AGENDA ITEM 9

APPENDIX 1

DEVELOPMENT BRIEFS

DULNAIN BRIDGE H1
GRANTOWN-ON-SPEY H1
KINCRAIG H1
NEWTONMORE H1

Cairngorms
NATIONAL PARK
Pàirc Nàiseanta a' Mhonaidh Ruaidh

PLANNING

Cairngorms National Park
Local Development Plan

DEVELOPMENT BRIEF - DULNAIN BRIDGE H1
Non-statutory Planning Guidance

Cairngorms National Park Local Development Plan
Development Brief for Dulnain Bridge H1

This non-statutory Planning Guidance provides a detailed development brief for site H1 in Dulnain Bridge which is allocated in the Cairngorms National Park Local Development Plan 2015.

This document is available in large print on request. Please contact the Cairngorms National Park Authority on 01479 873535. It is also available to view at **www.cairngorms.co.uk**

Published by
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Development Briefs

1. Development Briefs have been prepared for some sites allocated within the Local Development Plan. They may also be prepared for other allocated and non-allocated sites where required.

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2. The development of these sites presents an excellent opportunity for large and small-scale developers to work together to bring forward the proposals. This gives an opportunity for a variety of house types and styles. In addition, the provision of serviced plots is to be encouraged.

3. 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 be given careful consideration. There has been some success with this approach elsewhere in the Park.

Natural heritage

4. Developers should make themselves aware of any local natural heritage designations, conservation and/or other interests within the development site. Appropriate surveys and mitigation will be required.

Development requirements

➢ Community identity

5. 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.

6. A high standard of development is expected – the existing character of the existing settlement should be enhanced and complemented by the new development.

7. Prominent views, from outside the boundaries of the development and within, should be identified and used to delineate public and private space.

➢ Density and diversity

8. A variety of house sizes and flexible design that can help meet the changing needs of inhabitants over time, can provide long-term housing solutions, which contribute to stable communities. All development should include a variety of house types and housing density.

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9. A scheme of phasing must be agreed between the planning authority and the developer, reflecting the capacity of the site, the Local Plan housing land supply requirement and market, community and other relevant factors.

➢ Exemplary development

10. Development should be of a good quality and sustainable design which befits that expected of a National Park. It should not be a bland 'suburban' design. Innovative, modern design, relating to its location, is encouraged.

11. Developers should recognise the significant opportunity to provide high quality, well designed development with a considered approach to densities, form and layout, including significant areas of public green spaces.

➢ Informed design

12. A site analysis should be undertaken, including existing microclimatic conditions, relationship to neighbouring buildings and countryside, use patterns of the site and transport analysis, including opportunities to enhance pedestrian and non-vehicular experiences. An explanation of the proposed development's relationship to the existing settlement should be included in a design statement.

13. New development should not simply copy older buildings in the area. Existing form, building lines and massing should be considered and influence the proposed design.

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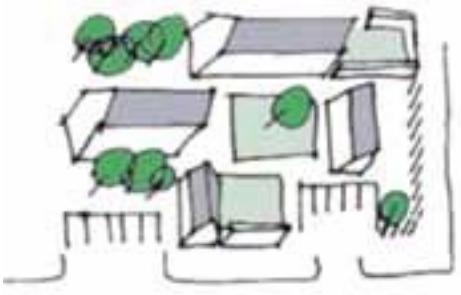
15. Natural materials such as stone, lime render and timber, with slate or metal roofing finishes are preferred, but are not exclusive and should not preclude innovative design. Material choices should be clearly explained in a design statement.

16. Boundaries of the proposed development are particularly important – they may form the edge of the village and are therefore important to its identity. They should be treated as key design elements. Good boundary treatments consisting predominately of stone walling, with hedge planting or limited timber fencing should be used on the site edges and for internal boundaries.



Gardens, shared space and housing are of higher visual prominence than roads and car-parking

Example of potential streetscape layout

➢ Access and links

17. The rural nature of many of the settlements within 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.

18. Well considered layouts and landscaping should avoid cars and roads dominating the frontages of buildings, or the layouts of development generally. They should be screened or at the back of building clusters.

19. The development should be accessible, well connected and linked to the existing settlement. 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'.

➢ Sustainable build and energy requirements

20. The design of all development should seek to minimise requirements for energy, demonstrate sustainable use of resources and water efficiency and use non-toxic, low-embodied energy materials. Appropriate on-site renewable technologies should be used to strive towards a zero or low carbon development.

➢ Open space and landscaping

21. The development must include a comprehensive series of open spaces, all linked by the footpath and cycleway network to peripheral green space and areas outwith the boundary.

22. Open spaces should provide for a variety of activities including:
    - 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

23. The design of development should 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

24. Peripheral planting 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.

25. Further natural green space should be retained to conserve and enhance existing biodiversity.

➢ Biodiversity

26. 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.

27. A survey of the biodiversity on-site will be required. 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.

28. 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.

➢ Services and drainage

29. The developer must satisfy themselves that sufficient capacity exists in all services required to support development of the site. Re-routing and possible undergrounding of the overhead power line crossing the site would allow for more flexibility in the design of the development. This would need to be agreed by the developer with the service provider.

30. 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.

31. 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. You should consider the use of wetlands, planted with smaller native willows and alders.

➢ Surveys to support planning applications

32. In order to inform appropriate development of the site, the following surveys should be submitted:
    - Stage 1 ground conditions survey
    - Drainage assessment
    - Ecological and biodiversity survey
    - Tree survey

Dulnain Bridge H1

Site constraints and opportunities

Physical conditions

33. 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 higher northern half of the site, where the more open aspect presents the opportunity for maximising solar gain and daylight.

34. The natural drainage of the site down the slope towards the waterlogged southern end, combined with the shaded aspect and lack of any views, renders this part of the site an unsuitable location for houses and gardens.

35. Although some tree groups within the site are of poor quality and therefore not suitable for retention, other groups present the opportunity to provide established features within the new development.

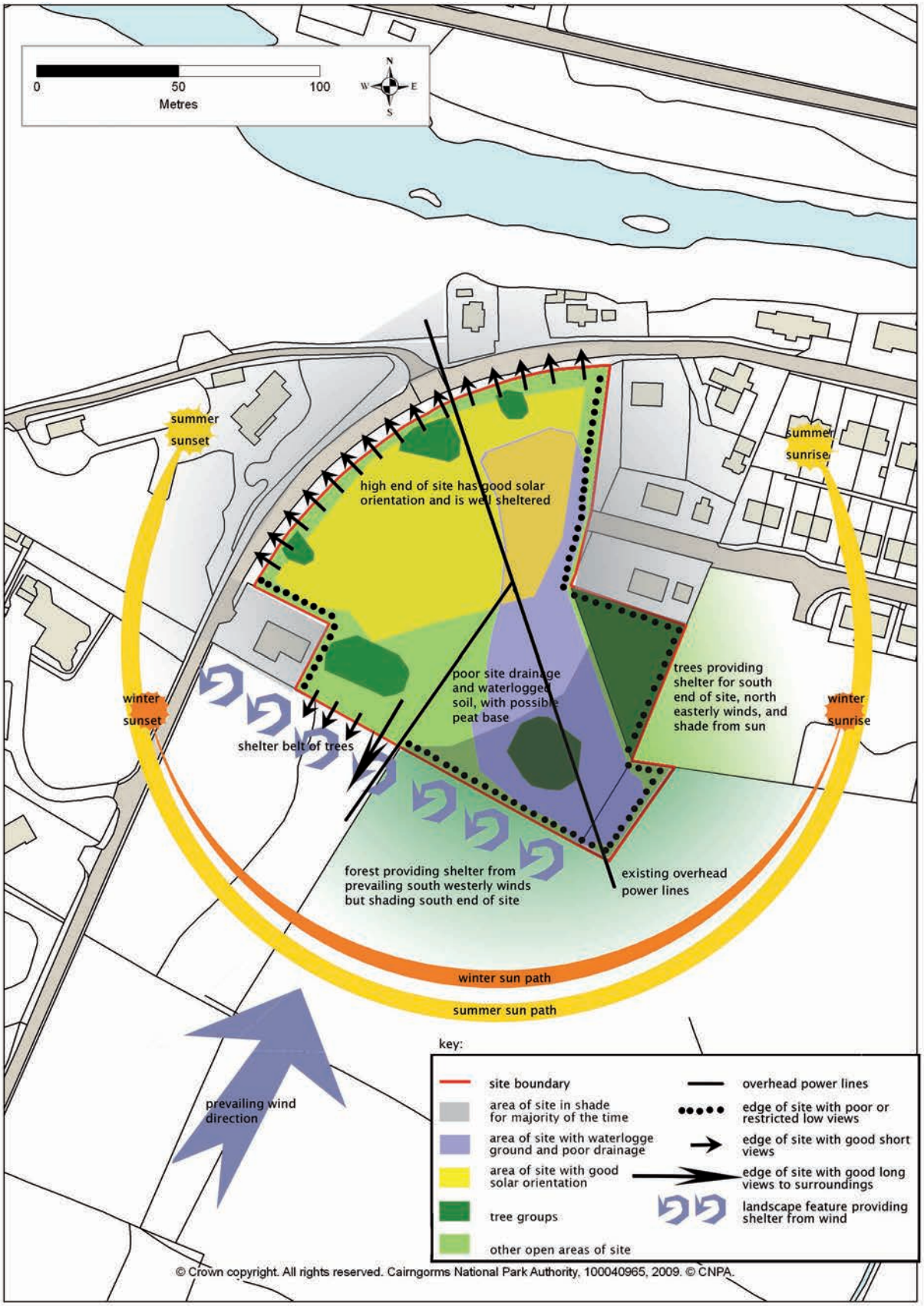
Services

36. Overhead power lines currently cross the site in two directions, presenting a possible constraint.

Natural heritage

37. An area of the site in the bottom south corner is identified as being partly within the Ancient Woodland Inventory Semi-Natural Woodland Inventory.

Dulnain Bridge H1 – Constraints and Opportunities plan



Development requirements

Developer contributions

38. The modification and upgrading of the Fraser Road junction with School Road to accommodate additional traffic would be required alongside the suitable improvement of the School Place road surfacing to an adoptable standard.

Density and diversity

39. Due to the topography, ground conditions and varying housing types, density should vary over the site, with medium density along the north portion of the site, becoming lower moving southwards.

40. Housing density and location is illustrated in the Requirements Plan overleaf, with the highest density housing forming a rural streetscape along the north edge of the site, suitable to the village setting.

Informed design

41. 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. Alternating building heights are acceptable from 1 to 2.5 storey.

Boundary treatment

42. The boundaries of the development, especially along Fraser Road, should be the edge of a street and not the back of a suburban development. Retaining existing trees and boundary treatments should create an active street frontage, achieved through the use of varied boundary treatments and location of housing on each plot.

Access and links

43. Vehicular access will not be allowed directly from Fraser Road. There are various constraints which preclude an access being formed, including visibility restrictions, proximity to existing junctions and the lack of space for footway provision (consultation with the Highland Council's Transport, Environment and Community services is required to address these issues).

44. Vehicular access to the site is to be made from School Place, through the continuation of the currently unmade road into the site. This road will need to be made up to adoptable standards, with pedestrian and cycle access provided to link with the existing footpaths in School Place.

Biodiversity

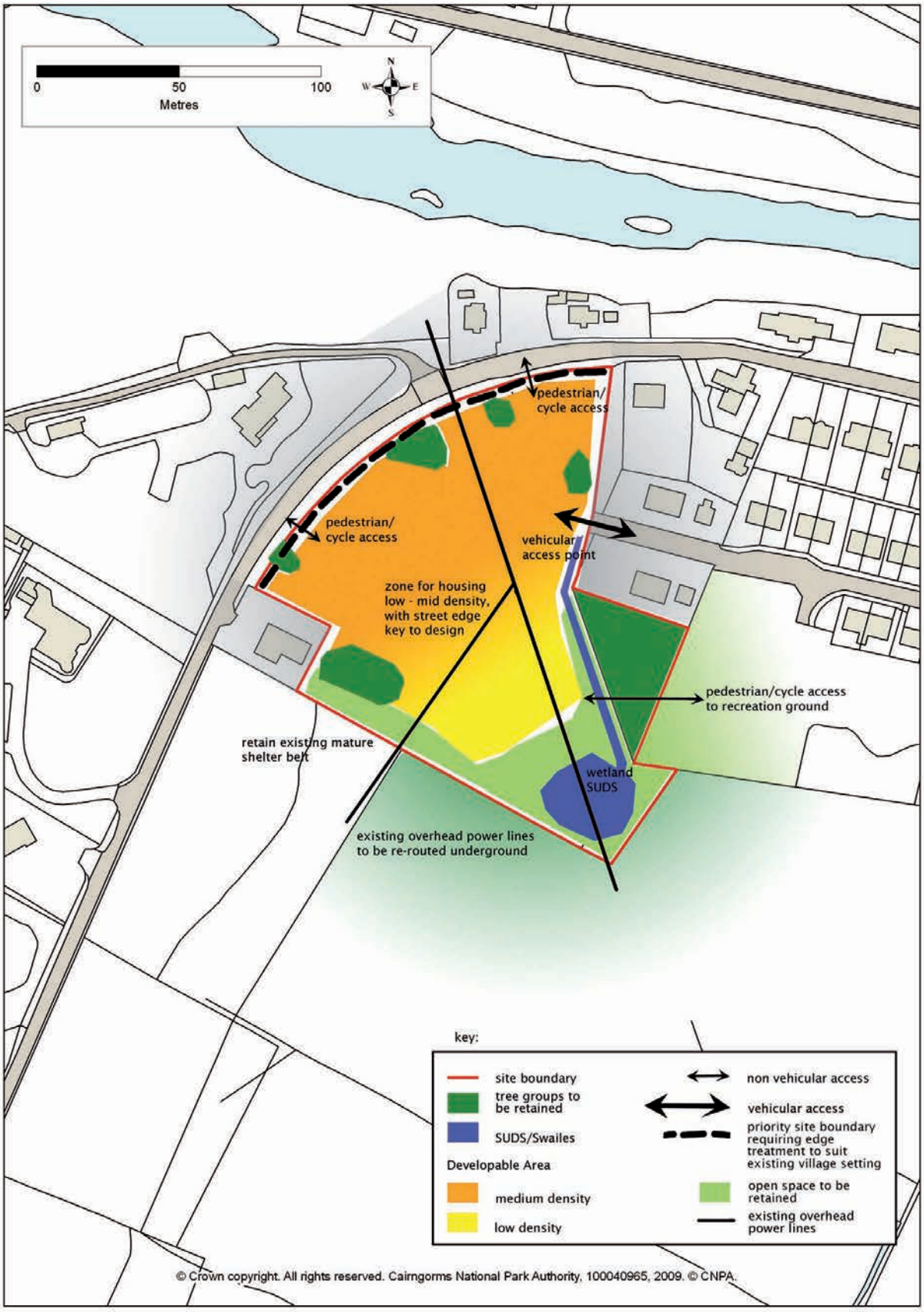
45. The small picturesque groupings of conifers around the edge of the site and in particular along Fraser Road should be retained and managed, and wind-damage dealt with. This also applies to the stand of conifers, mainly pine, in the south east corner of the site bordering the recreation ground. New planting should be introduced into the development in small copses of conifers and broadleaves to retain the present atmosphere of a woodland glade.

Services and drainage

46. The existing overhead power lines running across the site may present a constraint to the developable area. The developer should examine options for re-routing and possibly undergrounding which would allow for more flexibility in developing the site. This would need to be agreed by the developer with the service provider.

47. Resolution of the poor drainage of the site is of paramount importance. At least one swale will be required to connect cleanly into the ditch network on the southern periphery of the site. In other circumstances, a wetland may be considered. This would need to be decided in consultation with SEPA and SNH.

Dulnain Bridge H1 – Requirements plan



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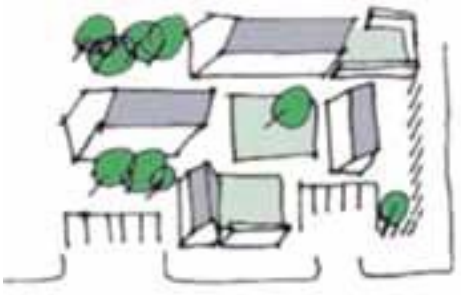

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Grantown-on-Spey H1

Site constraints and opportunities

Physical conditions

33. There are excellent panoramic views from the higher parts of the site, over the adjacent housing to the mountains to the south, east over the town to hills and farmland, and hills to the north. There are no long views to the west due to the woodland. There are good long views from lower down the site to the north and over the houses to the mountains in the south. Low views are restricted on all boundaries apart from to the north, where, with the exception of the boundary with the isolated house, there are good short views into the fields beyond. However, these are affected by the visually prominent caravan site in the middle distance.

34. The topography of the site and location in relation to the town and its surroundings is the most significant factor affecting development. It offers considerable opportunities to maximise the benefits afforded by the views looking outwards, but the visual prominence of the site from external viewpoints is a major constraint. This will require careful and sensitive design to overcome, most particularly on the mid to higher levels of the site. The lower eastern part of the site does not suffer from these constraints, being somewhat enclosed on its eastern and southern boundaries.

35. The whole site benefits from good solar orientation, except for shading in the afternoon and evening on the western boundary. Maximum use of solar gain should be employed in building design and site layout to achieve low energy housing. The site is exposed to north easterly winds, but is sheltered from the prevailing south westerly winds by woodland.

36. The Kylintra Burn runs along the North West boundary of the site. SEPA holds records of flooding associated with the burn. A flood risk assessment is likely to be required.

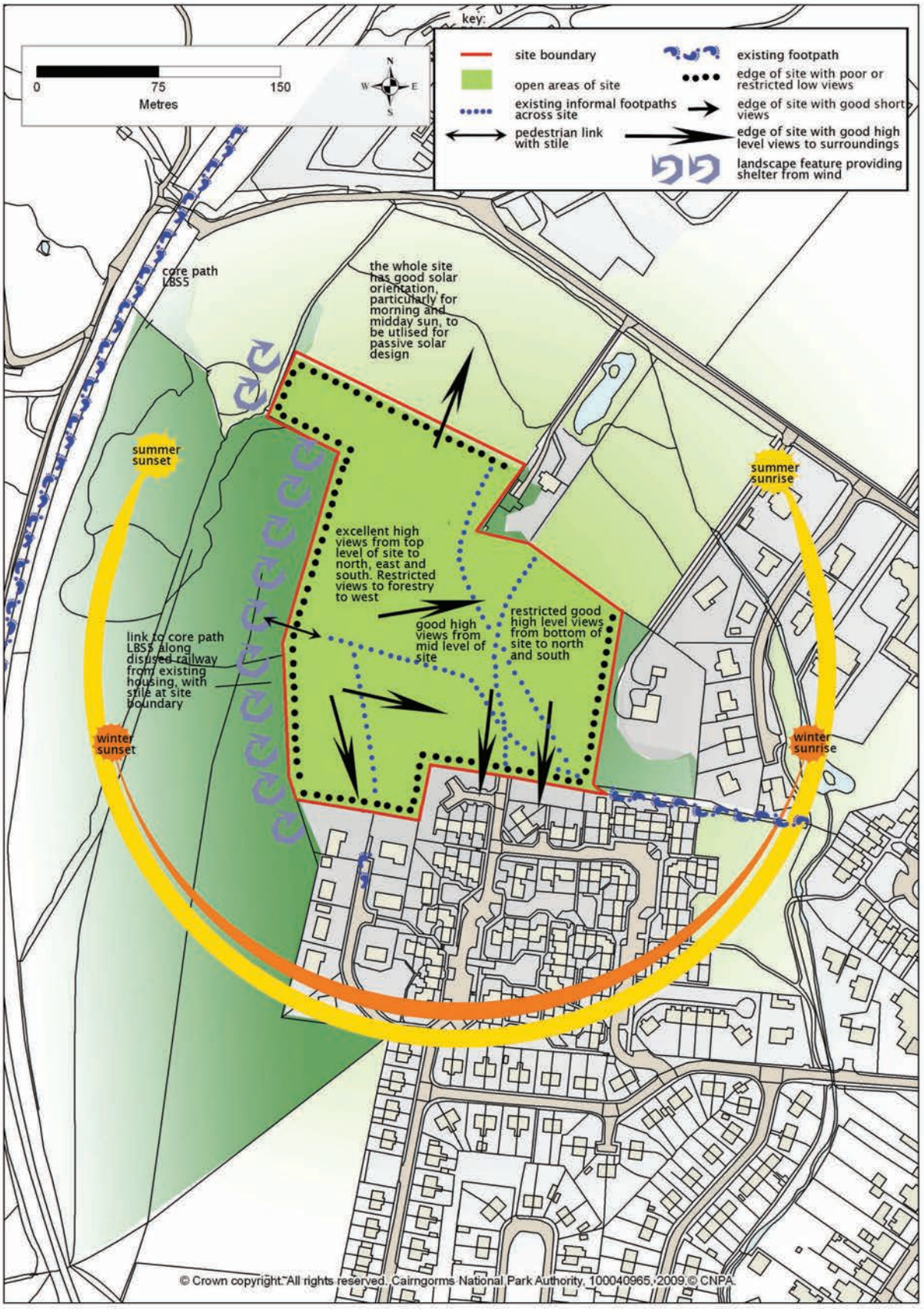
37. The site has a number of clearly established 'desire line' paths crossing it, some of which are shown on the Constraints and opportunities map overleaf. All paths should be retained in the development, with appropriate external links included to maximise the opportunity to promote and enhance recreational experience from within the site and from adjacent development.

Natural heritage

38. Evidence points to the presence of wading birds, and a rich diversity of plant species. Appropriate survey work should be undertaken early in the process and inform the development layout. Surveys should form an integral part of any planning application.

39. The existing Aspen on the site should be retained and opportunities for enhancement by new mature species planting undertaken.

Grantown-on-Spey H1 – Constraints and Opportunities plan



Development requirements

Density and diversity

40. Due to the topography, ground conditions and varying housing types, density should vary over the site, with high density in the south east, adjacent to the existing housing and medium density to the north east, all on the lower levels of the site.

41. Only low density housing should be located towards the higher western side of the site, with density at its lowest nearest the western boundary. Housing density and location is illustrated in the Requirements Plan overleaf.

Informed design

42. 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. Building heights are acceptable up to 1.5 storeys.

43. For buildings higher on the hillside, bright white colouring should be avoided, as should excessive reflective surfaces. Any coloured render should echo the soft natural tones of the surrounding countryside. Built form should be carefully integrated with the terraced topography of the site, working together with and in sympathy with the slopes to preserve the excellent views over the rooflines of houses below, but avoiding unacceptable engineering operations such as platform creation.

44. Within the housing area, there should be small copses of trees to break up the impact of the buildings in much the same way as the main urban area of Grantown-on-Spey. These should be carefully sited to preserve but frame views. Further natural green space should be retained to conserve and enhance existing biodiversity.

Access and links

45. Pedestrian and cycle access should be provided throughout the site as part of a movement network, with external links to Beachen Court and Revoan Drive on the southern boundary, the footpath leading to the town centre in the south eastern corner of the site and to core path LBS5 on the western boundary. In addition, the informal pathways across the site, including through the northern boundary, should be integrated into green corridors to be introduced across the site.

46. Vehicular access to the site is expected to be from Beachen Court, where an existing access road currently terminates on the southern boundary of the site. It is understood that an area of land immediately adjacent to this is in the ownership of The Highland Council. Options for alternative access are from Seafield Avenue and developers should make themselves aware of options and challenges for access at an early stage. A Transport Assessment will be required.

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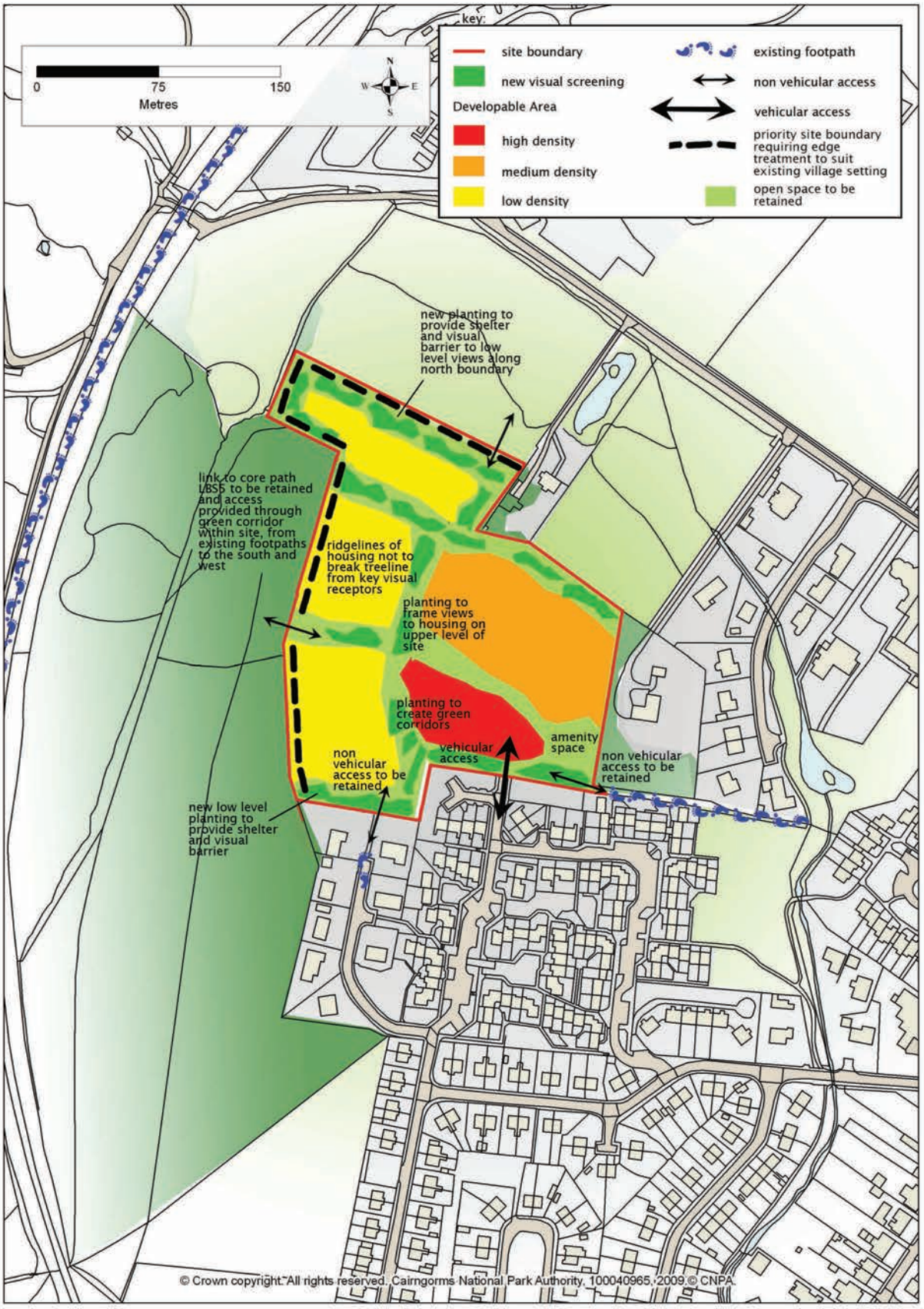

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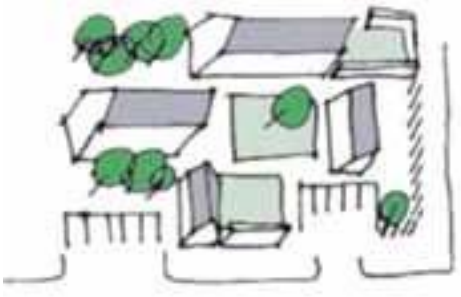

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Example of potential streetscape layout

➢ Access and links

17. The rural nature of many of the settlements within 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.

18. Well considered layouts and landscaping should avoid cars and roads dominating the frontages of buildings, or the layouts of development generally. They should be screened or at the back of building clusters.

19. The development should be accessible, well connected and linked to the existing settlement. 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'.

➢ Sustainable build and energy requirements

20. The design of all development should seek to minimise requirements for energy, demonstrate sustainable use of resources and water efficiency and use non-toxic, low-embodied energy materials. Appropriate on-site renewable technologies should be used to strive towards a zero or low carbon development.

➢ Open space and landscaping

21. The development must include a comprehensive series of open spaces, all linked by the footpath and cycleway network to peripheral green space and areas outwith the boundary.

22. Open spaces should provide for a variety of activities including:
    - 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

23. The design of development should 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

24. Peripheral planting 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.

25. Further natural green space should be retained to conserve and enhance existing biodiversity.

➢ Biodiversity

26. 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.

27. A survey of the biodiversity on-site will be required. 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.

28. 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.

➢ Services and drainage

29. The developer must satisfy themselves that sufficient capacity exists in all services required to support development of the site. Re-routing and possible undergrounding of the overhead power line crossing the site would allow for more flexibility in the design of the development. This would need to be agreed by the developer with the service provider.

30. 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.

31. 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. You should consider the use of wetlands, planted with smaller native willows and alders.

➢ Surveys to support planning applications

32. In order to inform appropriate development of the site, the following surveys should be submitted:
    - Stage 1 ground conditions survey
    - Drainage assessment
    - Ecological and biodiversity survey
    - Tree survey

Kincraig H1

Site constraints and opportunities

Physical conditions

33. Ground conditions, topography, surrounding planting and services are all significant factors. The existing birch woodland should be retained. Extensive tree planting along the south western boundary should provide visual screening of the adjacent housing area.

34. Other areas of tree planting and landscaping, coupled with amenity grassland, should allow for informal recreation space enhancing habitat and biodiversity of the site.

35. The adjacent housing development provides a number of through routes to the rest of the village. A small bridge across the burn could link the site to the rest of Kincraig.

36. A small watercourse runs along the site boundary which is culverted under a nearby road and the topography is very low and flat so it may be susceptible to flooding. A Floor Risk Assessment will be required to support development proposals.

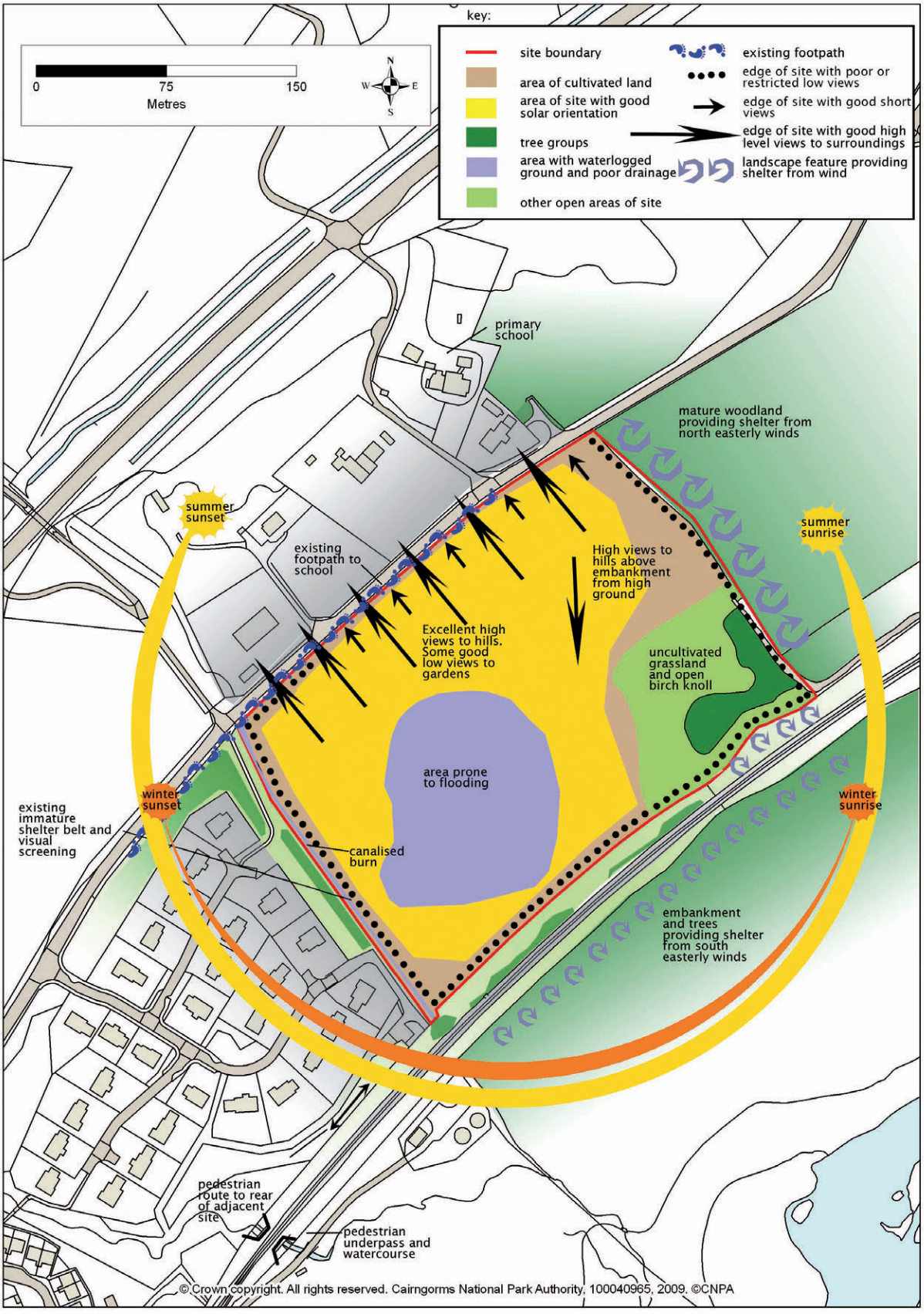
37. The area of waterlogged ground with associated spring presents an opportunity for the creation of a feature pond/wetland, developed as part of a Sustainable Urban Drainage scheme, linked to a restored and naturalised burn.

38. The pond should be set in an area of amenity grassland, providing further informal recreation space and enhancing habitat and biodiversity. This space should be linked to the grassy knoll, retained as informal amenity space, by a green corridor along the south eastern boundary. This may also provide a circular walkway.

39. There are very good long views from the whole site to the hills to the north west and from higher areas of the site over the railway embankment to distant mountains. Low views are restricted on all boundaries apart from along the north western boundary, which presents a mainly pleasant foreground with buildings of mixed architecture on rising land. This important boundary will form the new village edge.

40. The majority of the site has good solar orientation, which should be maximised in the building design and site layout to achieve low energy housing. The site is also reasonably well sheltered from north-easterly to south easterly winds.

Kincraig H1 – Constraints and Opportunities plan



Development requirements

Density and diversity

41. Due to the topography, ground conditions and varying housing types, density should vary over the site. A new streetscape is to be formed along the B9152 and associated pedestrian pathway, with highest density housing towards the western end and medium density towards the east.

42. Medium density housing should be clustered around, and face, the central wetland and amenity space in an 'introspective' style. Low density housing should be sited on the higher ground at the north eastern end of the site, creating a new village edge. Housing density and location is illustrated in the Requirements Plan overleaf.

Informed design

43. 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. Alternating building heights are acceptable from 1 to 2 storeys.

44. The boundary along the B9152 will form a new streetscape and act as a frontage. Buildings should be sited on the street edge or with a landscaped area between them and the street. Windows to public rooms must be provided in the street facing wall to create an active street frontage. Creation of a blank façade, presenting a solid unbroken wall to the street, should be avoided. Houses may be in line with each other or otherwise form a cohesive frontage

Access and links

45. It should be noted that no car access to individual properties will be allowed directly onto the B9152 from this frontage. Vehicular access to the site will be from the B9152 in the form of a simple priority junction located between 50 and 100 metres from the Baldow Smithy on the opposite side of the road.

46. A bridge for pedestrian and cycle use should be erected across the improved burn in the southern corner of the site. This will link via non-vehicular routes, through the adjacent development to the footpath network in the village.

Biodiversity

47. The grassy knoll should be retained and enhanced with native species planting.

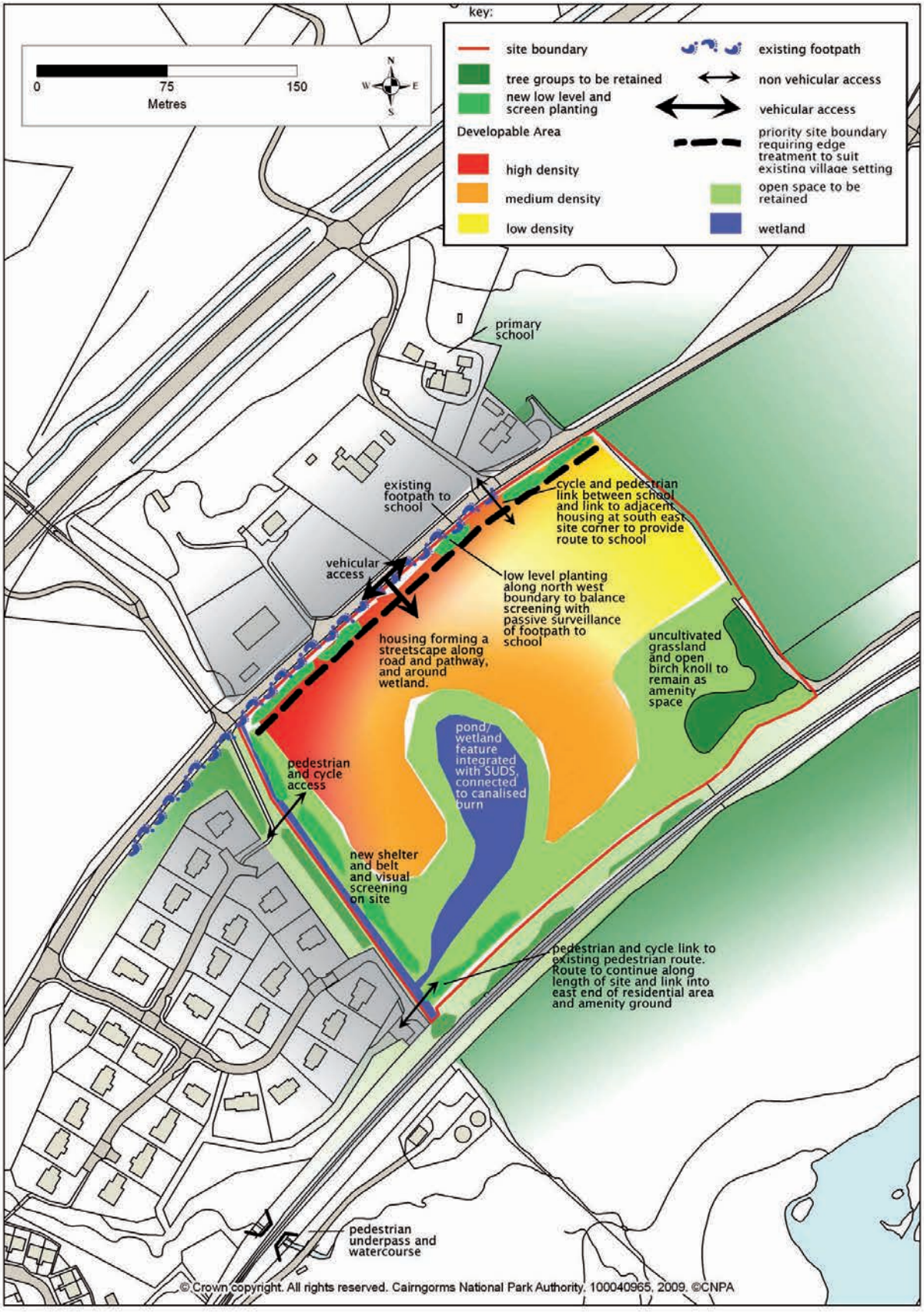
48. The 'green' network should be integrated with the shelter belts around the site, the retained grassy knoll and the area surrounding the feature pond/wetland.

49. In association with drainage improvements, moves to restore the modified burn to a more natural form would provide significant biodiversity, landscape and hydrological benefits. The inclusion of a six metre wide buffer strip, from the bank to the burn, is encouraged.

Services

50. A Sustainable Urban Drainage scheme should be provided for the site in the form of a feature pond/wetland, linked by a swale to the burn. Sight lines to the pond should be kept clear and the side slopes be gentle, not exceeding 1 in 8. A few specimens of native willow or alder should be planted, with other planting limited to the low reeds, rushes and possibly water lilies.

Kincraig H1 – Requirements plan



Cairngorms
NATIONAL PARK
Pàirc Nàiseanta a' Mhonaidh Ruaidh

PLANNING

Cairngorms National Park
Local Development Plan

DEVELOPMENT BRIEF - NEWTONMORE H1
Non-statutory Planning Guidance

Cairngorms National Park Local Development Plan
Development Brief for Newtonmore H1

This non-statutory Planning Guidance provides a detailed development brief for site H1 in Newtonmore which is allocated in the Cairngorms National Park Local Development Plan 2015.

This document is available in large print on request. Please contact the Cairngorms National Park Authority on 01479 873535. It is also available to view at **www.cairngorms.co.uk**

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Development Briefs

1. Development Briefs have been prepared for some sites allocated within the Local Development Plan. They may also be prepared for other allocated and non-allocated sites where required.

Development opportunities

2. The development of these sites presents an excellent opportunity for large and small-scale developers to work together to bring forward the proposals. This gives an opportunity for a variety of house types and styles. In addition, the provision of serviced plots is to be encouraged.

3. 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 be given careful consideration. There has been some success with this approach elsewhere in the Park.

Natural heritage

4. Developers should make themselves aware of any local natural heritage designations, conservation and/or other interests within the development site. Appropriate surveys and mitigation will be required.

Development requirements

➢ Community identity

5. 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.

6. A high standard of development is expected – the existing character of the existing settlement should be enhanced and complemented by the new development.

7. Prominent views, from outside the boundaries of the development and within, should be identified and used to delineate public and private space.

➢ Density and diversity

8. A variety of house sizes and flexible design that can help meet the changing needs of inhabitants over time, can provide long-term housing solutions, which contribute to stable communities. All development should include a variety of house types and housing density.

➢ Phasing

9. A scheme of phasing must be agreed between the planning authority and the developer, reflecting the capacity of the site, the Local Plan housing land supply requirement and market, community and other relevant factors.

➢ Exemplary development

10. Development should be of a good quality and sustainable design which befits that expected of a National Park. It should not be a bland 'suburban' design. Innovative, modern design, relating to its location, is encouraged.

11. Developers should recognise the significant opportunity to provide high quality, well designed development with a considered approach to densities, form and layout, including significant areas of public green spaces.

➢ Informed design

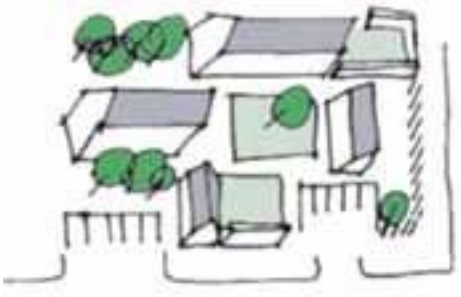
12. A site analysis should be undertaken, including existing microclimatic conditions, relationship to neighbouring buildings and countryside, use patterns of the site and transport analysis, including opportunities to enhance pedestrian and non-vehicular experiences. An explanation of the proposed development's relationship to the existing settlement should be included in a design statement.

13. New development should not simply copy older buildings in the area. Existing form, building lines and massing should be considered and influence the proposed design.

14. Building clusters should be formed and focused on external amenity space. Amenity space should be designed to be useable.

15. 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.

16. Boundaries of the proposed development are particularly important – they may form the edge of the village and are therefore important to its identity. They should be treated as key design elements. Good boundary treatments consisting predominately of stone walling, with hedge planting or limited timber fencing should be used on the site edges and for internal boundaries.



Gardens, shared space and housing are of higher visual prominence than roads and car-parking

Example of potential streetscape layout

➢ Access and links

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➢ Services and drainage

29. The developer must satisfy themselves that sufficient capacity exists in all services required to support development of the site. Re-routing and possible undergrounding of the overhead power line crossing the site would allow for more flexibility in the design of the development. This would need to be agreed by the developer with the service provider.

30. 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.

31. 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. You should consider the use of wetlands, planted with smaller native willows and alders.

➢ Surveys to support planning applications

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    - Stage 1 ground conditions survey
    - Drainage assessment
    - Ecological and biodiversity survey
    - Tree survey

Newtonmore H1

Site constraints and opportunities

Physical conditions

33. Ground conditions, topography, surrounding planting and services are all significant factors. With the exception of the area around the knoll on the northern boundary, there are excellent long views in all directions from the site to the mountains to the east, north and west and lower hills to the south. Low views will be restricted by the proposed housing development and by the knoll along the northern boundary and also by the industrial estate, dwellings and community woodland to the east of the site.

34. Good low views are available along much of the south eastern and south western boundaries, although medium range views from the south western boundary are marred by the unscreened caravan site.

35. The whole site benefits from good solar orientation, maximum use of which should be employed in building design and site layout to assist in achieving low energy housing.

36. However, the site is very exposed to the prevailing south westerly winds. Substantial shelter belt planting along this boundary will have the benefit not only of providing shelter from these winds, but also screening the views to the caravan park and the creation of a landscape edge to the urban area that is both in sympathy with the surrounding countryside and improves views on approach to Newtonmore.

37. The area of lower ground to the southeast prone to seasonal standing water, presents the opportunity for creation of a wetland, developed as part of a Sustainable Urban Drainage scheme. Combined with the area of land between the site boundary and the railway line, in conjunction with the landowner, community and the CNPA, the opportunity exists to treat the entire area as a pond and wetland that would further enhance amenity and biodiversity.

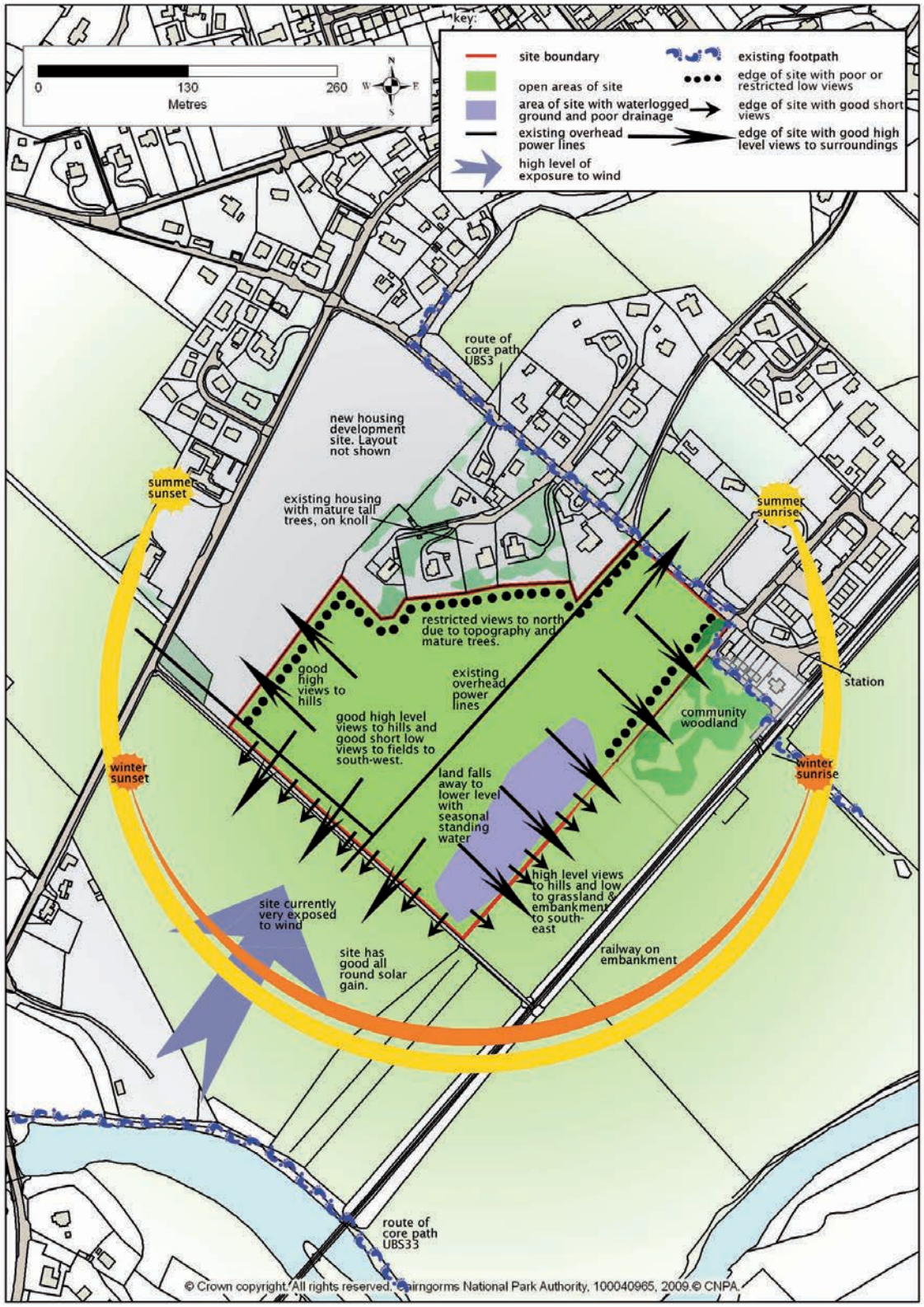
38. The historic 'coffin road' should be safeguarded and utilised as the basis for a recreational circular route. Any trees on the edges of the site should also be protected.

39. A Flood Risk Assessment will be required for the site, as areas of the site around the southern boundaries are identified as potential areas at risk of flooding by the SEPA Indicative Flood Map. Development should not be sited in the area of potential flood risk.

Services

40. Overhead power lines currently run along the south western boundary and across the middle of the site, presenting a constraint to development.

Newtonmore H1 – Constraints and Opportunities plan



Development requirements

Density and diversity

41. Due to the topography, ground conditions and varying housing types, density should vary over the site, with high density development in the western corner, adjacent to the new housing development.

42. Housing density and location is illustrated in the Requirements plan overleaf.

Informed design

43. 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. Alternating building heights are acceptable from 1 to 3.5 storey.

44. The boundary running from west to east around the edge of the housing will form a new village edge and should be of high quality design. Views out of the gardens and housing to the surrounding landscape are to be exploited, with screen planting provided around the site boundaries, framing views and reducing the visual impact of the development.

45. The boundary along Station Road will form a new street frontage. Buildings could be sited on the street edge or with a landscaped area between them and the street. Windows to public rooms must be provided in the street facing wall, to allow passive surveillance and to create an active street frontage. Creation of a blank façade, presenting a solid unbroken wall to the street, should be avoided. Houses may be in line with each other or otherwise form a cohesive frontage. It should be noted that no car access will be allowed directly onto Station Road from this frontage.

Access and links

46. Vehicular access to the site will be made from a new link road, which should run around the southern edge of the housing development with residential streets feeding off it. This road should link to the provision being made for it in the new development on the north western boundary and to Station Road near to the industrial estate. This link road will be a key boundary, forming a new village edge and street frontage and should accordingly receive appropriate design treatment as described earlier. Although houses will front onto Station Road, no car access will be allowed directly onto it from this frontage.

47. A Transport Assessment should be undertaken to determine the impact of the development on the safe and efficient operation of the trunk road. If required, trunk road mitigation measures should be agreed with Transport Scotland and delivered by the developer.

48. Station Road is narrow and lacking footpaths in places. To encourage vehicles accessing the industrial estate and station to use the new link road and improve the experience for pedestrians, cyclists and residents along Station Road, a pinch point is to be provided along the site frontage, reducing the road to single track and providing a non-vehicular route alongside.

49. Pedestrian and cycle access should be provided throughout the site as part of a movement network, safeguarding the 'coffin road' with external links to Station Road and Perth Road, to access the national cycle route.

Newtonmore H1 – Requirements plan