

PLANNING

Cairngorms National Park
Local Development Plan

DEVELOPMENT BRIEF - GRANTOWN-ON-SPEY HI
Non-statutory Planning Guidance

Cairngorms National Park Local Development Plan Development Brief for Grantown-on-Spey HI

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

This document contains mapping data reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 1000040965. Any unlawful use or copying other than for the purposes of viewing and printing is prohibited. The document is for reference purposes only. No further copies may be made. The representation of features or boundaries in which the Cairngorms National Park Authority or others have an interest does not necessarily imply their true positions. For further information please contact the appropriate copyright holder. The maps in this publication are for information only and should not be used for navigational purposes.

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

© CNPA 2015. All rights reserved.

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

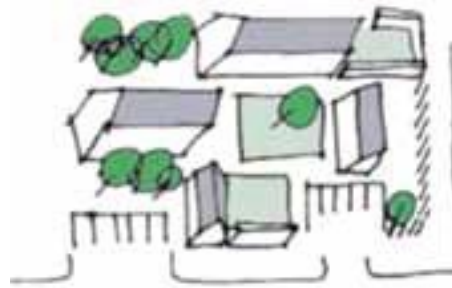
9. A scheme of phasing must be agreed between the planning authority and the developer, reflecting the capacity of the site, the Local Plan housing land supply requirement and market, community and other relevant factors.

➤ 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

Granttown-on-Spey HI

Site constraints and opportunities

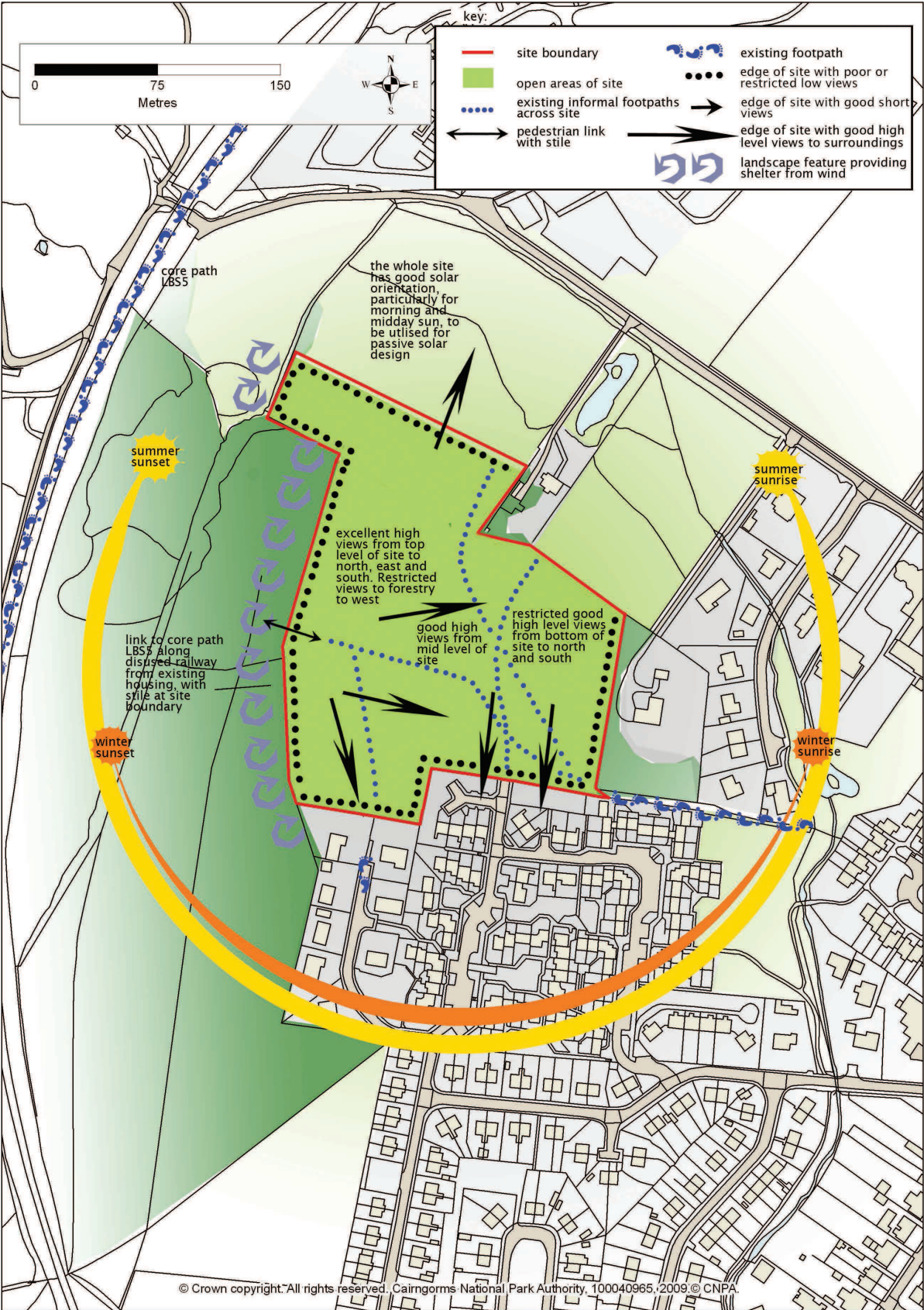
Physical conditions

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 Kynlra 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.

Granttown-on-Spey HI – 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 Seafeld Avenue and developers should make themselves aware of options and challenges for access at an early stage. A Transport Assessment will be required.
47. 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 paths across the site, including through the northern boundary, should be integrated into green corridors to be introduced across the site.

Granttown-on-Spey HI – Requirements plan

