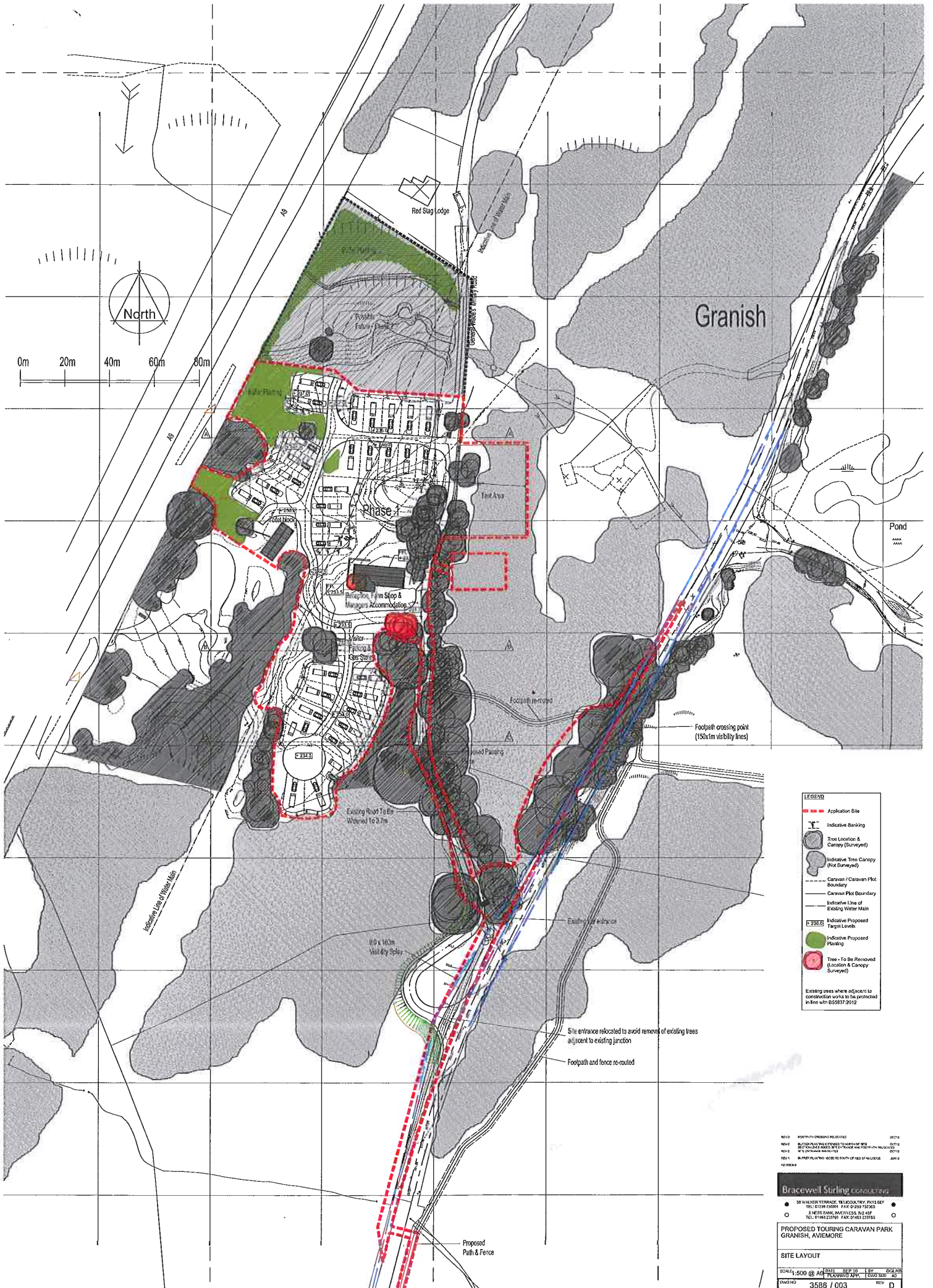


Paper 2

Appendix 1

Supporting Information



LEGEND

- Application Site
- Indicative Banking
- Tree Location & Canopy (Surveyed)
- Indicative Tree Canopy (Not Surveyed)
- Caravan / Caravan Plot Boundary
- Caravan Plot Boundary
- Indicative Line of Existing Water Main
- 235.0 Indicative Proposed Target Levels
- Indicative Proposed Planting
- Tree - To Be Removed (Location & Canopy Surveyed)

Existing trees where adjacent to construction works to be protected in line with BS5837:2012

REV 03	ADDITIONAL CHANGING ROOMS	02/12
REV 02	AUTOMATIC FIRE DETECTORS TO PHASE 1	02/12
REV 01	REVISIONS MADE TO PHASE 1	02/12
REV 00	AS PER APPROVED	02/12

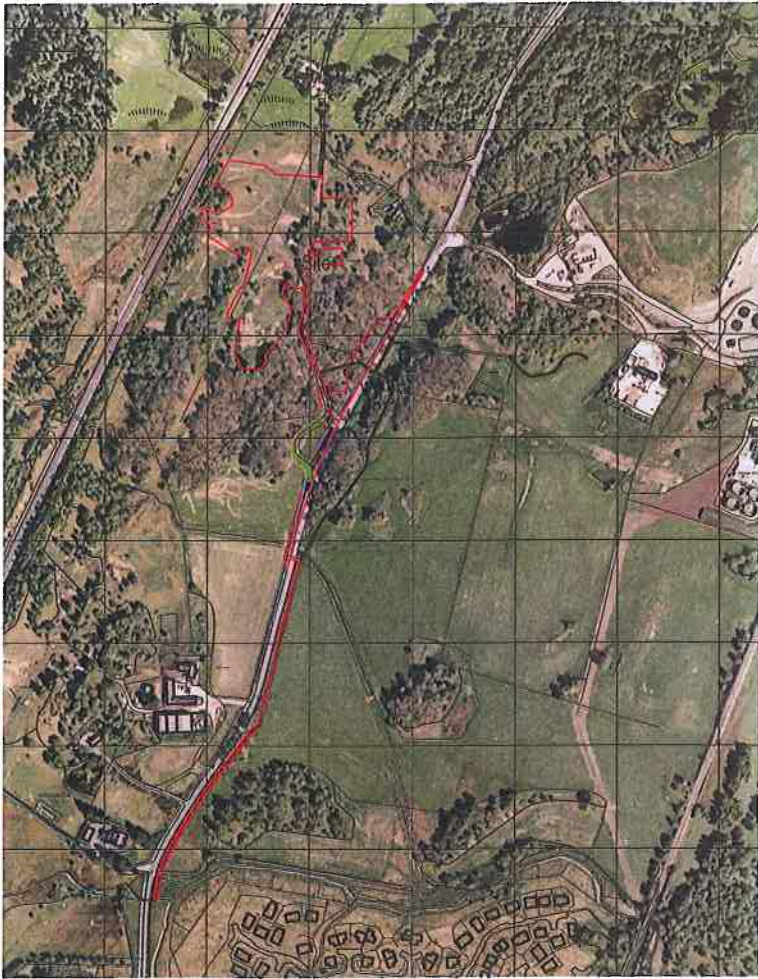
Bracewell Stirling Consulting

● 38 WALKER TERRACE, 181 GLOUCESTER, GL1 2EP
 ● TEL: 01452 320001 FAX: 01452 320002
 ● 5 NETHER BANK, BANF, AVIEMORE, AB9 1JF
 ● TEL: 01467 221000 FAX: 01467 221005

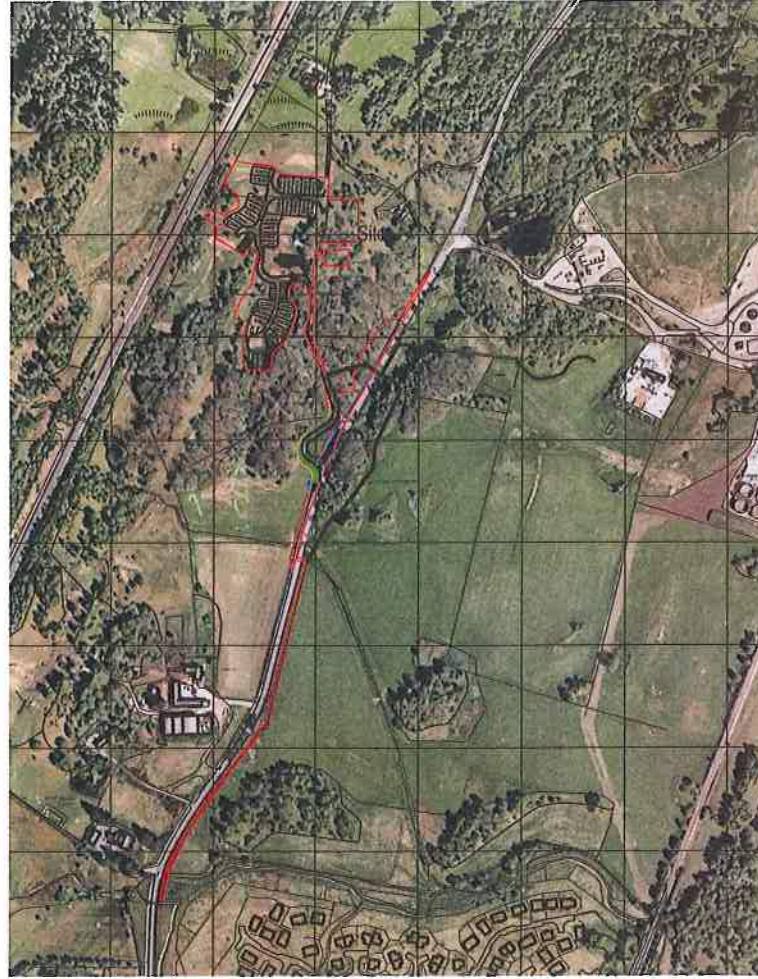
PROPOSED TOURING CARAVAN PARK GRANISH, AVIEMORE

SITE LAYOUT

SCH 1	1:500 @ A0	DATE	15/01/12	BY	DCJ/AB
DWG NO	3588 / 003	REV	D		



Aerial View Showing Application Site Boundary
Scale 1:5000



Aerial View with Proposed Development Overlaid
Scale 1:5000

REV A ROAD ACCESS & FOOTPATH RELOCATED DEC 12
REVISIONS

Bracewell Stirling CONSULTING

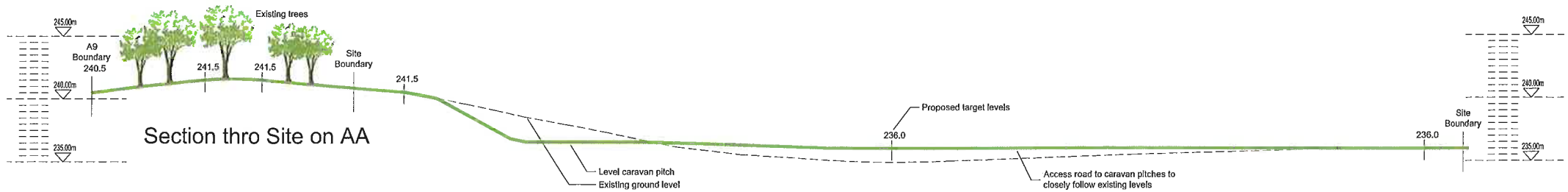
● 38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF ●
TEL: 01259 750301 FAX: 01259 752365
○ 5 NESS BANK, INVERNESS, IV2 4SF ○
TEL: 01463 233760 FAX: 01463 233785

PROPOSED TOURING CARAVAN PARK
GRANISH, AVIEMORE

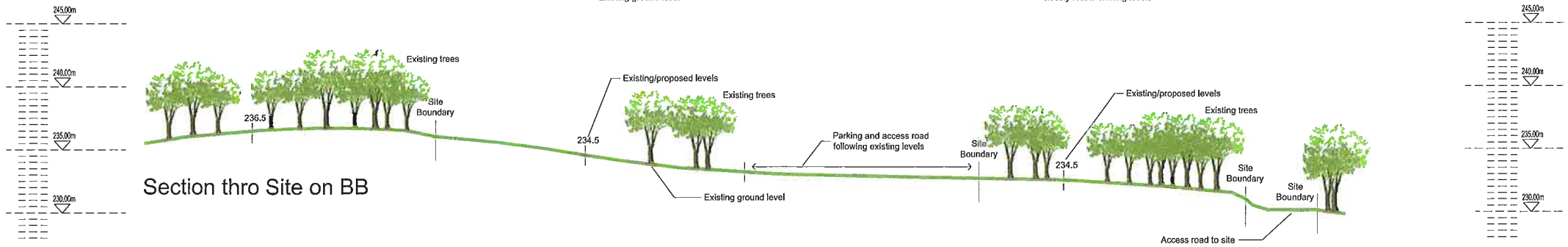
AERIAL VIEWS
EXISTING & PROPOSED

SCALE	1:5000	DATE	BY
DWG NO	3586 / 004	REV	A

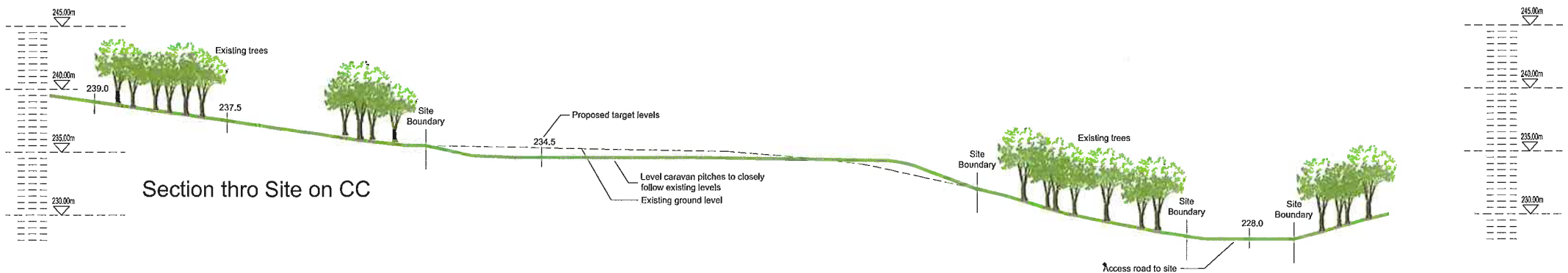
DWG NO	3586 / 004	REV	A
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Section thro Site on AA



Section thro Site on BB



Section thro Site on CC

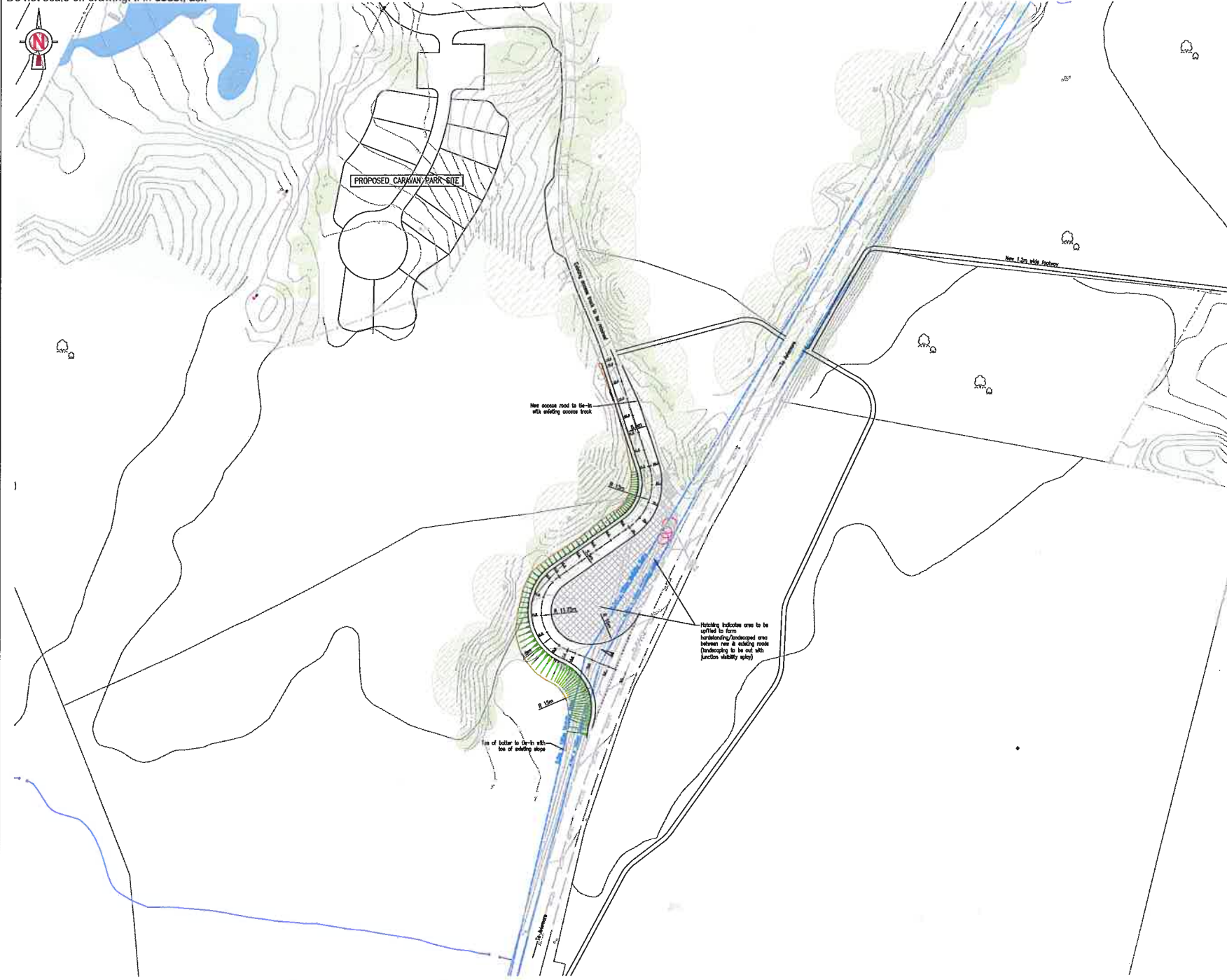
Bracewell Stirling CONSULTING

38 WALKER TERRACE, TILLCULLTRY, FX13 6EF
 TEL: 01259 750901 FAX: 01259 752985
 5 BNESS BANK, INVERNESS, IV2 4SF
 TEL: 01463 233780 FAX: 01463 233785

PROPOSED TOURING CARAVAN PARK
 GRANISH, AVIEMORE

SITE SECTIONS			
SCALE	DATE	BY	DK
1:150	DEC 2012	PLANNING APP.	AT
DWG NO	3586 / 005	REV	1st

Do not scale off drawing. If in doubt, ask



- NOTES:-**
1. Refer to Fairhurst drawings 87598/003 & 87598/004 for topographical survey of existing access road and caravan park development site.
 2. Refer to Fairhurst drawing 87598/008 for details of the footway crossing point visibility splays.
 3. All levels shown are relative to Ordnance Datum.

- LEGEND:-**
- Indicates existing overhead electricity cables
 - Indicates existing overhead telephone cables
 - Indicates existing post & wire mesh infill fence
 - Indicates existing iron fence
 - Indicates existing tree/scrub & canopy
 - Indicates existing tree/scrub & canopy within 5m x-dimension visibility splay
 - Indicates 1:3 batter slope (fill)
 - Indicates 1:3 batter slope (cut)

B	12/11	Access road changes and batter slope signs	REV	DAZ	WHR
A	24/10	New access junction position moved to the south to reduce requirement for removal of trees within visibility splay	REV	DAZ	WHR
Rev.	Date	Description	Drawn	Checked	App'd

FAIRHURST Elvie House
Beechwood Park
Liverpool
L2 3ER

CONSULTING STRUCTURAL AND CIVIL ENGINEERS Tel:- (01463) 724544 Fax:- (01463) 717878

Client:
Allan Munro Construction Ltd.

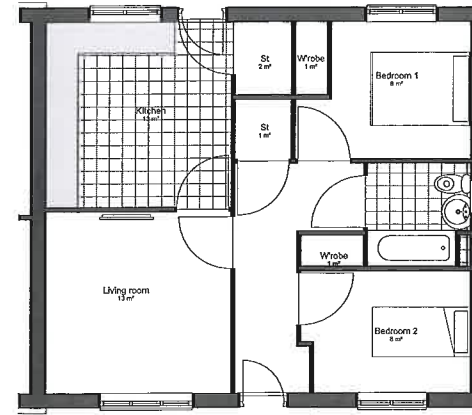
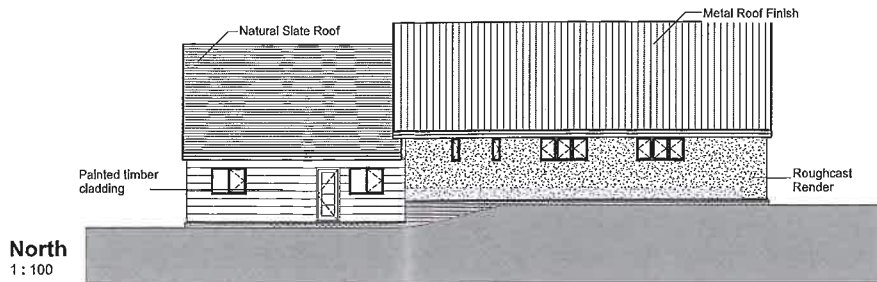
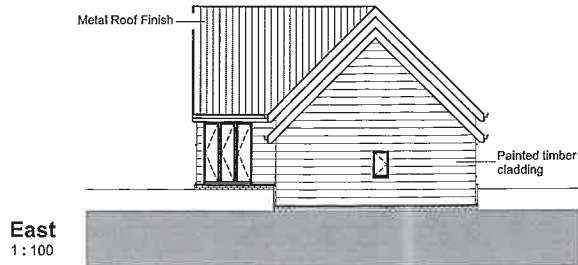
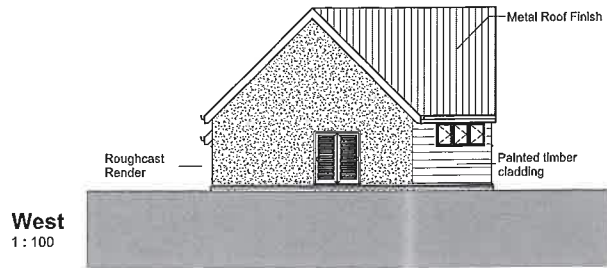
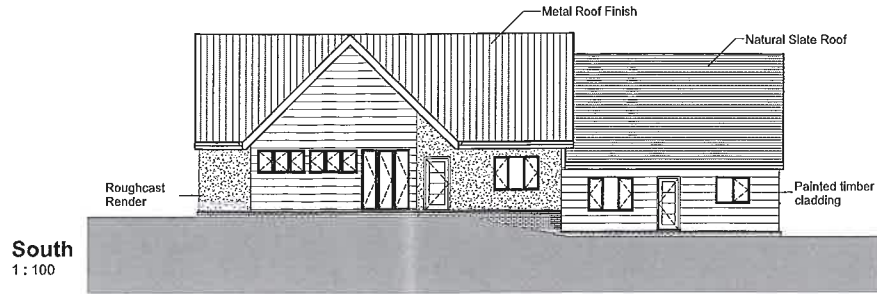
Project Site:
Proposed Caravan Park
Granish Farm
Aviemore

Drawing Title:
Access Junction Amendments &
Visibility Splay Requirements

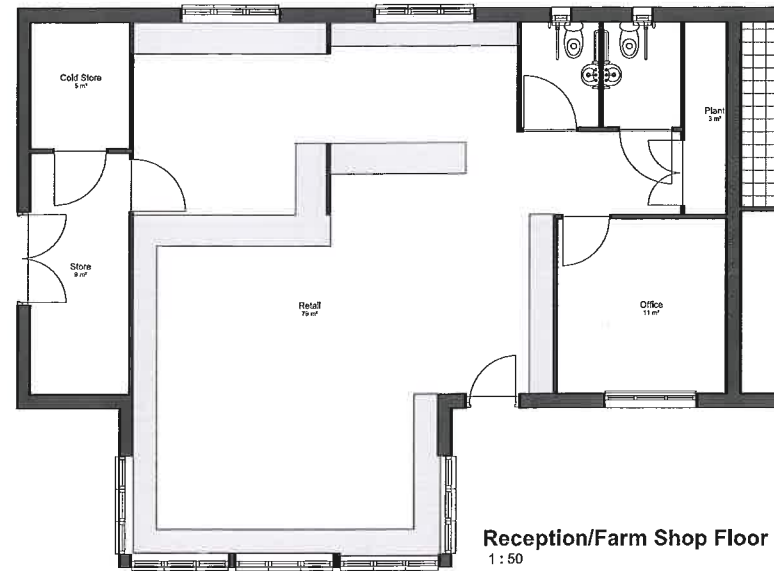
Scale of 01: 1:500	Disc: Planning	001 to issue: 87598_Pc007
Drawn: NGT	Checked: DAZ	Approved: ARM
Date: 21/12/2011	Date: 21/12/2011	Date: 21/12/2011

Drawing No.:
87598/007

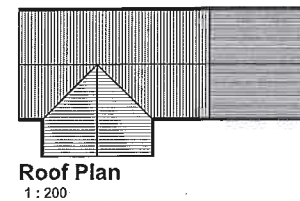
Notes:
B

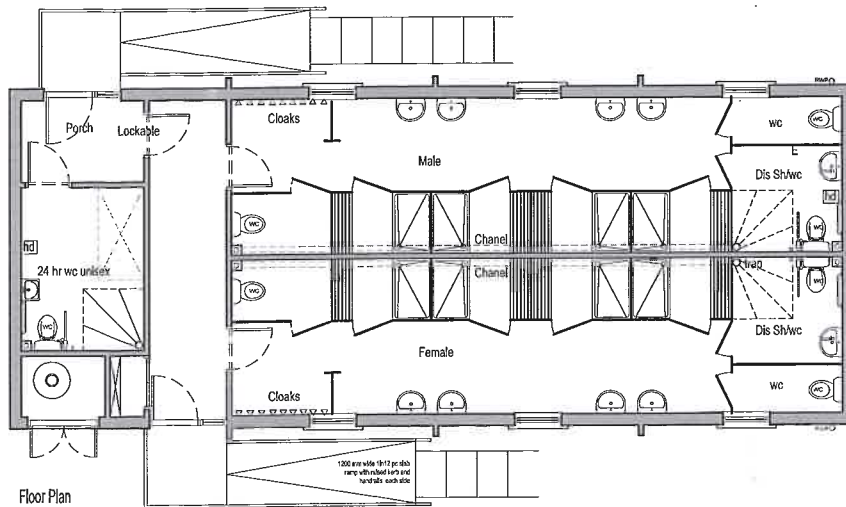
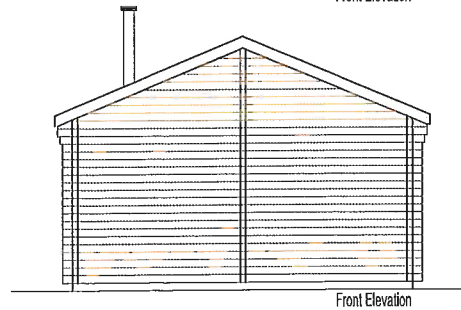
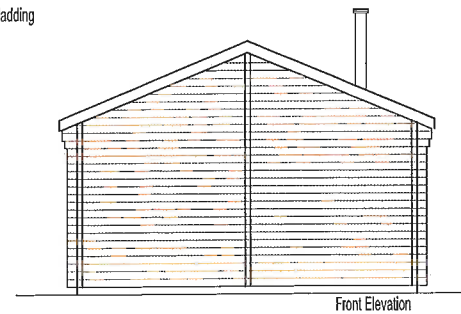


Manager's House Floor Plan
1 : 50



Reception/Farm Shop Floor Plan
1 : 50





Shower & Toilet Block

5.0 Design Statement

The previously referred to letter from the CNPA, advises that "Policy 16 Design Standards for Development is central to the assessment of all applications", see adjacent extract of the policy, while it also notes that any application should accord with this policy and be submitted along with a Design Statement with reference being made to the CNPA 'Sustainable Design Guide'.

The requirements of Policy 16 are considered to have been met as follows:

- The proposals will have minimal effect on climate change. Materials used will rate highly in the Green Guide to Specification (the majority will achieve A+ rating) and will be low in maintenance and suitable for maintenance by local labour. Timber will be from FSC/PEFC sources. Heating systems will be efficient and designed to suit the requirements of the proposed buildings.
- External surfaces will be porous where possible, with water runoff from any hard surfaces, such as the site access road, will be handled by a suitable SUDS solutions.
- The proposed buildings have been designed to be sympathetic to local vernacular styles, with walls to be predominantly finished in timber cladding and roughcast render, and pitched roofs be finished with slate and profiled metal sheeting, suitable for the development's woodland setting.
- Recycling facilities will be provided on the site, in line with the relevant Highland Council requirements.
- The development is suitably sited and screened that it will have minimal impact on neighbouring properties or the amenity enjoyed by local residents.
- Footpath links will be provided to Aviemore to discourage car use where possible.

The touring caravan pitches have been sympathetically laid out to fit within the wooded setting with minimal disruption to the existing trees and insect friendly deadwood. From a technical perspective they have also be laid out to meet the requirements set out in the 'Practical Fire Safety Guidance for Medium and Large Premises Providing Sleeping Accommodation' Technical Annex 13.16 (refer to Appendix D).

CNPA Local Plan - Policy 16 Design Standards for Development

Design of all development will seek, where appropriate, to:

- a) minimise the effect of the development on climate change;*
- b) reflect and reinforce the traditional pattern and character of the surrounding area and reinforce the local vernacular and local distinctiveness, whilst encouraging innovation in design and use of materials;*
- c) use materials and landscaping that will complement the setting of the development;*
- d) demonstrate sustainable use of resources (including the minimisation of energy, waste and water usage) throughout construction, within the future maintenance arrangements, and for any decommissioning which may be necessary;*
- e) enable the storage, segregation and collection of recyclable materials and make provision for composting;*
- f) reduce the need to travel;*
- g) protect the amenity enjoyed by neighbouring properties and all proposals will be designed to help create environments that can be enjoyed by everyone;*
- h) be in accord with the design standards and palette of materials as set out in the Sustainable Design Guide and any other Supplementary Planning Guidance produced relating to design for new developments.*

All proposals must be accompanied by a design statement which sets out how the requirements of the policy have been met.

5.0 Design Statement

The CNPA 'Sustainable Design Guide' provides a checklist summary for issues to be covered in a design statement. As part of this submission, we have utilized the headings from this checklist to set out the details of the proposals:

Buildings and their settings:

The proposed buildings have been located to minimise their impact on their setting. The buildings are single storey and the adopted materials will ensure that they sit sympathetically in their woodland setting.

Materials and traditional skills:

Materials used will be of a sustainable nature and finishes such as timber cladding will allow the use of traditional skills.

The natural environment:

Breeding bird, invertebrate and mammal surveys have been undertaken, as covered under Section 3.0 of this document. The relevant recommendations have been taken on board from these reports.

The site is within a wooded area of ground but the development has been laid out to minimise tree felling. Where trees are to be felled, this is only to accommodate road access and for road safety reasons at the access junction onto the B9152 road.

Energy efficiency, generation and renewables:

The buildings will be highly insulated as is now required under the current Building Standards. The use of renewable energy equipment is 'encouraged' through the Building Standards and the various options will be considered with the most appropriate being adopted where possible.

Water use and wastewater; runoff and flooding:

Installations will be designed to minimize water use. External surfaces will be porous where possible, with water runoff from any hard surfaces, such as the site access road, will be handled by a suitable SUDS solutions.

A flood assessment will be undertaken.

Waste management:

Waste generation on site will be minimised through the use of prefabricated building elements, such as timber frame panels and trusses.

The impact of waste in use will be minimised by the use of recycling facilities on site, in line with the relevant Highland Council requirements.

Efficient use of development land:

The proposals are efficient in their land use requirements, with the caravan pitches set out efficiently, while main access to the site uses an existing road.

Air, light and noise:

The proposals are simple in terms of their construction and disturbance from these operations should be insignificant.

Lighting will be designed to minimize light pollution.

Travel and transport:

Part of the proposals is a new footpath link between the kart track and the existing footpath network on the north edge of Aviemore, allowing pedestrian links directly to the village.

Car parking is provided on site and the site is easily accessed from both the north and the south, being in close proximity to the A9 trunk road. Cycle parking space will be readily available on site.

Flexibility of design:

The proposed new building, while designed to support the intended caravan park operation, is of such a design that its use could be flexible.

Community facilities:

The proposed pedestrian link to the village, along with its location just to the north of the village, ensure that the caravan park, and particularly the proposed farm shop, is easily accessible by either car, cycle or on foot. Access for potential employees of the operation will therefore be easy, whether public transport is available or not.

Adapting to climate change:

The buildings proposed will be of a robust construction and the effect of future climate change and extreme weather events will be minimized.

CONCLUSION:

The proposals are considered to accord with the principles and spirit of the 'Sustainable Design Guide' while also according with the requirements of Local Plan Policy 16 Design Standards for Development.

6.0 Application Drawings

The drawings on the following pages are reduced scale copies of those submitted with the Application.

The following information, prepared by Fairhurst, Engineers, is also submitted with the Application:

Drawing No. 87598/007 'Access Junction Amendments and Visibility Splay Requirements' (copy included earlier in report)

'Drainage Impact Assessment & SUDS Strategy' document (May 2012)

