will accept for adoption. Account should be taken of the priorities and recommendations set out in the HITRANS Aviemore Active Travel Audit.

## Proposals

### A Real Cairngorms Community

14.26 An Camas Mòr will be an inclusive and vibrant community with a demographically balanced resident population. It will embrace diversity and provide for all abilities. It will be recognisably 'Cairngorms'. It will be a real community, not a holiday village or second home enclave, and will provide the range of facilities commensurate with that status. It will be a healthy community with access to the full range of recreation and sports facilities. It will have a distinct cultural identity that takes account of existing traditions and way of life in the surrounding area.

### Affordable Housing

14.27 An Camas Mòr will make a significant contribution throughout its development to the provision of the full range of affordable housing to meet local needs within the National Park. It will demonstrate how both the public and private sectors will work together to deliver affordable housing. It will show how such housing will remain affordable and available for local people.

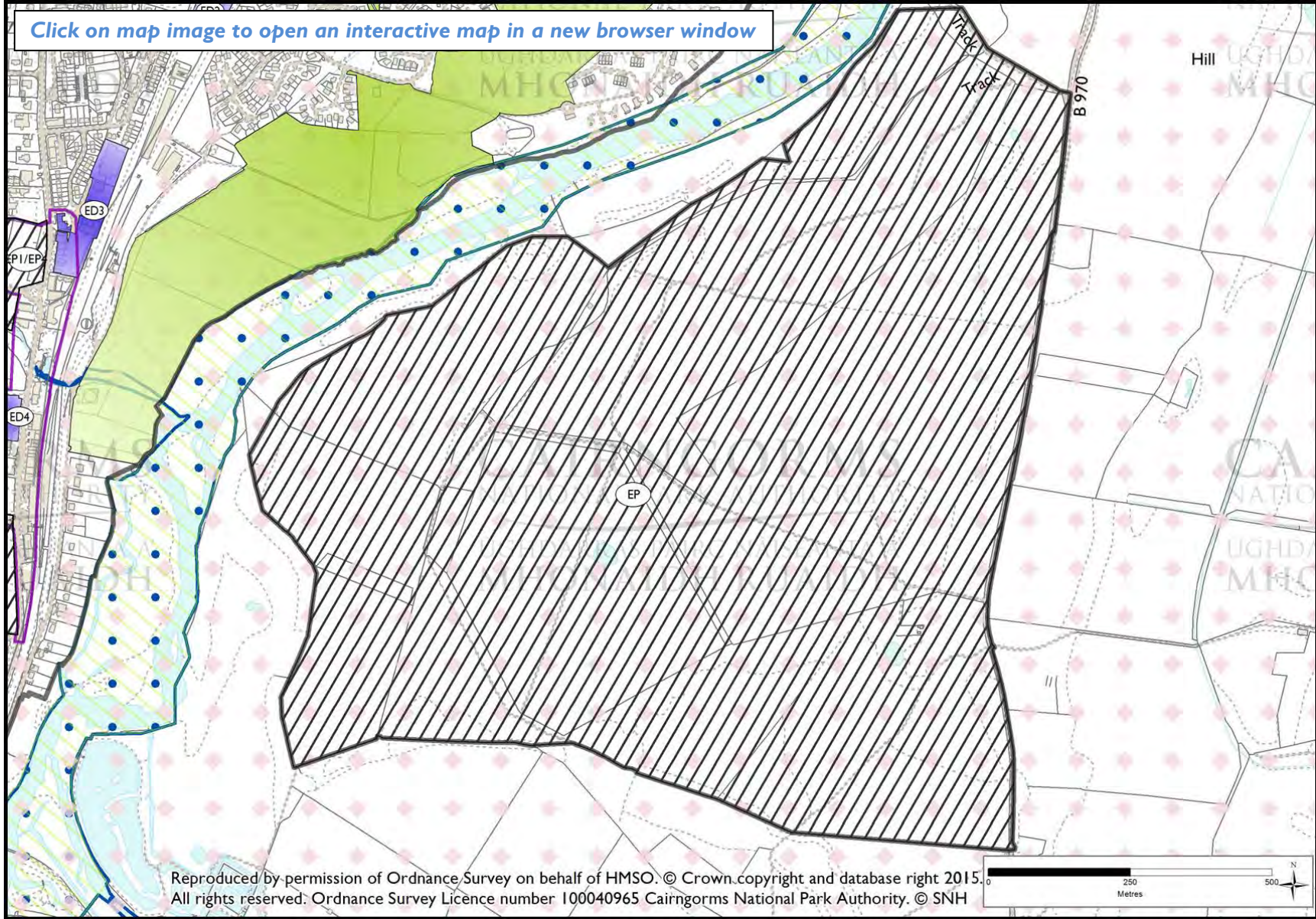
### A Place to Work

14.28 An Camas Mòr will be designed and promoted to actively encourage the provision of jobs within the community and seek to minimise levels of commuting. It will incorporate space that is designed for or can be easily adapted for employment uses. It will facilitate home working. It will have a strategy for attracting and stimulating a wide range of business opportunities that complement the ethos of the community.

### An Camas Mòr

Land Supply Information (Information accurate at October 2014)

Site name and no. of units	Existing allocations and Consents	LDP allocation	0-5 year (units)	5-10 year (units)	10-20 year (units)
<b>Land for Housing (units)</b>					
An Camas Mòr Units – 1500	Consent – up to 1500	1500 units in the form of new settlement	133	392	500
<b>Employment Land</b>					
None identified	Not specified	Not specified	Not specified	Not specified	Not specified



## **16 Aviemore and vicinity**

### **Living in Aviemore and its vicinity**

16.1 Aviemore is recognised internationally as a mountain sports resort which offers an increasingly large number and variety of sports and activities. It plays a vital part in the Scottish tourist industry and is the economic driver for the National Park. Along with its focus as a tourism centre, it has also seen a rise in residential numbers and has become a focus for conservation activity.

16.2 The community wish to see a number of key projects come to fruition, including an indoor sports centre, riverside park, a new supermarket and integration with the new development at An Camas Mòr. Further afield, a fully integrated transport system and responsible open access on Cairngorm Mountain are seen as key projects.

16.3 Within the village, residents would like to bring nature into the built environment, and improve the public realm. To support, there is also a desire to improve employment opportunities which is seen as key to encouraging young people to stay in the village.

### **Role within the settlement hierarchy**

16.4 Aviemore plays a strategic role in Badenoch and Strathspey and is a main settlement within the settlement hierarchy. Aviemore has seen considerable growth in recent years and while new development should meet the needs of the local and wider communities and visitors to the area, it should be undertaken in a way which consolidates the village.

### **Objectives**

- To consolidate Aviemore's role as a main settlement in the settlement hierarchy.
- To ensure that development contributes to a clear definition between settlement and countryside.
- To forge links with the new settlement of An Camas Mor, facilitating its role as a pressure release to Aviemore in the future.
- To protect the role of Aviemore in providing services and economic growth to the wider region.
- To promote Aviemore's role as an international venue for conferences and events.
- To protect those parts of the village that are important to its character and setting.
- To improve the environment of the village with more landscaping and enhancements to the public realm.
- To support Aviemore's role as a centre for recreation and tourism.

### **General design guidance**

16.5 All new development will, where appropriate:

- consolidate the existing settlement;
- maximise use of existing local services and infrastructure;



- ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Aviemore;
- take full advantage of Aviemore's riverside location and proximity to the National Nature Reserve at Craigellachie NNR;
- enhance and diversify the local economy;
- reflect existing housing development in terms of positions, density and scale;
- maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
- protect existing shops and businesses and their normal operations;
- add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- promote energy efficiency and sustainability.

## Natural heritage

16.6 A number of formal natural heritage designations may affect possible new development proposals in Aviemore.

- The east of the village lies within the National Scenic Area.
- Land to the west, at Craigellachie is a National Nature Reserve and SSSI.
- Around the settlement there are pockets of woodland included in the Ancient Woodland Inventory.
- Much of the western edge of Aviemore is also covered by a Tree Preservation Order. Many of the attractive and mature trees enhance local amenity are therefore the subject of explicit and statutory protection. Any development in this area must therefore ensure that adequate provision is made for their preservation and for the planting of new trees.

16.7 In addition, development on land allocated in the Plan has potential to have significant effect, directly or indirectly, on a number of European designated sites, alone or in combination:

- Abernethy Forest SPA
- Cairngorms SPA
- Kinveachy Forest SPA
- River Spey SAC
- Anagach Woods SPA
- Craigmore Wood SPA

16.8 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity in view of the conservation objectives, either alone or in combination with other plans or projects. If the planning authority is unable to reach this conclusion, your proposal will be judged not to be in accordance with this plan. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:

- water abstraction
- disturbance to otters

- pollution and siltation from construction sites
- requirement for SUDS
- disturbance to capercaillie
- pollution from wastewater

### **Landscape priorities and opportunities**

16.9 The Cairngorms Landscape Toolkit sets out a number of priorities, which aim to maintain and enhance the landscape of the village and its setting.

16.10 Developments must therefore be considered in the context of these priorities and the way in which your development contributes to them. This includes:

- conserving and enhancing existing views of the mountains;
- creating new opportunities for viewing the mountains in appropriate environments;
- facilitating access across settlement edges and into surrounding landscapes; and
- expanding out from woodland pockets to create simple networks through built up areas for people and wildlife.

### **Cultural heritage**

16.11 There are a large number of historical sites, listed buildings and structures in the area. Within Aviemore itself, of particular note are the Railway Station and footbridge (1852, Category A) and the ring cairn in Muirton.

16.12 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

### **Developer contributions and infrastructure requirements**

16.13 In Aviemore, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:

- education provision
- library facilities
- healthcare provision
- recycling provision
- roads infrastructure related to the proposed new development
- travel improvements
- community facilities
- open space
- strategic landscaping
- connection to the path network
- natural heritage
- affordable housing provision

## **Flood risk, water and drainage**

16.14 There are areas of Aviemore at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.

16.15 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.

16.16 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## **Linkages and connections**

16.17 Linkages and connections between existing and proposed development within Aviemore should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village. Account should be taken of the priorities and recommendations set out in the HITRANS Aviemore Active Travel Audit.

16.18 Development must also ensure no adverse impact on the safe crossing of the railway. This includes vehicular and pedestrian links.

## **Proposals**

### **Housing**

Developments which already have planning permission are expected to provide for housing demand in the next five years and for the longer term. During the Plan period only infill and windfall housing will therefore be supported.

### **Economy**

**ED1** The existing Dalfaber Industrial Estate and Cairngorm Technology Park provide opportunities for economic development proposals to support the economy of Aviemore and the surrounding area. An area of 0.5Ha to the north of Dalfaber Industrial Estate is included to allow for future expansion when the current site reaches capacity. Currently used for informal recreation, pedestrian links through the site should be protected.

**ED2** This 3.5Ha site south of Dalfaber Industrial Estate and the Cairngorm Technology Park allows for its future expansion when the current site reaches capacity. This flexibility to grow will support future expansion options within Aviemore and allow for adequate choice in site identification.

**ED3** Opportunities for small economic growth to complement the existing Myrtlefield Industrial Estate exist, and any new developments should also seek to enhance the area and its surroundings.

**ED4** The current occupier of this site has consent to relocate within Aviemore. This creates an opportunity to redevelop this key site within the village core. New developments should create a live frontage to Grampian Road. Developments should help improve the choice and quality of retail provision in the village.

### **Investment opportunities**

Aviemore Highland Resort will continue to develop and enhance its facilities and permission exists to carry on this investment. In the event of further development proposals closer links with the village centre should be developed. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any further development proposals for this site. Any further development should ensure all access arrangements do not affect the A9 as a trunk road, and should use the local road network.

### **Mixed uses**

Mixed uses which support sustainable developments and communities and meets the objectives for Aviemore will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

### **Open space**

A number of open spaces and land which contribute to the setting of Aviemore are identified and will be protected from development.

In addition, proposals for new development at Aviemore Highland Resort include the retention of a number of key areas of open space. This includes land fronting Grampian Road between the entrance to Aviemore Highland Resort and Grampian Court. These areas, which form part of the wider masterplanned site, should be retained as open space, enhanced with landscaping and tree planning as required by the existing planning consent.

### **Community**

**C1** Land at Dalfaber Drive between the Bowling Green and Main Railway Line provides an important community resource and will be protected for community use and

**C2** Land at the former school playing fields should be protected from inappropriate development. The land adjacent to the old primary school is therefore allocated for community use.

### **Surrounding land uses**

Outside the settlement boundary there are a number of developments which play an intrinsic role in serving the needs of the community.

Included within these is the campsite to the south which provides valuable tourism accommodation on the edge of the settlement. New development should have no adverse impact on the role of the campsite and its contribution to the overall supply of tourism accommodation to serve the village.

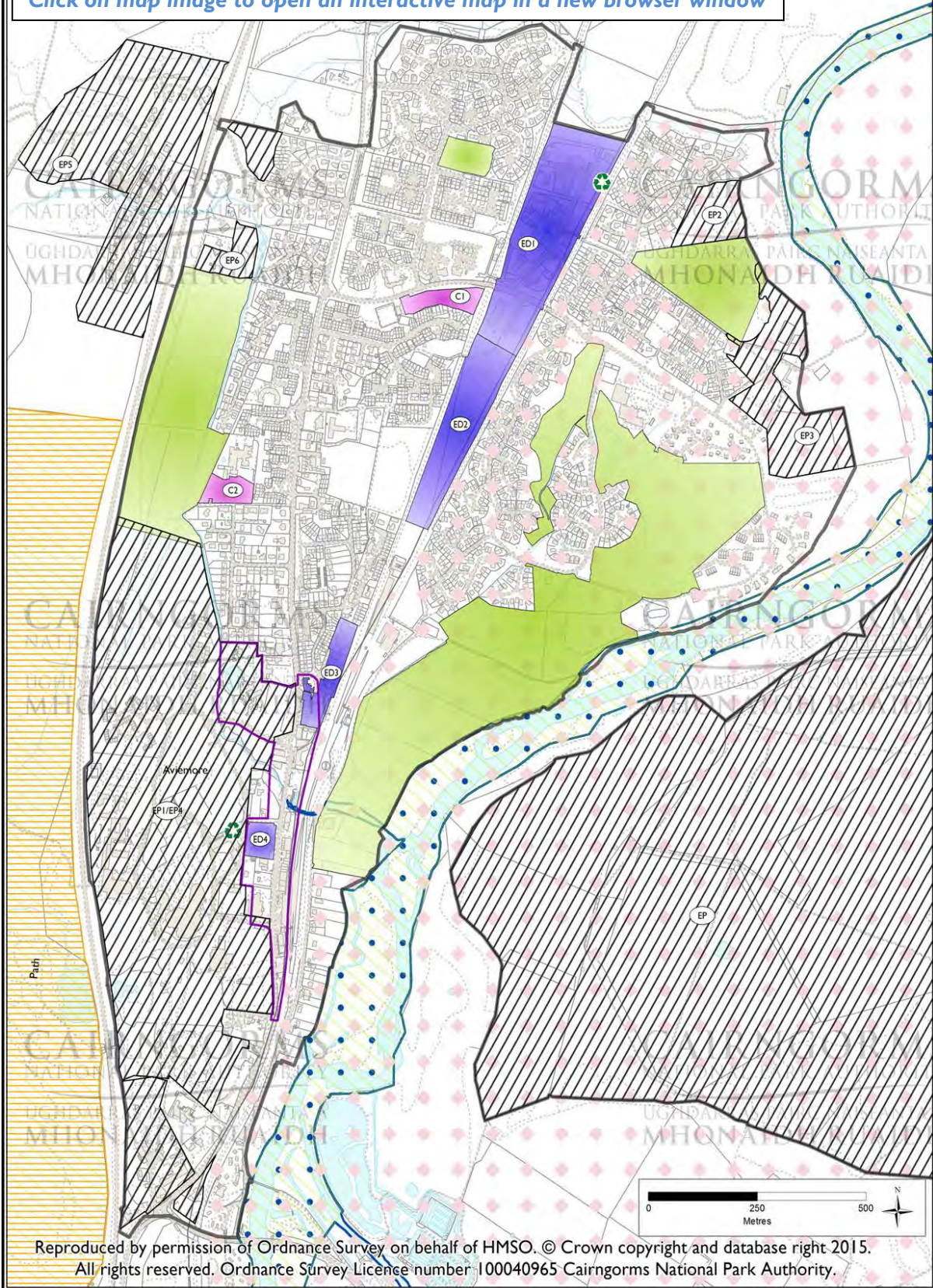
The housing at Highburnside to the west of the A9 exploited a brownfield site to provide additional housing to meet the needs of the community. No further development on this site is supported, with all new housing to be provided within the settlement boundary.

## Aviemore

Land Supply Information (Information accurate at October 2014)

Site name and no. of units	Existing allocations and Consents	LDP allocation	0-5 year (units)	5-10 year (units)	10-20 year (units)
<b>Land for Housing (units)</b>					
EP1: Horsefield Units – 161	Consent – 140 units	Identified as existing consent	63	50	0
EP2/EP3: Dalfaber Units – 93 (Housing Land Audit capacity of 114)	Consent – 93 units	Identified as existing consent	69	45	0
EP4: Grampian Road Units – 46	Consent – 20 units	Identified as existing consent	20	0	0
EP5: Highburnside Units 46 (23 remaining)	Consent – 46 units	Identified as existing consent	23	0	0
EP6: Milton Place Units – 25	Consent – 25 units	Identified as existing consent	25	0	0
EP7: Granish Way Units – 6	Consent – 6 units	Not allocated – identified through updated HLA as existing consent	6	0	0
Additional windfall sites. Units – 8	Consent – 8 units	Not allocated – identified through updated HLA as existing consent	8	0	0
<b>Employment Land</b>					
ED1: Dalfaber Industrial Estate		Allocated as Economic Development	Not specified	Not specified	Not specified
ED2: South of Dalfaber Industrial Estate		Allocated as Economic Development	Not specified	Not specified	Not specified
ED3: Myrtlefield Industrial Estate		Allocated as Economic Development	Not specified	Not specified	Not specified
ED4: Supermarket Site	Consent – for superstore	Allocated as Economic Development	Not specified	Not specified	Not specified
EP8: Aviemore Highland Resort		Identified as existing consent	Not specified	Not specified	Not specified

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