AGENDA ITEM 5

APPENDIX 4

CARR-BRIDGE H1 DEVELOPMENT BRIEF

Cairngorms
NATIONAL PARK
Pàirc Nàiseanta a' Mhonaidh Ruaidh

PLANNING

Cairngorms National Park Local Development Plan 2017

Development Brief: Carr-Bridge H1

H1 Carr-Bridge

Development Briefs

Development Briefs have been prepared for some sites allocated within the Local Development Plan.

This development brief is for Site H1 in Carr-Bridge (**Figure 1**).

Section 1: Site constraints and opportunities

Physical conditions

Ground conditions, topography, surrounding planting and services are all significant factors. Although the established surrounding woodland provides protection of the site from prevailing winds, the shade they create presents a development constraint. This is not an issue with the northern half of the site, where the more open aspect presents the opportunity for maximising solar gain and daylight.

Services

Connection to the public sewer will be required of all new development. An interim solution is unlikely to be acceptable as there is no suitable watercourse within the site. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.

The existing low voltage network and transformer serving the existing cluster of properties on Carr Road on the north boundary of the site would need to be assessed as part of any connection design. It is likely that this will need to be upgraded although the extent of the upgrade will depend on demand requirements from the development site. Connection from the high voltage overhead network at Ellanwood Road may also be considered.

Natural heritage

Carr-Bridge is characterised by the woodland setting with housing development currently set within this woodland to create a very attractive environment. The development of H1 should complement and enhance this character and this could be achieved by a suitably laid out housing development which maintains and enhances the woodland setting. This can be achieved by ideally having no loss of existing woodland but scalloping the existing plantation edge to soften the development and plantation edge through planting. This is particularly important given the edge of settlement location of the site.

Development should not have an adverse effect on the qualifying features of protected sites and while H1 is not covered by any specific environmental designations, it is in the vicinity of the River Spey Special Area of Conservation (SAC) and there is potential for run-off into the Dulnain Water, which is part of the River Spey SAC (qualifying interests are otter, Atlantic salmon, sea lamprey and freshwater pearl mussels). Also of relevance in the wider area are the Abernethy Forest, Anagach Woods, Cairngorms, Craigmore Wood and Kinveachy Forest Special Protection Areas (SPA) where relevant qualifying interests

relate to capercaillie. It should also be noted that bog habitat is identified in the Cairngorms Biodiversity Action Plan as a priority habitat with part of the application site involving/abutting bog woodland. It is also an action contained in the Cairngorms Nature Action Plan 2013-2018 to identify sites for creating or expanding bog and wet woods.

There are areas of wet dwarf shrub heath on peat on the site. A National Vegetation Classification (NVC) survey will therefore be required to accompany any planning application. The NVC survey will need to include all areas of the site, including those that are simply associated with the provision of footpath links or open space.

The soil on the site is identified as a 'humus-iron podzol with mineral alluvial soils with peaty alluvial soils' and therefore a peat survey will need to be undertaken. This may form part of the ground conditions survey or be a standalone document.

Figure 1 Site H1: Context

Scale: 1:4,000

Section 2: Development requirements

Footpath Network

The development should be accessible, well connected and linked to the village centre. The footpath and cycle way network should be part of the landscaping infrastructure with through routes and connections to the wider road and path network encouraged, including core paths and 'safer routes to schools' (**Figure 2**).

A financial contribution towards the provision of a new useable footpath link / 'safer route to school' to the village centre from the development site will be required. In order for the route to be useable all year round, and therefore up to adoptable standards for the Highland Council, the path should be suitably surfaced, lit and at least 2.5 metres wide so that it can safely accommodate both cyclists and pedestrians The CNPA would deliver the footpath link in its role as Outdoor Access Authority.

Road Network

The rural nature of Carr-Bridge and the Cairngorms National Park should be recognised. The levels of public transport to access shops and services, often means that using a car is necessary.

Vehicular access to the site is to be made from Carr Road. Proposals to change and enhance this road will need to be made up to adoptable standards.

A holistic approach to traffic calming needs to be taken, recognising the current attractive rural nature of the road. Measures that rely entirely on vertical speed bumps will not be supported.

Proposals should promote suitable design speeds that allow all users to feel safe using the road, with appropriate physical characteristics that help keep general traffic speeds at or below that design speed. For any shared spaces, a maximum speed limit of 20mph should be promoted, but design speeds should be sufficiently below this figure to ensure actual vehicle speeds are kept to a sufficiently low level that allowed all road users to feel safe using the road.

Consideration should be given to both the Highland Council's Roads and Transport Guidelines for New Developments (2013), plus national Guidance within Designing Streets and the National Roads Development Guide. Consultation with the Highland Council's Transport, Environment and Community services is required to agree the precise locations of changes and enhancements.

There have been a number of accidents on the C1119 between Carrbridge and Grantown-on-Spey. It is not however expected the number of vehicles using this road to access Grantown-on-Spey will increase dramatically. Nevertheless, any proposal would need to assess the likelihood of increasing traffic on this section of Carr Road and, if required, come forward with proposals for improving it to better accommodate any such increases.

The provision of full details relating to road access requirements, details of all footpaths and traffic calming proposals will be required as part of any application.

Public Transport

Consideration should be given to access to public transport. As a general rule, it is recommended that new housing should not be more than 400m from the nearest bus stop. However, due to H1's semi-rural location this may not be achievable. Consequently proposals will need to demonstrate measures that provide a good quality connection to access local bus services and a review into the adequacy of the waiting environments at bus stops. This may form part of the proposals for a new footpath.

Services and drainage

The developer must satisfy themselves that sufficient capacity exists in all services required to support development of the site.

Permeable surfaces are to be used throughout the site to reduce the impact of rainwater runoff. Additional rainwater runoff mitigation measures, such as green roofing or rainwater harvesting, are encouraged.

A Sustainable Urban Drainage scheme must be provided for the site and should be integrated as part of the structural landscape framework for the development, designed to promote habitat enhancement. It may be possible to use part of the 3.3ha of woodland for this purpose.

Density and diversity

Development will need to reflect the site's semi-rural nature, prioritising small semi-detached dwellings that are characteristic of the settlement. Terraced buildings may also be introduced while maintaining local design characteristics.

Development should principally be located in the area of elevated pasture, which has an area of 2.4ha (**Figure 2**). The site's capacity of 72 units that is identified in the Local Development Plan could be achieved in this area at a density of 30 units per hectare. This density has been achieved in other parts of Carr-Bridge and could help deliver both the smaller 2 and 3 bedroom units which are generally more affordable to working households as well as some larger units. Creating fewer houses on the site would be likely to lead to larger, more expensive properties. They would be less likely to deliver housing for local working households.

The final number of units and the site density will need to be determined by the Development Management process taking into account the contents of the LDP, this development brief and any other material considerations, such as evidence of local housing need.

Any proposal should consider a phased approach to the site, with development in 3-5 year phases. The scheme of phasing must be agreed between the planning authority and the developer, reflecting the capacity of the site, the LDP housing land supply requirement and market, community and other relevant factors.

Affordable Housing

Affordable Housing will need to be provided in accordance with LDP policy 1 with up to 25% of units meeting that definition.

Scale:
1:4,000

Figure 2 Site H1: General land uses and footpath links

- Allocated Site and links to potential and existing footpath network
- Area principally for housing development
- Area principally managed for recreation and conservation

Figure 3 Potential footpath to school

The provision of a Priority Purchase Scheme (giving local people opportunities to purchase the plots/properties for a period of time, before they are placed on the open market) should also be given careful consideration. There has been some success with this approach elsewhere in the National Park.

Open space and landscaping

The development must include a comprehensive series of open spaces, all linked by the footpath and cycle network, particularly to the woodland both within and outwith its boundary.

Open spaces should be designed to be useable and seek to provide for a variety of activities which might include:

- equipped play areas
- ball games and other informal play space
- natural/semi-natural green spaces
- structural tree planting
- supporting shrub and herbaceous planting
- high quality social spaces, such as areas of public art, allotment/community growing space or other public space

Much of this requirement may be provided on the 3.3ha of the site that is currently occupied by woodland and identified on **Figure 2** as being principally managed for recreation and conservation. This provision should ensure that the woodland environment is retained as much as possible with only minimal tree loss. This will also help maintain the woodland setting of the site's edge.

Within the developable area of the site space should be provided to allow for peripheral planting to screen and frame views into and out of the site as well as a comprehensive tree structure across the whole area, including street and garden trees. These should be integrated into the structure of trees in the open spaces.

Where peripheral planting takes place, areas should be a minimum of 15m wide and, where shelter is required from prevailing winds, they should be planted with a high proportion of trees supported with shrub planting. Internal areas should be an appropriate width to allow them to be sustainable and robust. In general a minimum of 10m around open spaces and 5m in others should be suitable. Planting should be largely native species.

Biodiversity

Tree species suitable for the Cairngorms National Park include: birch (silver and downy), Scots pine, aspen, alder (glutinosa), rowan and bird cherry. Shrub species include: juniper, blaeberry, heather, broom, gorse, hazel, holly, wild honeysuckle and willow (goat and grey). Each species should be planted according to its normal ground conditions.

A survey of the biodiversity on-site will be required prior to drawing up a development layout to help inform the layout and mitigation of any impacts. This must include the ecological role of the site in the area, such as foraging area and route ways, as well as other habitat networks.

In order to inform appropriate development of the site, it is expected that the following surveys will be required:

- Protected mammals, including bats
- Botanical
- Fungi
- Wood ants
- Breeding birds

Developers should engage with the Cairngorms National Park Authority to discuss survey requirements and specifications at an early stage. All surveys must follow the LDP's Natural Heritage Supplementary Guidance.

The development proposals will need to demonstrate that, subject to appropriate mitigation, there will not be an adverse impact upon Special Protection Areas (SPAs) in the area which are designated for their capercaillie interest or the River Spey SAC.

Bat surveys will be required for the Boys Brigade building and any mature trees identified for removal before consent could be granted.

The development must allow for the enhancement of biodiversity in its layout and in particular the open space and footpath/ cycleway network. The design of individual dwellings should consider the inclusion of bird and bat nesting boxes and spaces.

Informed design

A complex set of human needs forms community identity. Part of this is a sense of place and belonging. Good design of the places we inhabit contributes strongly towards this. A high standard of development is expected and the existing character of Carr-Bridge should be enhanced and complemented by the new development.

The site's internal street layout should be based on the concepts set out in The Scottish Government's Designing Streets (2009). The development will need to be permeable, connect into to the surrounding area, make walking and cycling attractive and reduce the dominance of motorised vehicles.

Proposals will need to ensure that the six key qualities of successful places are considered, namely places that are:

- Distinctive,
- Safe and pleasant,
- Easy to move around,
- Welcoming,
- Adaptable, and
- Resource efficient.

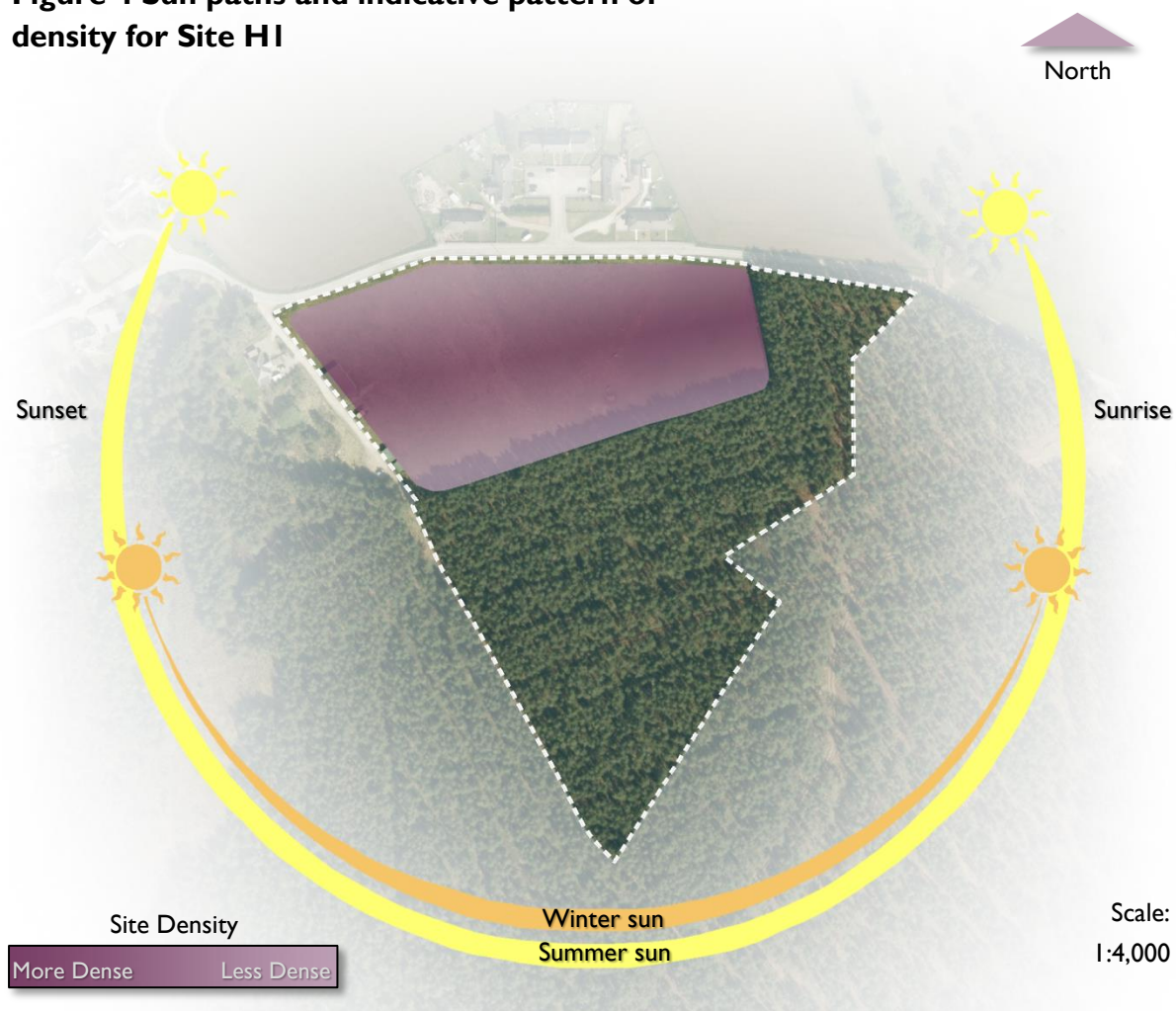
Variety and richness of size and shape of houses and material use is required, ensuring that building shapes reflect the principles and proportions of traditional housing in the area. However, buildings do not need to copy the form of traditional buildings. Alternating building heights are acceptable from 1.5 to 2 storey dwellings with steeply pitched roofs constructed of natural slate or corrugated materials. The location of these should be determined on the basis of the site's characteristics, using the woodland edge to shield the larger buildings from wider views. Prominent views, from outside the boundaries of the development and within, should be identified and used to delineate public and private space.

While the site's south and east woodland edge means that parts of the site will often be heavily shaded, efforts should be maintained to maximise solar gain (**Figure 4**).External walls should be a lightly shaded colour and incorporate the use of painted render and natural vertical timber cladding. The use of timber cladding for entrance porches and timber detailing at eaves is recommended. While natural materials such as stone, lime render and timber, with slate or metal roofing finishes are preferred, but are not exclusive and should not preclude innovative design. Material choices should be clearly explained in a design statement.

Sustainable build and energy requirements

The design of the development should seek to minimise requirements for energy, demonstrate sustainable use of resources and water efficiency and use non-toxic, low-embodied energy materials. The design and orientation of buildings should seek to maximise solar gain (see **Figure 4**) and maximise the benefit of appropriate on-site renewable technologies such as thermal and photo-voltaic solar panels.

Figure 4 Sun paths and indicative pattern of density for Site H1



The proposal should also explore the opportunities for other appropriate renewable technologies and strive towards a zero or low carbon development.

Boundary treatment

Boundaries of the proposed development are particularly important – they form the edge of the village and are therefore important to its identity.

The boundaries of the development should be formed by Carr Road in the north and the edge of the pine woodland in the south, east and west. While the woodland provides a well contained backdrop to the site, careful consideration should be given to the Carr Road boundary. This should form the edge of a street and not the back of a suburban type development characterised by tall wooden fences or stone walls. The frontages and internal boundaries of properties should be delineated by good quality boundaries, which may include low stone walling, hedge planting or limited timber fencing.

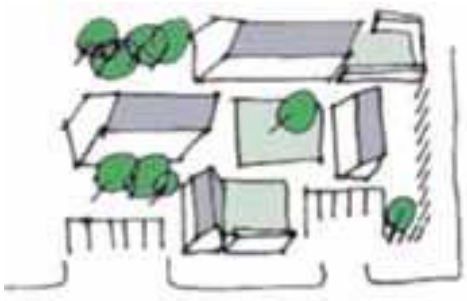


Figure 5 Example of potential streetscape layout. Gardens, shared space and housing are of higher visual prominence than roads and car-parking.

While new tree planting within the limits of a publicly adopted road boundary is not generally supported, in order to soften the Carr Road boundary the planting of additional native trees and other landscaping techniques should be employed. These techniques should form part of an active street frontage, achieved through the use of varied boundary treatments and location of housing on each plot.

Figure 5 Location of Carr-Bridge