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
Cairngorms National Park Authority
14 The Square
Grantown-on-Spey PH26 3HG

Email: planning@cairngorms.co.uk
Tel: 01479 873535
Fax: 01479 873527

www.cairngorms.co.uk

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

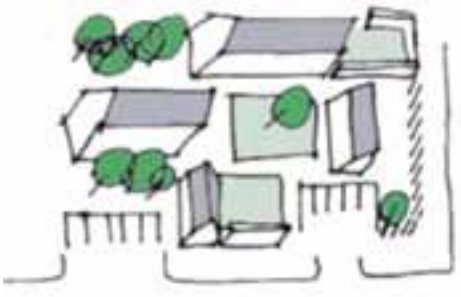
12. A site analysis should be undertaken, including existing microclimatic conditions, relationship to neighbouring buildings and countryside, use patterns of the site and transport analysis, including opportunities to enhance pedestrian and non-vehicular experiences. An explanation of the proposed development's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

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.

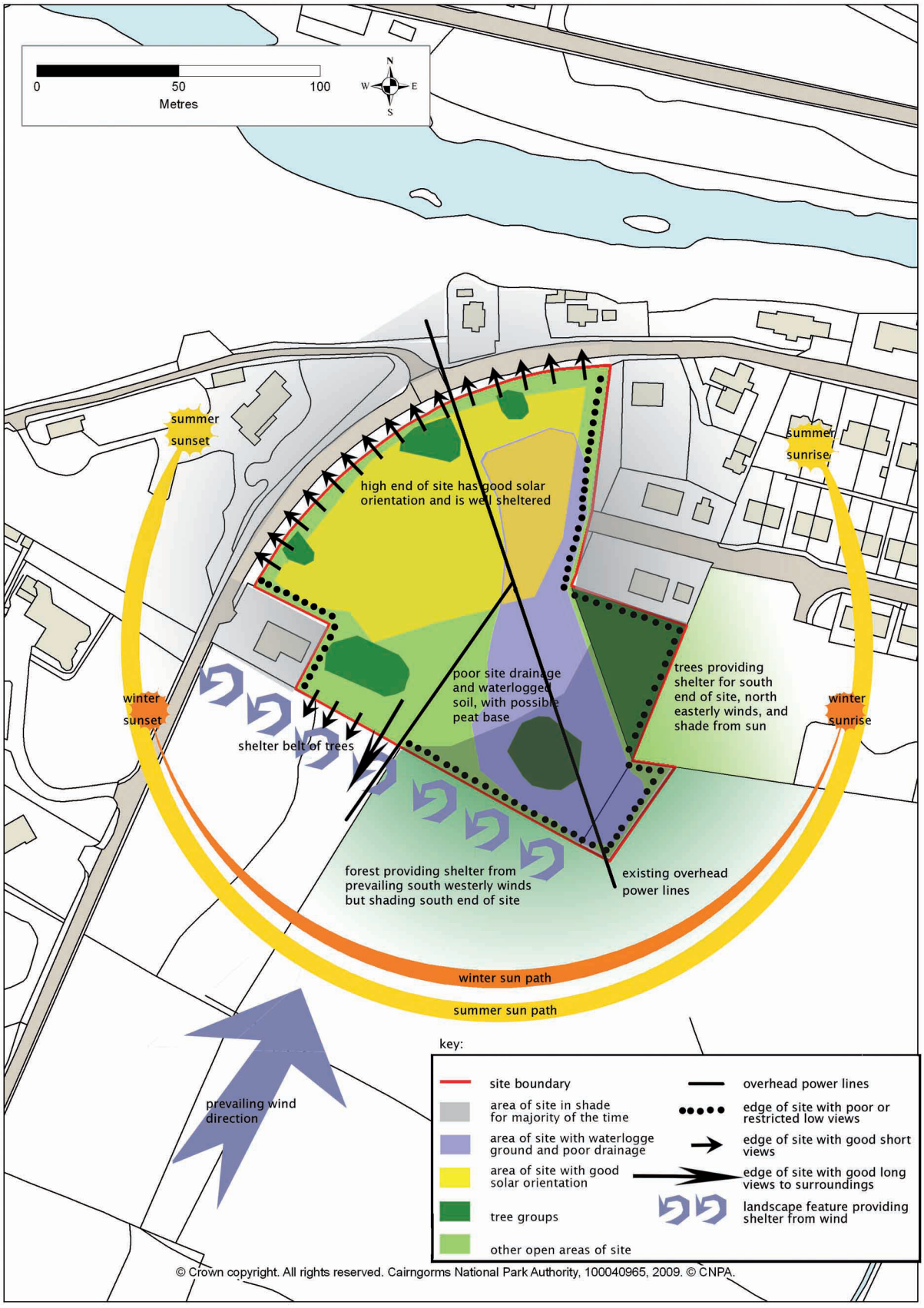
Services

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