

Date:			
Issue:	Settlements - An Camas Mòr		
Objector(s):	DW and IM Duncan	Objection ref(s):	037o
	Aviemore and Vicinity Community Council		416o
	Jim Cornfoot		432c
	The Clouds Partnership		398f

Reporter	Mrs Jill Moody
Procedure	Written

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 4 objections raising some 4 issues have been lodged on Settlements – An Camas Mòr and wish to be considered by the written procedure:

- The area should remain undeveloped. **(037o)**
- In response to 1st mDLP An Camas Mòr should be included in Aviemore not shown as a separate settlement. The intervening strip of land on both sides of the Spey should be a community park. The footbridge should be a vehicular bridge to provide a better link to Aviemore. **(416o)**
- Object as new village will create a development that will put internationally important habitats at risk due to greater populations using surrounding land. House not needed as majority will be bought for holiday homes or used by commuters. It will degrade the ecosystem of the River Spey. It should be removed from the plan and CNPA should concentrate on small additions to existing villages, new villages should not be proposed in a National Park. Large housing developments should not be planned. Traditional villages should be allowed to grow slowly. Threatening natural qualities of the area and tourist industries within Badenoch and Strathspey. River Spey should be protected and no new villages on the south bank. **(432c)**
- The Local Plan proposes a new community at An Camas Mòr and assumes 100 homes will be built in the next 5 years. An Camas Mòr was identified in the existing local plan and the structure plan. Despite these it has not provided any housing units over the past 10 years. The major infrastructure required to facilities it would require major research prior to submission of any planning application, Clouds Partnership therefore question ability of An Camas Mòr to provide effective housing numbers. Table 4 of the Local Plan does not provide for Aviemore, with all the Aviemore capacity being accommodated in An Camas Mòr. Whilst it could be a sustainable and viable new settlement, it cannot and should not accommodate all housing options of Aviemore housing market area. SPP3 clearly states that a choice of residential developments is desirable, would object to over reliance on An Camas Mòr for provision of all housing numbers for Aviemore. Urge CNPA to allocate land at Kinakyle as an effective housing site. **(398f)**

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 (0370) Objection: Objects, the area should remain undeveloped.

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 (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. It is therefore considered that the site should be developed and no further modifications are proposed.

- 8.3 **(432c) Objection:** Objects as new village will create a development that will put internationally important habitats at risk due to greater populations using surrounding land. Houses not needed as majority will be bought for holiday homes or used by commuters. It will degrade the ecosystem of the River Spey. It should be removed from the plan and CNPA should concentrate on small additions to existing villages, new villages should not be proposed in a National Park. Large housing developments should not be planned. Traditional villages should be allowed to grow slowly. Threatening natural qualities of the area and tourist industries within Badenoch and Strathspey. River Spey should be protected and no new villages on the south bank.
- 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 (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. In order to receive planning

permission, proposals will have to comply with relevant policies in the mDLP, including those relating to habitats and other natural heritage interests, and this will involve a comprehensive assessment of what is submitted. Houses are needed in the Park and any development will be expected to have measures in place to ensure there is adequate housing for local needs and it is retained as such. 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 acceptable, but this is subject to the detail of what is submitted and what is developed. No further modifications are proposed.

8.5 **(398f)** Objection: Objects, the Local Plan proposes a new community at An Camas Mòr and assumes 100 homes will be built in the next 5 years. An Camas Mòr was identified in the existing local plan and the structure plan. Despite these it has not provided any housing units over the past 10 years. The major infrastructure required to facilities it would require major research prior to submission of any planning application, Clouds Partnership therefore question ability of An Camas Mòr to provide effective housing numbers. Table 4 of the Local Plan does not provide for Aviemore, with all the Aviemore capacity being accommodated in An Camas Mòr. Whilst it could be a sustainable and viable new settlement, it cannot and should not accommodate all housing options of Aviemore housing market area. SPP3 clearly states that a choice of residential developments is desirable, would object to over reliance on An Camas Mòr for provision of all housing numbers for Aviemore. Urge CNPA to allocate land at Kinakyle as an effective housing site.

8.6 **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 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. 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. 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. There are housing sites in Aviemore and other settlements within Badenoch and Strathspey that will continue to provide for housing development within the area. Kinakyle is outwith the established settlement boundaries for Aviemore. 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