
CAIRNGORMS NATIONAL PARK AUTHORITY

FOR INFORMATION

Title: An Camas Mòr Update

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Purpose:

To update Members on progress with An Camas Mòr following the adoption of the Principles in December 2008, the decision to grant planning permission in principle on 11 June 2010, the adoption of the Cairngorms National Park Local Plan on 29 October 2010 and the update report to the Planning Committee on 12 November 2010.

Recommendation

That Members of the Planning Committee note this report.

Background

1. The previous Update Report on 12 November 2010 set out the background to An Camas Mòr at length, but by way of a recap:
 - An Camas Mòr as a concept has been around since the late 1980's and was the previous Local Plan.
 - It was included in the Deposit Cairngorms National Park Local Plan 2007.
 - In December 2008 the CNPA adopted a set of Principles for An Camas Mòr that are required to be reflected in the formal proposals as they come forward.
 - On 11 June 2010 the CNPA Planning Committee resolved to grant planning permission in principle (09/155/CP) for a new community with up to 1500 homes at An Camas Mòr subject to completion of a Section 75 Agreement and a number of conditions, principally the need for Landscape & Ecology and Full Masterplans to be approved as the next step.
 - An Camas Mòr is included in the Cairngorms National Park Local Plan adopted 29 October 2010 and the Principles are included within it.

Current Situation

2. There has been no progress on the Section 75 Agreement since the November Report. As it has not been completed, the decision notice has not yet been issued.
3. Since November, CNPA staff have had further meetings and communication with the applicant's representatives to continue to clarify the terms of that decision and address the applicant's queries about what is expected in terms of bringing forward proposals for the Landscape & Ecology and Full Masterplans. CNPA staff have continued to clearly explain what has to be demonstrated to achieve acceptable outcomes in line with the 11 June 2010 decision, the Local Plan and the Principles. The nature and timing of assessments and surveys that are required to allow CNPA staff to make recommendations on the two Masterplans have been further explained to the applicant as this continues to have a bearing on the content and timing of submission of these documents as well as the outcome of the applications. This is critical as the Masterplans and subsequent detailed applications have to demonstrate compliance with the fundamental Principles and terms of the 11 June 2010 decision at each stage to ensure continuity.
4. To date discussions have continued to focus on general interpretation of the 11 June 2010 decision. As stated previously, CNPA staff have been keen for some time to engage with the applicant's design/masterplan team on a more substantial basis to advise them on progressing the two Masterplans. Work also needs to continue to complete the Section 75 Agreement. It is now understood from the applicant that the dialogue on interpretation of the 11 June 2010 decision may have reached a

point where they have sufficient understanding for progress to be made on outstanding matters.

5. It is understood that the applicant has been in discussion with other parties to investigate the potential for bringing forward a significant level of affordable housing as part of a first phase. This is positive and CNPA staff will advise as best they can when requested, but real progress cannot be made until the two Masterplans are in place.
6. It is still clear that the next stages of the An Camas Mòr project will involve a considerable amount of work for the applicant and involvement of CNPA staff at various stages to offer pre-application advice and in due course to process the formal planning applications. In order to plan the use of our limited resources we have asked the applicant since August for details of their work programme and timescales in order to ensure availability of CNPA staff at appropriate points in the process and help manage our other workstreams over the next year and beyond. A very basic timetable was received in December and, whilst appreciated, a much more detailed version is still required and we are now waiting for this.
7. As Members are aware, An Camas Mòr has been asked to contribute, via the Section 75 Agreement, to the delivery of a foot/cycle link with bridge between the site and Aviemore. This is part of a separate Community Park Project and Aviemore & Vicinity Community Council has been conducting a feasibility study which is understood to be near to completion.
8. At the November meeting attention was drawn to the requirement for the applicant to prepare a Statement of Community Consultation to accompany the submission of the Full Masterplan. There has since been discussion with the applicant on this and advice given by CNPA on the nature and extent of the community consultation needed to inform the Masterplan. The applicant is in the course of speaking to those involved in the established community engagement process in the area and this dialogue will help inform the consultation that is actually carried out.
9. In summary, the position has not changed significantly since the report given to Members in November 2010 and all outstanding action requires to be initiated by the applicant. The Section 75 Agreement has not been completed and the decision notice has not been issued. The outstanding issues remain the same, although it would appear that the applicant may be getting closer to a position where they feel able to proceed and, this being the case, it is hoped that the next update report will reflect more substantive progress.

Recommendation

That Members of the Planning Committee note this report.

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