

PLANNING

Cairngorms National Park  
Local Development Plan

DEVELOPMENT BRIEF - NEWTONMORE HI  
Non-statutory Planning Guidance

## **Cairngorms National Park Local Development Plan Development Brief for Newtonmore HI**

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

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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

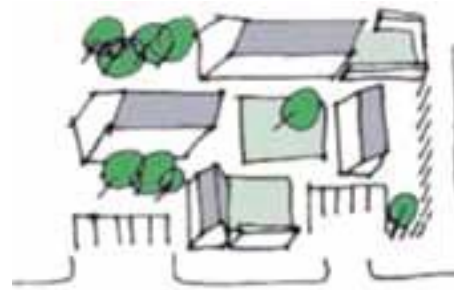
9. A scheme of phasing must be agreed between the planning authority and the developer, reflecting the capacity of the site, the Local Plan housing land supply requirement and market, community and other relevant factors.

#### ➤ 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

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

## Newtonmore HI

### Site constraints and opportunities

#### Physical conditions

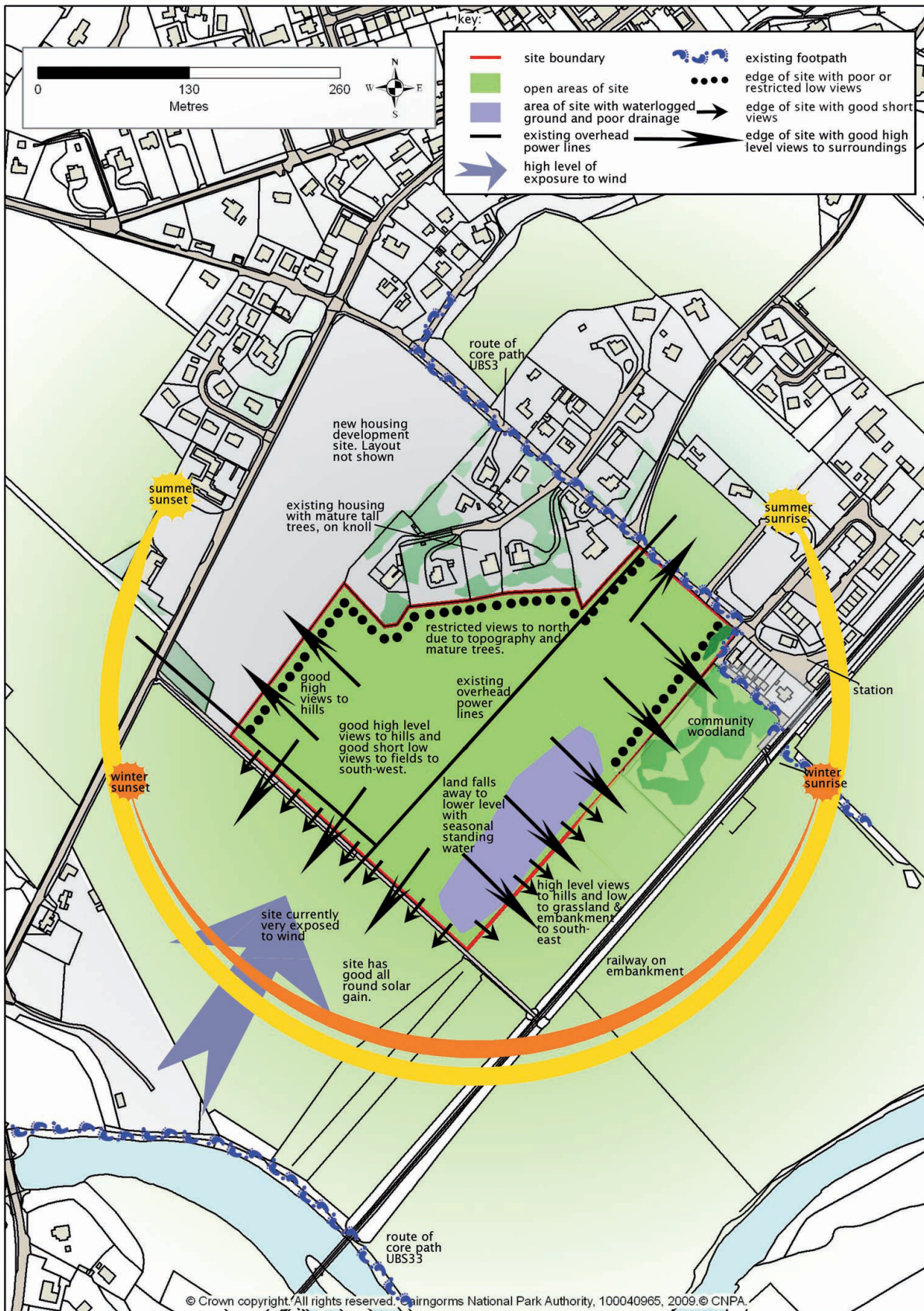
33. Ground conditions, topography, surrounding planting and services are all significant factors. With the exception of the area around the knoll on the northern boundary, there are excellent long views in all directions from the site to the mountains to the east, north and west and lower hills to the 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 interrupted 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 should provide shelter in a way that maintains good low views to surrounding fields.
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 HI – 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. Most of the site should be low density with slighter higher density to the western corner. The total capacity of the site is expected to be around 40 units.

### 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 2.5 storeys.
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 HI – Requirements plan

