

Date:			
Issue:	Settlements - An Camas Mòr		
Objector(s):	Roy Turnbull	Objection ref(s):	390o
	Scottish Council for National Parks		434p
	Badenoch and Strathspey Conservation Group		400i(g)

Reporter	Mrs Jill Moody
Procedure	Hearing

1.0 Overview

- 1.1 This statement sets out the Cairngorms National Park Authority response to the objections raised to the Deposit Local Plan as modified in respect of Settlements – An Camas Mòr and supplements the response made to those objections by the Cairngorms National Park Authority in its report to Committee (CD7.3-7.5). No changes are proposed.

2.0 Provision of the Local Plan:

- 2.1 The Deposit Local Plan as modified (mDLP) continues the proposal for a new sustainable community at Cambusmore (now known as An Camas Mòr) on the east side of the River Spey opposite Aviemore, that was identified in the existing adopted Badenoch and Strathspey Local Plan 1997 and the Highland Structure Plan 2001. The mDLP identifies an indicative settlement boundary for the site with capacity for a community of up to 1500 homes over time. The mDLP identifies a need for the development to start within its lifetime and a target of 100 homes has been identified for the next 5 years. In addition to housing the new settlement will provide commercial and community uses. The CNPA will work with partners to produce a master plan incorporating all aspects of the new community and ensuring that it attains the highest design and sustainability credentials. There is recognition that it provides an opportunity for large and small scale developers to work together to deliver the settlement. There is recognition of the adjacent River Spey SAC and the location in the Cairngorm Mountains National Scenic Area. Given that it is a new settlement in the National Park, within the NSA, of a substantial scale, in a location close to the River Spey SAC, and with Ancient Woodland and other natural and cultural heritage interests affecting the site, the majority of policies in the mDLP are relevant:

- Policy 1 – Development in the Cairngorms National Park
- Policy 2 – Natura 2000 Sites
- Policy 3 – National Natural Heritage Designations
- Policy 4 – Other Important Natural and Earth Heritage Sites and Interests
- Policy 5 – Protected Species
- Policy 6 – Biodiversity
- Policy 7 – Landscape
- Policy 9 – Archaeology
- Policy 12 – The Local and Wider Cultural Heritage of the Park
- Policy 13 – Water Resources
- Policy 14 – Mineral and Soil/Earth Resources
- Policy 17 – Improvements to Settlements
- Policy 18 – Design Standards for Development
- Policy 20 – Developer Contributions
- Policy 21 – Contributions to Affordable Housing
- Policy 22 – Housing Development within Settlement Boundaries
- Policy 27 – Business Development

- Policy 28 – Retail Development
- Policy 31 – Integrated and Sustainable Transport Network
- Policy 32 – Waste Management
- Policy 33 – Tourism Development
- Policy 34 – Outdoor Access
- Policy 35 – Sport and Recreation Facilities
- Policy 36 – Other Open Space Provision

3.0 Summary of objection(s)

3.1 3 objections raising some 3 issues have been lodged on Settlements – An Camas Mòr and have requested that they be considered in a hearing:

- Object, contrary to 1st aim of the Park. **(390o)**
- Wrong in principle for a National Park and particularly so as it has been demonstrated that previous large schemes such as Dalfaber were taken out of the local housing needs market by 2nd home purchasers. Absence of policies to meet local housing need makes the whole proposal questionable. Previous justification that it would balance development in Aviemore on both sides of the River Spey will be unique in planning villages adjoining the Spey in this area. **(434p)**
- Object to entire proposal. A new town in the National Park and a NSA is inappropriate and conflicts with all 4 aims. In response to 1st mDLP further object to statement that it will be a “sustainable” community. See little reason why any significant degree of sustainability will be attained that could not be attained in any other area of new build housing. Object to statement that it will not have significant effects on the environment or overall integrity of the NSA. Not clear what CNPA considers would have an impact on the integrity of the NSA if an entire new town does not. **(400i(g))**

4.0 Summary of Cairngorms National Park Authority Response

4.1 The site was allocated in the Badenoch and Strathspey Local Plan 1997 with the expectation that it would not be developed until after 2005. The Highland Structure Plan 2001 acknowledges the allocation for the new community and states that housing land supply can only be maintained if infrastructure investment is made to bring forward the An Camas Mòr site. The Consultative Draft Cairngorms National Park Local Plan did not allocate the site, but included a statement acknowledging its status in the existing Local Plan and stated that this was one housing option that will be considered once the future housing needs have been identified. Work on housing needs allowed the site to be allocated in the Deposit Local Plan and it is now known as An Camas Mòr. The Cairngorms Landscape Capacity for Housing Report 2005 considered An Camas Mòr, accepted the principle and made a number of recommendations, including the location of the settlement closer to the River Spey and to Aviemore than indicated in the existing local plan. The CNPA considered these findings, in the context of the aim of creating a new community that related to Aviemore, but was not perceived as an extension across the river, and which had potential to create a park and recreation area between the two communities. On this basis the mDLP identifies an indicative settlement boundary for the site that is different from that in the study and will have capacity for a community of up to 1500 homes over time. The mDLP identifies a need for the development to start within its lifetime and a target of 100 homes has been identified for the next 5 years. In addition to housing the new settlement will provide commercial and community uses. The CNPA will work with

partners to produce a master plan incorporating all aspects of the new community and ensuring that it attains the highest design and sustainability credentials. There is recognition that it provides an opportunity for large and small scale developers to work together to deliver the settlement. There is recognition of the adjacent River Spey SAC and the location in the Cairngorm Mountains National Scenic Area. Provision has to be made for future housing needs looking beyond the period of the mDLP. The history of the site and further assessment by the CNPA has led to its allocation in the mDLP. There is a high level of awareness of the proposals as the project promoters have held a number of public events through the period where they have been developing their plans. CNPA staff have been involved in ongoing discussions with the promoters and others, without prejudice to the decision on any future planning application, taking on board, inter alia, the need to ensure that the settlement will make a positive contribution to the landscape and respond to relevant points made in the Landscape Capacity work given that the boundary does not accord with that study. The CNPA is therefore aware that there is an intention to come forward with firm proposals during 2009 with a view to delivering 100 homes during the plan period, subject to planning permission. In December 2008 the CNPA Board approved a set of principles that it would expect to see reflected in the proposals that come forward for An Camas Mòr (CD7.25). Central to these is the opportunity that is afforded to create an exemplar of a new community within a National Park. There is consequently an acknowledgement of the uniqueness of An Camas Mòr and the expectations that will surround its delivery. Having allocated the site, the CNPA expects an extremely high quality proposal to come forward in terms of the content of any application, and also in the implementation of whatever might receive planning permission. No further modifications are proposed.

5.0 CNPA Commendation to Reporter

- 5.1 It is commended to the Reporter that the objections to Settlements – An Camas Mor as listed above are rejected. No issues are raised that could lead the Cairngorms National Park Authority to consider the approach deficient.

6.0 Strategic issues

- 6.1 Highland Council Structure Plan expectation that An Camas Mòr will contribute to delivery of future housing

7.0 Other material considerations

- 7.1 Topic Paper 1 “Statutory National Park Context” (CD7.21), Topic Paper 2 “The Special Qualities of the Cairngorms National Park” (CD7.22), Topic Paper 3 “Approach to Housing Land Supply and Affordable Housing” (CD7.23), and Topic Paper 4 “Site Selection” (CD7.24) Principles for An Camas Mòr CNPA December 2008 (CD7.25)

8.0 Assessment / Scope of Evidence

- 8.1 **(390o)** Objection: Object, contrary to 1st aim of the Park.
- 8.2 **Response:** The site was allocated in the Badenoch and Strathspey Local Plan 1997 with the expectation that it would not be developed until after 2005. The Highland Structure Plan 2001 acknowledges the allocation for the new community and states that housing land supply can only be maintained if infrastructure investment is made to bring forward the An Camas Mòr site. The Consultative Draft Cairngorms National Park Local Plan did not allocate the site, but included a statement acknowledging its status in the existing Local Plan and stated that this was one housing

option that will be considered once the future housing needs have been identified. Work on housing needs allowed the site to be allocated in the Deposit Local Plan and it is now known as An Camas Mòr. The Cairngorms Landscape Capacity for Housing Report 2005 considered An Camas Mòr, accepted the principle and made a number of recommendations, including the location of the settlement closer to the River Spey and to Aviemore than indicated in the existing local plan. The CNPA considered these findings, in the context of the aim of creating a new community that related to Aviemore, but was not perceived as an extension across the river, and which had potential to create a park and recreation area between the two communities. On this basis the mDLP identifies an indicative settlement boundary for the site that is different from that in the study and will have capacity for a community of up to 1500 homes over time. The mDLP identifies a need for the development to start within its lifetime and a target of 100 homes has been identified for the next 5 years. In addition to housing the new settlement will provide commercial and community uses. The CNPA will work with partners to produce a master plan incorporating all aspects of the new community and ensuring that it attains the highest design and sustainability credentials. There is recognition that it provides an opportunity for large and small scale developers to work together to deliver the settlement. There is recognition of the adjacent River Spey SAC and the location in the Cairngorm Mountains National Scenic Area. Provision has to be made for future housing needs looking beyond the period of the mDLP. The history of the site and further assessment by the CNPA has led to its allocation in the mDLP. There is a high level of awareness of the proposals as the project promoters have held a number of public events through the period where they have been developing their plans. CNPA staff have been involved in ongoing discussions with the promoters and others, without prejudice to the decision on any future planning application, taking on board, inter alia, the need to ensure that the settlement will make a positive contribution to the landscape and respond to relevant points made in the Landscape Capacity work given that the boundary does not accord with that study. The CNPA is therefore aware that there is an intention to come forward with firm proposals during 2009 with a view to delivering 100 homes during the plan period, subject to planning permission. In December 2008 the CNPA Board approved a set of principles that it would expect to see reflected in the proposals that come forward for An Camas Mòr. Central to these is the opportunity that is afforded to create an exemplar of a new community within a National Park. There is consequently an acknowledgement of the uniqueness of An Camas Mòr and the expectations that will surround its delivery. Having allocated the site, the CNPA expects an extremely high quality proposal to come forward in terms of the content of any application, and also in the implementation of whatever might receive planning permission. In order to receive planning permission, proposals will have to comply with relevant policies in the mDLP, including Policy I, and this will involve a comprehensive assessment of what is submitted. Planning permission will not be granted for development that will be contrary to the 1st aim of the Park. In making the allocation it is considered that the principle is not contrary to the 1st aim. No further modifications are proposed.

- 8.3 **(434p)Objection:** Object, wrong in principle for a National Park and particularly so as it has been demonstrated that previous large schemes such as Dalfaber were taken out of the local housing needs market by 2nd home purchasers. Absence of policies to meet local housing need makes the whole proposal questionable. Previous justification that it would balance development in Aviemore on both sides of the River Spey will be unique in planning villages adjoining the Spey in this area.
- 8.4 **Response:** The site was allocated in the Badenoch and Strathspey Local Plan 1997 with the expectation that it would not be developed until after 2005. The Highland Structure Plan 2001 acknowledges the allocation for the new community and states that housing land supply can only be maintained if infrastructure investment is made to bring forward the An Camas Mòr site. The

Consultative Draft Cairngorms National Park Local Plan did not allocate the site, but included a statement acknowledging its status in the existing Local Plan and stated that this was one housing option that will be considered once the future housing needs have been identified. Work on housing needs allowed the site to be allocated in the Deposit Local Plan and it is now known as An Camas Mòr. The Cairngorms Landscape Capacity for Housing Report 2005 considered An Camas Mòr, accepted the principle and made a number of recommendations, including the location of the settlement closer to the River Spey and to Aviemore than indicated in the existing local plan. The CNPA considered these findings, in the context of the aim of creating a new community that related to Aviemore, but was not perceived as an extension across the river, and which had potential to create a park and recreation area between the two communities. On this basis the mDLP identifies an indicative settlement boundary for the site that is different from that in the study and will have capacity for a community of up to 1500 homes over time. The mDLP identifies a need for the development to start within its lifetime and a target of 100 homes has been identified for the next 5 years. In addition to housing the new settlement will provide commercial and community uses. The CNPA will work with partners to produce a master plan incorporating all aspects of the new community and ensuring that it attains the highest design and sustainability credentials. There is recognition that it provides an opportunity for large and small scale developers to work together to deliver the settlement. There is recognition of the adjacent River Spey SAC and the location in the Cairngorm Mountains National Scenic Area. Provision has to be made for future housing needs looking beyond the period of the mDLP. The history of the site and further assessment by the CNPA has led to its allocation in the mDLP. There is a high level of awareness of the proposals as the project promoters have held a number of public events through the period where they have been developing their plans. CNPA staff have been involved in ongoing discussions with the promoters and others, without prejudice to the decision on any future planning application, taking on board, inter alia, the need to ensure that the settlement will make a positive contribution to the landscape and respond to relevant points made in the Landscape Capacity work given that the boundary does not accord with that study. The CNPA is therefore aware that there is an intention to come forward with firm proposals during 2009 with a view to delivering 100 homes during the plan period, subject to planning permission. In December 2008 the CNPA Board approved a set of principles that it would expect to see reflected in the proposals that come forward for An Camas Mòr. Central to these is the opportunity that is afforded to create an exemplar of a new community within a National Park. There is consequently an acknowledgement of the uniqueness of An Camas Mòr and the expectations that will surround its delivery. Having allocated the site, the CNPA expects an extremely high quality proposal to come forward in terms of the content of any application, and also in the implementation of whatever might receive planning permission. Significant provision for affordable housing will be a key component of the new community along with provisions to secure it in perpetuity. This is made clear in the Principles agreed by the CNPA as is the desire that a variety of measures ensure it is a living community and not a holiday village. No further modifications are proposed.

- 8.5 **(400i(g))**Objection: Object to entire proposal. A new town in the National Park and a NSA is inappropriate and conflicts with all 4 aims. In response to 1st mDLP further object to statement that it will be a “sustainable” community. See little reason why any significant degree of sustainability will be attained that could not be attained in any other area of new build housing. Object to statement that it will not have significant effects on the environment or overall integrity of the NSA. Not clear what CNPA considers would have an impact on the integrity of the NSA if an entire new town does not.
- 8.6 **Response:** The site was allocated in the Badenoch and Strathspey Local Plan 1997, when the NSA was already in place, with the expectation that it would not be developed until after 2005.

The Highland Structure Plan 2001 acknowledges the allocation for the new community and states that housing land supply can only be maintained if infrastructure investment is made to bring forward the An Camas Mòr site. The Consultative Draft Cairngorms National Park Local Plan did not allocate the site, but included a statement acknowledging its status in the existing Local Plan and stated that this was one housing option that will be considered once the future housing needs have been identified. Work on housing needs allowed the site to be allocated in the Deposit Local Plan and it is now known as An Camas Mòr. The Cairngorms Landscape Capacity for Housing Report 2005 considered An Camas Mòr, accepted the principle and made a number of recommendations, including the location of the settlement closer to the River Spey and to Aviemore than indicated in the existing local plan. The CNPA considered these findings, in the context of the aim of creating a new community that related to Aviemore, but was not perceived as an extension across the river, and which had potential to create a park and recreation area between the two communities. On this basis the mDLP identifies an indicative settlement boundary for the site that is different from that in the study and will have capacity for a community of up to 1500 homes over time. The mDLP identifies a need for the development to start within its lifetime and a target of 100 homes has been identified for the next 5 years. In addition to housing the new settlement will provide commercial and community uses. The CNPA will work with partners to produce a master plan incorporating all aspects of the new community and ensuring that it attains the highest design and sustainability credentials. There is recognition that it provides an opportunity for large and small scale developers to work together to deliver the settlement. There is recognition of the adjacent River Spey SAC and the location in the Cairngorm Mountains National Scenic Area. Provision has to be made for future housing needs looking beyond the period of the mDLP. The history of the site and further assessment by the CNPA has led to its allocation in the mDLP. There is a high level of awareness of the proposals as the project promoters have held a number of public events through the period where they have been developing their plans. CNPA staff have been involved in ongoing discussions with the promoters and others, without prejudice to the decision on any future planning application, taking on board, inter alia, the need to ensure that the settlement will make a positive contribution to the landscape and respond to relevant points made in the Landscape Capacity work given that the boundary does not accord with that study. The CNPA is therefore aware that there is an intention to come forward with firm proposals during 2009 with a view to delivering 100 homes during the plan period, subject to planning permission. In December 2008 the CNPA Board approved a set of principles that it would expect to see reflected in the proposals that come forward for An Camas Mòr. Central to these is the opportunity that is afforded to create an exemplar of a new community within a National Park: a new community is not inappropriate in a National Park, it is a challenge, but an exciting one. There is consequently an acknowledgement of the uniqueness of An Camas Mòr and the expectations that will surround its delivery. Having allocated the site, the CNPA expects an extremely high quality proposal to come forward in terms of the content of any application, and also in the implementation of whatever might receive planning permission. In order to receive planning permission, proposals will have to comply with relevant policies in the mDLP, and this will involve a comprehensive assessment of what is submitted. Planning permission will not be granted for development that will be contrary to the mDLP. In making the allocation it is considered that the principle is not contrary to the aims of the National Park or the policies in the mDLP. No further modifications are proposed.

9.0 Conclusions

- 9.1 It is commended to the Reporter that the objections to Settlements – An Camas Mor as listed above are rejected. No issues are raised that could lead the Cairngorms National Park Authority to consider the approach deficient.

10.0 List of documents (including Core Documents)

- CD1.3 The National Parks (Scotland) Act 2000
- CD1.18 Cairngorms National Park Designation Order 2003
- CD7.21 Topic Paper 1 “Statutory National Park Context”
- CD7.22 Topic Paper 2 “The Special Qualities of the Cairngorms National Park”
- CD7.23 Topic Paper 3 “Approach to Housing Land Supply and Affordable Housing”
- CD7.24 Topic Paper 4 “Site Selection”
- CD6.9 Consultative Draft Cairngorms National Park Local Plan 2005
- CD6.13 Cairngorms National Park Deposit Local Plan as at 2nd modifications
- CD7.1 Cairngorms National Park Plan 2007
- CD6.2 The Highland Structure Plan 2001
- CD7.3-7.5 CNPA Committee Reports
- CD6.6 The Badenoch & Strathspey Local Plan 1997
- CD7.25 CNPA Committee Report “An Camas Mòr Principles” December 2008
- CD7.19 Cairngorms Landscape Capacity for Housing Study 2005

11.0 Cairngorms National Park Authority Witnesses for Hearing

- Don McKee – Head of Planning
- Matthew Hawkins – Senior Heritage Officer