
PLANNING

Cairngorms National Park Local
Development Plan 2016

Draft Development Brief: Carr-Bridge HI

Consultation

24 November 2016 – 3 February 2017

HI Carr-Bridge

Development Briefs

Development Briefs have been prepared for some sites allocated within the Local Development Plan.

This development brief is for Site HI in Carr-Bridge (**Figure 1**).

Section 1: Site constraints and opportunities

Physical conditions

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 northern half of the site, where the more open aspect presents the opportunity for maximising solar gain and daylight.

Services

Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Policy 10: Resources. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.

Existing low voltage network and transformer serving the existing cluster of properties on Carr Road on the north boundary of the site would need to be assessed as part of any connection design. It is likely that this will need to be upgraded although the extent of the upgrade will depend on demand requirements from the development site. Connection from the high voltage overhead network at Ellanwood Road may also be considered.

Natural heritage

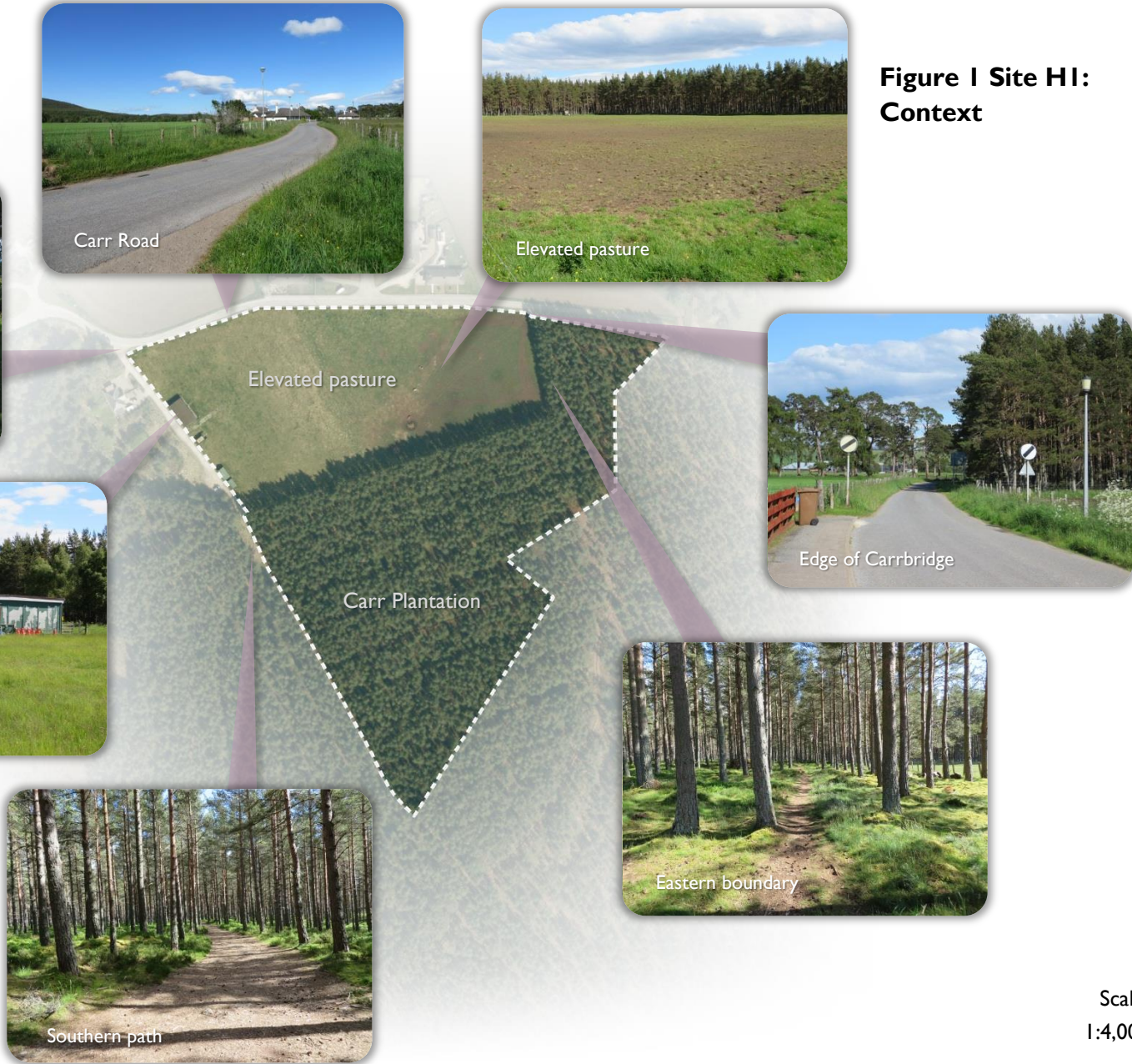
Carr-Bridge is characterised by the woodland setting with housing development currently set within this woodland to create a very attractive environment. The development of HI

should complement and enhance this character and this could be achieved by a suitably laid out housing development which maintains and enhances the woodland setting. This can be achieved by ideally having no loss of existing woodland but scalloping the existing plantation edge to soften the development and plantation edge through planting. This is particularly important given the edge of settlement location of the site.

The site is not covered by any specific environmental designations but is in the vicinity of the River Spey Special Area of Conservation (SAC) with any watercourses which cross the site ultimately feeding into the Dulnain Water which is part of the River Spey SAC (qualifying interests are otter, Atlantic salmon, sea lamprey and freshwater pearl mussels). Also of relevance in the wider area are the Abernethy Forest, Anagach Woods, Cairngorms, Craigmore Wood and Kinveachy Forest Special Protection Areas (SPA) where relevant qualifying interests relate to capercaillie. It should also be noted that bog habitat is identified



**Figure 1 Site HI:
Context**



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in the Cairngorms Biodiversity Action Plan as a priority habitat with part of the application site involving/abutting bog woodland. It is also an action contained in the Cairngorms Nature Action Plan 2013-2018 to identify sites for creating or expanding bog and wet woods.

There are areas of wet dwarf shrub heath on peat on the site. A National Vegetation Classification survey will therefore be required to accompany any planning application.

Section 2: Development requirements

Developer obligations

A financial contribution towards the provision of a useable footpath link / 'safe route to school' to the village centre from the development site will be required. The September 2016 estimate for the works is £30k. The CNPA would deliver the footpath link in its role as Outdoor Access Authority.

Access and links

Vehicular access to the site is to be made from Carr Road. This road will need to be made up to adoptable standards, with pedestrian and cycle access provided to link with existing and new footpaths (**Figure 2**). Consultation with the Highland Council's Transport, Environment and Community services is required to agree the precise locations.

The provision of full details relating to road access requirements, details of all footpaths and traffic calming proposals will be required as part of any application.

Density and diversity

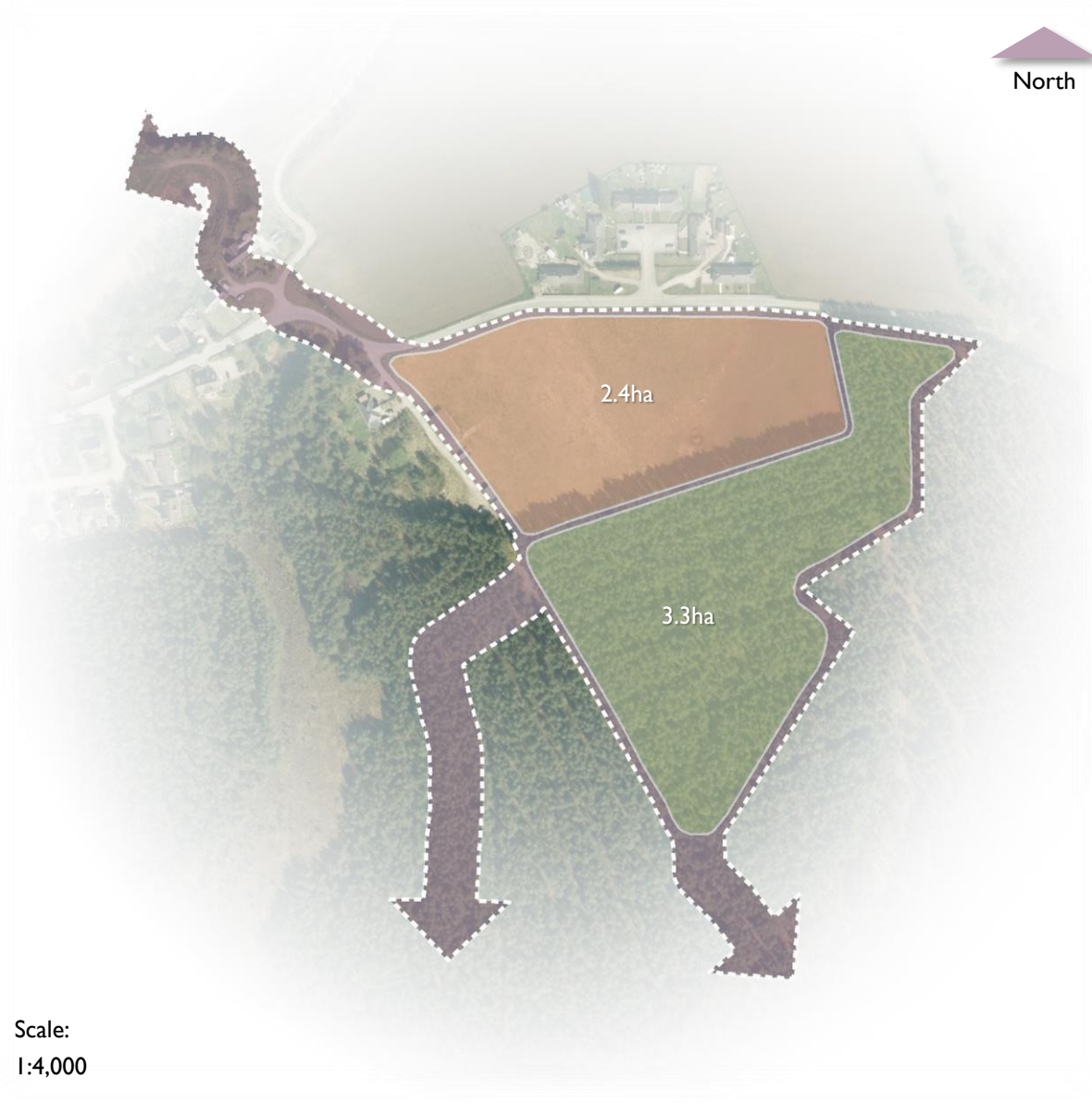
Development should generally maintain the feel of housing within secluded and woodland plots of small semi-detached dwellings that are characteristic of the settlement. Terraced buildings may also be introduced while maintaining local design characteristics.

Development should principally be located in the area of elevated pasture, which has an area of 2.4ha (**Figure 2**). The site's capacity of 72 units that is identified in the

Local Development Plan could be achieved in this area at a density of 30 units per hectare. This density has been achieved in other parts of Carr-Bridge and could help deliver both the smaller 2 and 3 bedroom units which are generally more affordable to working households as well as some larger units. Creating fewer houses on the site would be likely to lead to larger, more expensive properties. They would be less likely to deliver housing for local working households.




The final number of units and the site density will need to be determined by the Development Management process taking into account the contents of the LDP, this development brief and any other material considerations, such as evidence of local housing need. Any proposal should consider a phased approach to the site, with development in 3-5 year phases.

The woodland area of the site, which has an area of 3.3ha, should be managed principally for recreation and conservation. It will help meet the site's open space requirements and maintain the woodland setting of the edge.



Scale:
1:4,000

Figure 2 Site HI: General land uses and footpath links

-  Allocated Site and links to potential and existing footpath network
-  Area principally for housing development
-  Area principally managed for recreation and conservation

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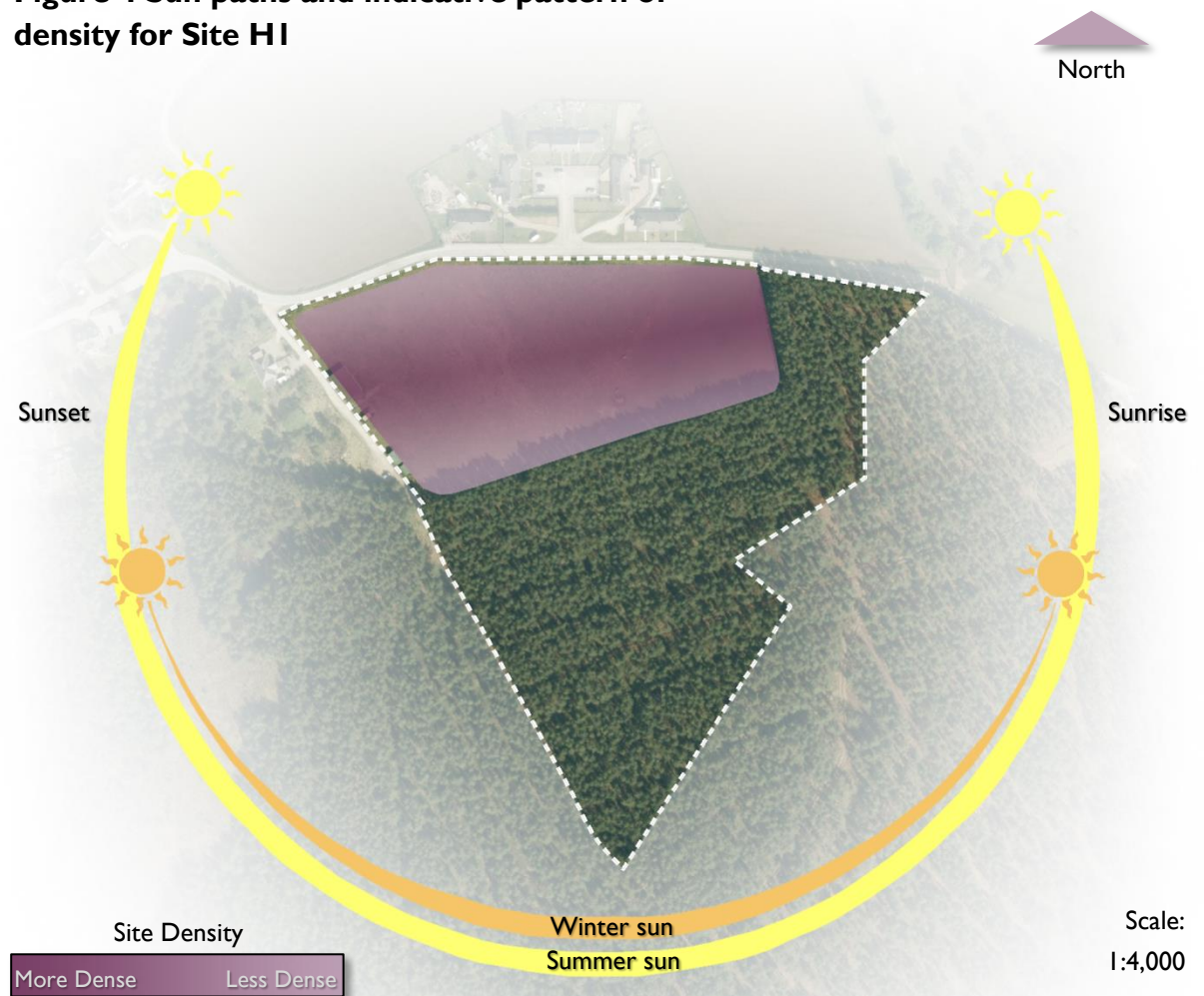


Informed design

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. However, buildings do not need to copy the form of traditional buildings. Alternating building heights are acceptable from 1.5 to 2 storey dwellings with steeply pitched roofs constructed of natural slate or corrugated materials. The location of these should be determined on the basis of the site's characteristics, using the woodland edge to shield the larger buildings from wider views. While the site's south and east woodland edge means that parts of the site will often be heavily shaded, efforts should be maintained to maximise solar gain (**Figure 4**).

External walls should be a lightly shaded colour and incorporate the use of painted render and natural vertical timber cladding. The use of timber cladding for entrance porches and timber detailing at eaves is recommended.

Figure 4 Sun paths and indicative pattern of density for Site HI



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Boundary treatment

The boundaries of the development should be formed by Carr Road in the north and the edge of the pine woodland in the south, east and west. While the woodland provides a well contained backdrop to the site, careful consideration should be given to the Carr Road boundary. This should form the edge of a street and not the back of a suburban type development characterised by wooden fences or stone walls.

In order to soften the Carr Road boundary the planting of additional native trees and other landscaping techniques should be employed. These techniques should form part of an active street frontage, achieved through the use of varied boundary treatments and location of housing on each plot.

Biodiversity

An ecological assessment of species and habitats will need to be undertaken prior to drawing up a development layout to

help inform the layout and mitigation of any impacts.

The development proposals will need to demonstrate that, subject to appropriate mitigation, there will not be an adverse impact upon Special Protection Areas (SPAs) in the area which are designated for their capercaillie interest or the River Spey Special Area of Conservation.

Bat surveys will required for the Boys Brigade building and any mature trees identified for removal would be required before any consent could be granted.

Section 3: General Design Principles

Development opportunities

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.

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 National Park.

Natural heritage

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

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.

A high standard of development is expected – the existing character of the existing settlement should be enhanced and complemented by the new development.

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

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

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

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.

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

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.

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.

Building clusters should be formed and focused on external amenity space. Amenity space should be designed to be useable.

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.

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.

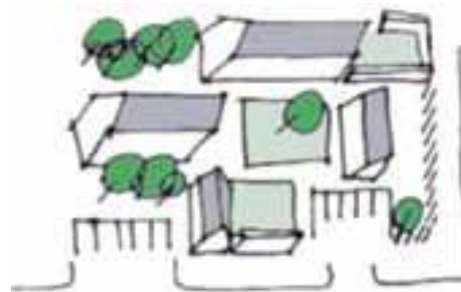


Figure 5 Example of potential streetscape layout. Gardens, shared space and housing are of higher visual prominence than roads and car-parking.

➤ Access and links

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.

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.

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

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

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.

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

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

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.

Further natural green space should be retained to conserve and enhance existing biodiversity.

➤ Biodiversity

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.

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.

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

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.

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.

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

In order to inform appropriate development of the site, the following surveys should be submitted:

- Stage I ground conditions survey
- Drainage assessment
- Ecological and biodiversity survey
- Tree survey