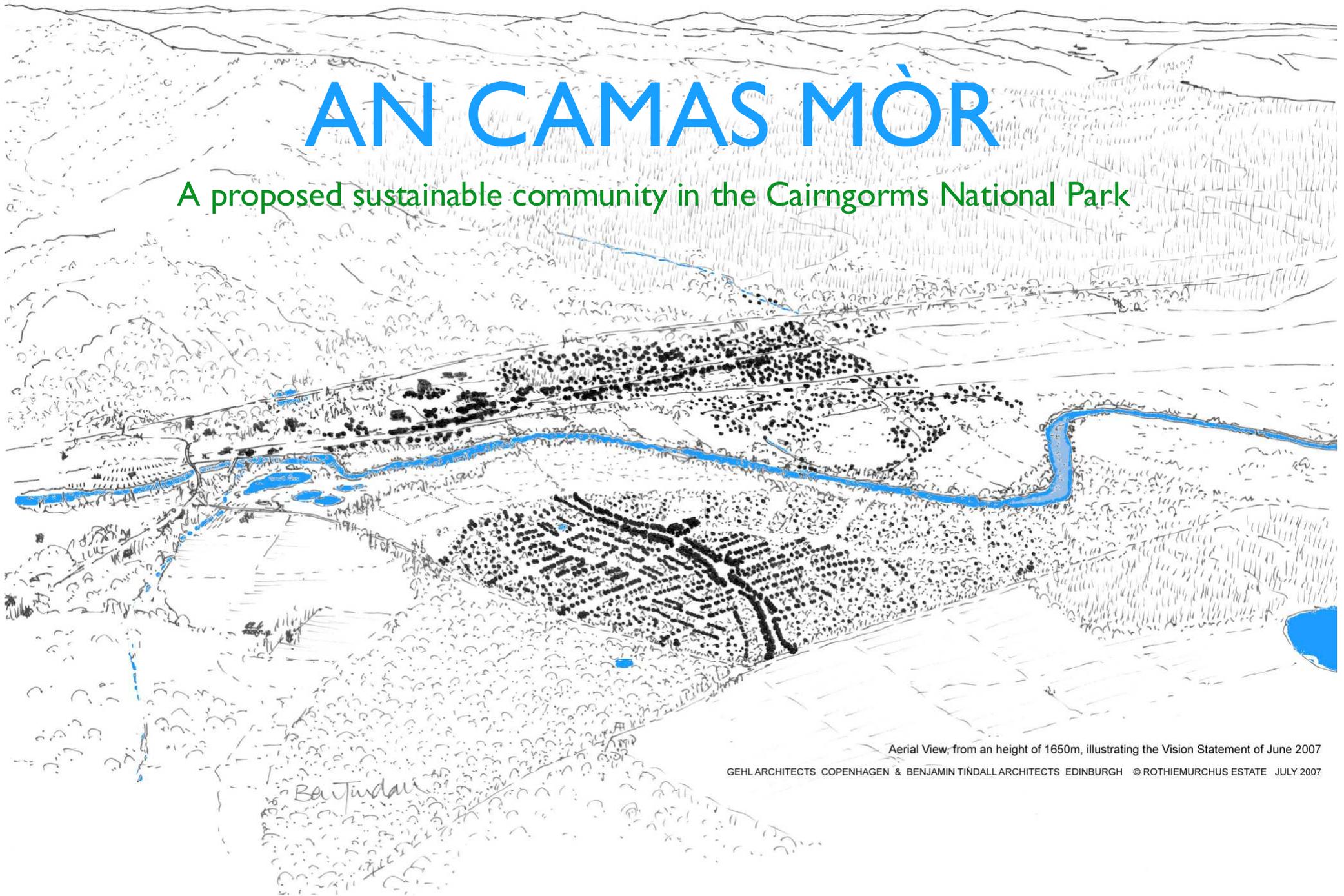


A proposal for a  
SCOTTISH SUSTAINABLE COMMUNITIES INITIATIVE AWARD

# AN CAMAS MÒR

A proposed sustainable community in the Cairngorms National Park



Aerial View, from an height of 1650m, illustrating the Vision Statement of June 2007

GEHL ARCHITECTS COPENHAGEN & BENJAMIN TINDALL ARCHITECTS EDINBURGH © ROTHIE MURCHUS ESTATE JULY 2007

Recreation  
with dense  
space  
cycle path

Bar  
Bar  
Garden  
Market

Health facility  
Urban in Wesley's  
array is an  
excellent couple

Urban facility  
to the  
community  
to the  
community  
to the  
community

Health/  
Dentist/  
Doctor

Health  
Dentist  
Doctor

wee  
shops

wee  
shops

ice rink

ice rink

college  
community  
library

college  
community  
library

Retirement  
150 units

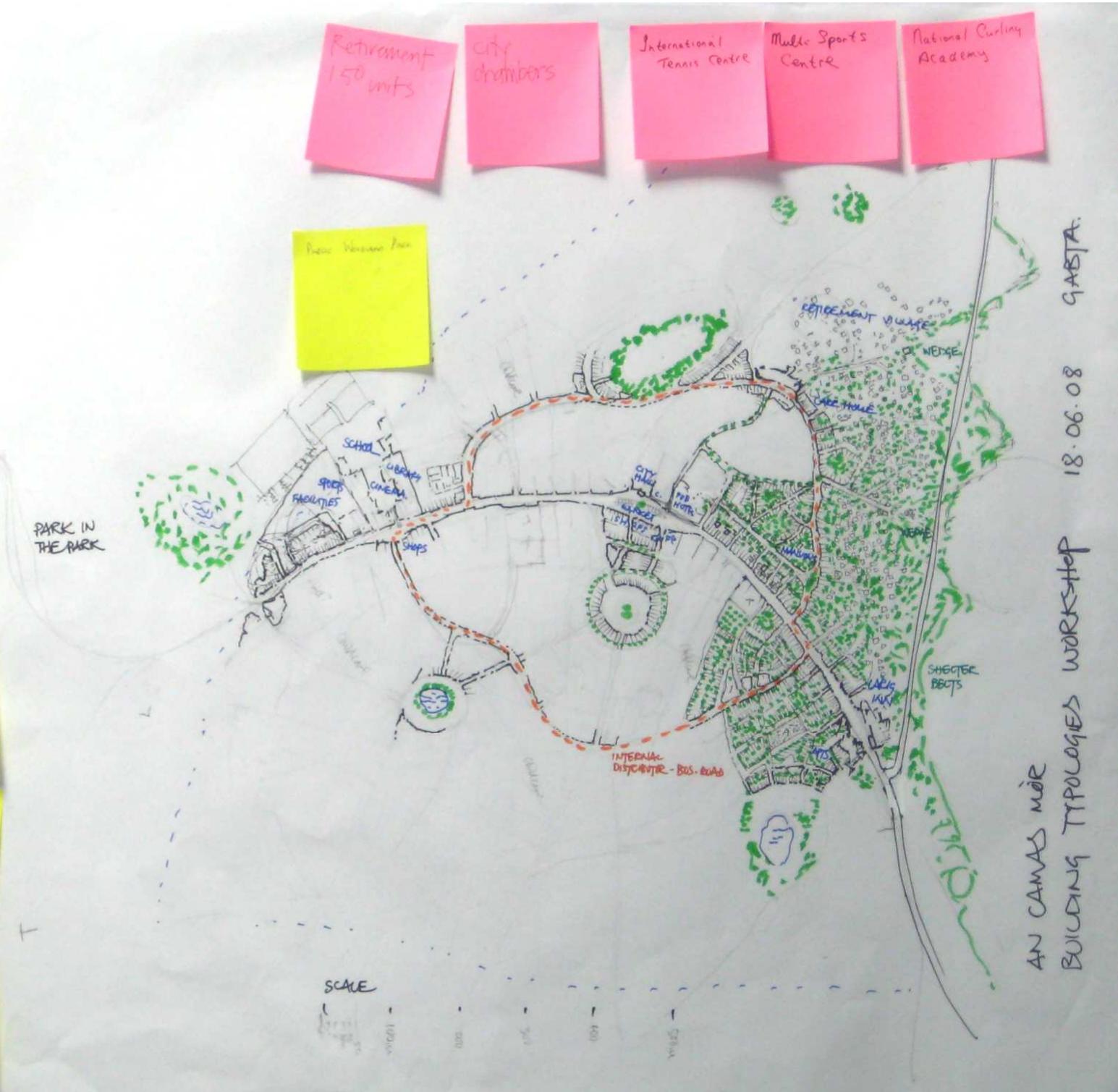
city  
chambers

International  
Tennis Centre

Multi Sports  
Centre

National Curling  
Academy

Public Welfare  
Park



AN CAMAS MÙR  
BUILDING TYPOLOGIES WORKSHOP 18.06.08 GABTA.

# TABLE OF CONTENTS

## BACKGROUND

The early ideas for a new community  
The Badenoch and Strathspey Local Plan  
The Cambusmore Action Group  
Public involvement in preparing this vision  
Vision document prepared by Gehl architects  
Partnership working with public bodies  
Status in the Cairngorms National Park Local Plan

- Q1 How does the proposal contribute to meeting identified regional or local housing requirements taking into account the economic opportunity of the area?
- Q2 What makes this a sustainable location?
- Q3 How does the form and layout of the development and building design contribute to the highest standards of quality and sustainability?
- Q4 How does the proposal address long term sustainability?
- Q5 How will the proposal be delivered?

## SUMMARY & SUPPORT BEING SOUGHT



## THE EARLY IDEAS FOR A NEW COMMUNITY

When Highland Regional Council began its review of the Badenoch and Strathspey Local Plan in the early 1990's Aviemore was agreed as the economic driver for the area and as the main growth point. The development options considered for Aviemore identified the Achantoul Burn as the logical physical limit to the north, the A9 to the east and the River Spey flood plain to the west. It was agreed that growth beyond these limits justified a major new community development. After a detailed search, which considered a number of sites to the north and south of Aviemore, the An Camas Mòr site was chosen. Although a fairly major change in the settlement pattern of the area it was agreed that a new community here would help refocus Aviemore towards the Spey and open up a major recreation corridor along the river and its flood plain. At that time the site was known by the anglicised name of Cambusmore.

## BADENOCH AND STRATHSPEY LOCAL PLAN

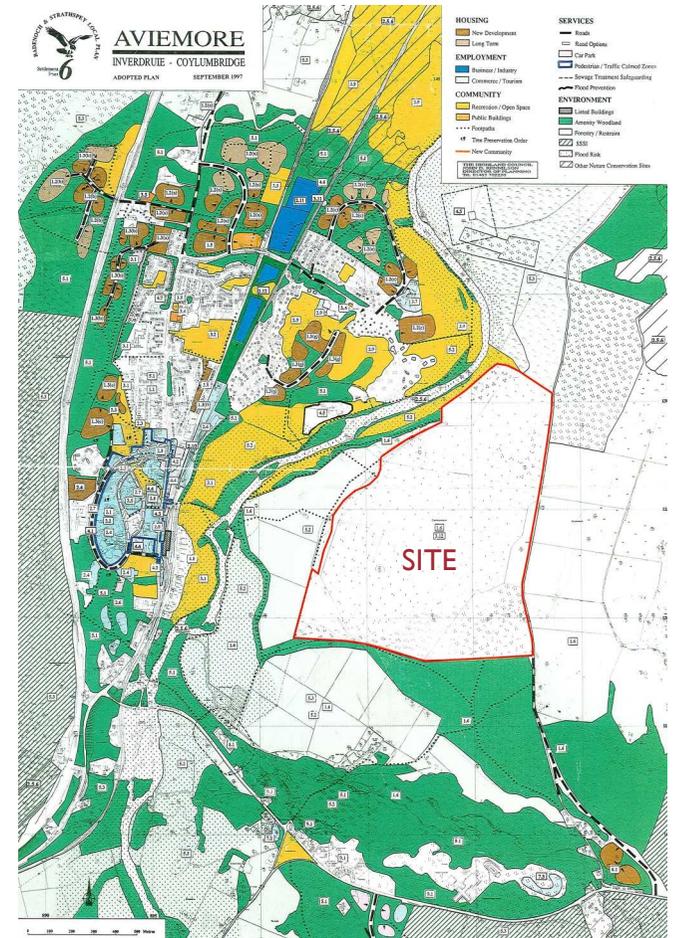
This Local Plan was adopted by the Highland Council in September 1997 following a Public Local Inquiry which confirmed the new community proposal at Cambusmore designed as a free standing village with housing, community and employment opportunities. This Plan will remain in force until the Cairngorms National Park Local Plan is hoped to be adopted during 2009.

Policy 6.3.12 requires An Camas Mòr Master Plan to incorporate 3.2 Ha of land sufficient for secondary school buildings and related playing fields. Policy 6.5.2 safeguards the River Spey and River Druie corridor and the adjoining open land for future agricultural, amenity and leisure purposes. This will include a substantial buffer zone to secure a high amenity setting for Cambusmore. Scope exists in this corridor for riverside walks and amenities; a footbridge spanning the river to Cambusmore; leisure & sport facilities; woodland planting; and a lochan by the Spey. The Local Plan Map for Aviemore clearly identifies the boundary of the new community master plan area, the buffer areas around the new community and the road realignment at Coylumbridge. The site is 105.4 hectares of gently sloping ground at present comprising woodland, trees and open moorland.

Policy 6.1.6 of the Local Plan deals with Cambusmore and states:

*“The Council will support the development of a new community at Cambusmore, subject to a formal environmental assessment demonstrating that it would not give rise to any unacceptable impacts. It is not expected that any housing would be developed on the site until after 2005, but it may be appropriate to make a start on screen planting before then. The new community should be laid out and designed in accordance with an agreed master plan, which will include allocation for:*

# BACKGROUND



BADENOCH & STRATHSPEY LOCAL PLAN, 1997

- *Housing, social and community facilities, commercial, business uses, (including perhaps an environmental research and science campus as possible outpost of any future University of the Highlands and Islands) and recreation.*
- *Major reconstruction of the B970, including realignment of the ski road junction at Coylumbridge*
- *A network of connecting distributor and local access roads.*
- *Extension of the water main from Inverdrue and a storage reservoir, together with a dedicated sewage treatment works or a link to facilities serving Aviemore*
- *An extensive network of segregated footpaths and cycle ways including a bridge over the River Spey*

*Major buffer zones (safeguarded from development) to maintain the community's setting, provide separation from adjoining villages and nature conservation sites, and give opportunities for future leisure facilities.*

*Major landscaping, recreation and leisure areas including integration of lochans, recently afforested areas, and new planting associated with the principal land forms (including the escarpment), and the B970 margins.*

*Substantial areas of woodland shall be planted to provide the new community with a woodland setting and to ensure that it does not intrude to an inappropriate degree in important views from the*

*west (particularly the A9) and east (particularly the B970).*

*Section 50 Agreements will be sought with developers or the landowner in relation to the provision of roads, infrastructure, social and community facilities and landscaping; and to restrict land use change in peripheral areas important to any new community's setting.*

*Any proposal should be pursued as a free standing village initially although a possible long term road bridge over the Spey could improve links with Aviemore eventually."*

### **PUBLIC INVOLVEMENT IN PREPARING THIS VISION**

The new community is founded on the wish of the local people to ensure that essential housing is provided in a planned way that benefits Aviemore, and the local community is kept informed and involved in the emerging master plan. The local community has been involved in the developing vision for An Camas Mòr since 1999 when the Cambusmore Action Group was set up. Two public workshops and meetings have been held in Aviemore to help establish the vision. A further meeting is planned for November 2008 to present progress on the environmental statement and Master Plan. This is recorded on the website at [www.ancamasmor.com](http://www.ancamasmor.com).



CAMBUSMORE CONSULTATIVE MEETING, SEPT 2005

### **THE CAMBUSMORE ACTION GROUP**

This Group was set up in 1999 by The Highland Council following adoption of the Local Plan. The Group included local community representatives, public agencies and Rothiemurchus Estate. It set out the broad vision for Cambusmore and the scope of the detailed survey and other work required for the environmental assessment and Master Plan. Following its conclusions the Estate commissioned a carefully chosen team of specialist advisors to begin this work with a feasibility and technical effectiveness study completed in 2004, a detailed vision document 2006, and the preparation of the Environmental Statement and Master Plan, currently underway and to be completed in 2009.

### **NATIONAL OUTCOMES**

The proposals are intended to produce a highly sustainable community in the Highlands, in a natural environment with low ecological impact. It is intended to provide good housing,

for all sections of the community, with an emphasis on affordable housing, entrepreneurial and employment opportunities, and good facilities for children and assist families to lead healthy and fulfilled lives. It is proposed that the place will have a strong local identity, which people will be proud of, locally and nationally.



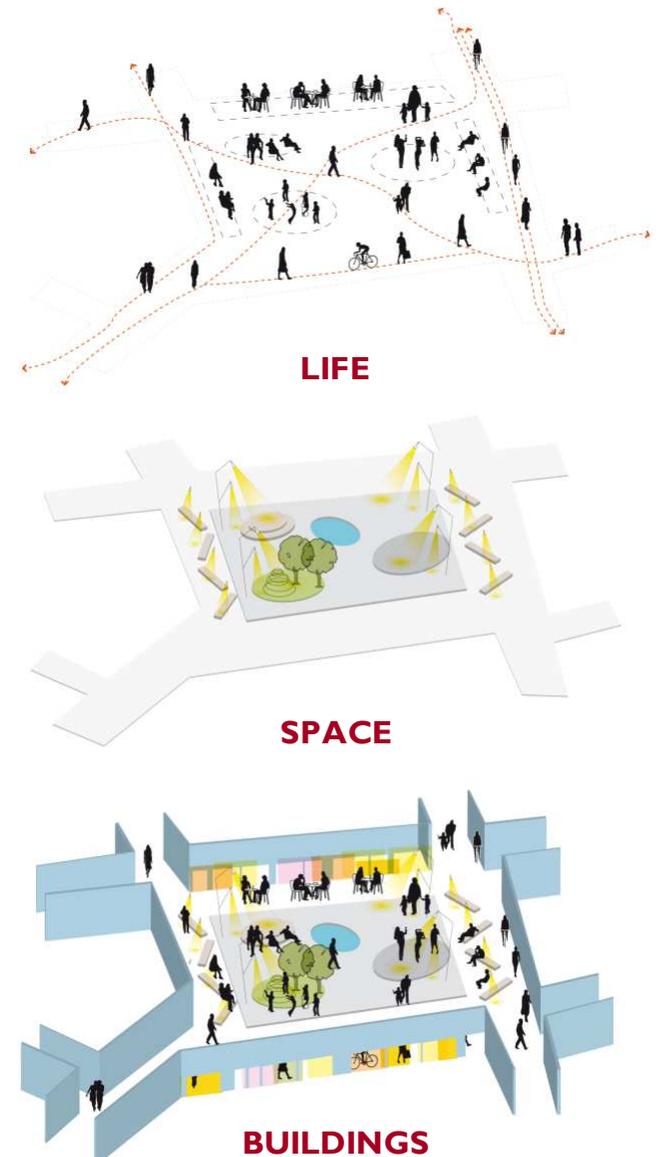
DAVID SIM OF GEHL ARCHITECTS ON SITE

## THE VISION FOR AN CAMAS MÒR

To fulfil these ideals, Gehl Architects based in Copenhagen were commissioned to formalise the ideas and concepts discussed as a Vision, to provide a sustainable new community in the Highlands.

- **Sustainability** is fundamental, socially, economically as well as with regard to energy and the environment it is in. This is assisted providing opportunity for considerably growth on a small footprint within a woodland setting in its own microclimate.
- The creation of a flourishing **Community** is also key, and this is achieved by the density formed around a traditional High Street, designed to be mainly accessible by foot.
- The **Highland** setting is a huge asset. With its small footprint the community minimises disturbance of this environment, and with its woodland setting it will have minimal impact on it.

Gehl Architects' core design principle is creating '**A GOOD HABITAT FOR HUMANS**', an approach which they have pioneered and for which they are internationally well known. This good habitat is to be achieved by concentrating on **Life, Space** and then **Buildings**, in this order. People, life and vitality are the biggest attractions in a town or village, and the main generating force for the



design. The settlement will be for every kind of person and fulfil a wide range of needs, including employment. The wide variety of spaces required to deliver this are the most important components of the settlement. The quality of streets, the squares, the gardens and the woods are critical to achieving the quality



WORKSHOP SITE VISIT, JUNE 2008

of life and vitality intended. The buildings help make many of the spaces, as well as fulfilling the needs of the community.

### **PARTNERSHIP WORKING WITH PUBLIC BODIES**

The proposal is being taken forward with the full support of the Board and officials of the Cairngorms National Park Authority (CNPA) and The Highland Council. The CNPA's officials are working closely with the Estate's team of consultants and the design team in a collaborative process involving themed

workshops and wide discussion to ensure that the new community reflects the aims of the Park Plan as well as the vision. These workshops have included officials from the relevant service departments of The Highland Council, SNH, SEPA, Forestry Commission, Utility Companies, Housing Associations, Community Health, Protective Services and Highlands and Islands Enterprise.

### **STATUS IN THE CAIRNGORMS NATIONAL PARK LOCAL PLAN**

The site is specifically allocated in the Deposit Draft Local Plan (with modifications). A Master Plan is required to demonstrate the creation of a sustainable community including economic development opportunities and community facilities. The Master Plan must recognise the opportunity for small scale builders to work together to bring forward the delivery of the settlement. The Planning Authority must be satisfied that development will not adversely affect the integrity of the River Spey SAC. It must be designed to the highest standard to mitigate any significant effect on the environment and protect the overall integrity of the National Park and National Scenic Area.

The site is planned to provide for a large proportion of the needs of affordable housing and economic growth in the National Park Plan

and will contribute to the delivery of the Park Plan.



EXAMPLES OF WOODLAND HOUSING

# Q | How does the proposal contribute to meeting identified regional or local housing requirements taking into account the economic opportunity of the area?

An Camas Mòr is central to meeting the housing needs of Badenoch & Strathspey and the future of local prosperity and employment. It is also central to the Cairngorms National Park Authority's planning requirement for fulfilling the foreseeable community needs in the area.

## LOCAL HOUSING NEED ASSESSMENT & HOUSING LAND AVAILABILITY IN THE LOCAL PLAN

The Cairngorms National Park Local Plan calculates that there is a total housing requirement in the Park area for 1640 units over the period 2006–2016, of which 85% will be in Badenoch and Strathspey. To help meet this need land is allocated at An Camas Mòr for 1500 homes over 20–25 years (400 during the period up to 2016) and a target is set for 100 affordable homes to be completed in the next 5 years. Thus, An Camas Mòr is expected to provide a significant proportion of land for housing in the National Park over the next 25 years.

## AFFORDABLE HOUSING AT AN CAMAS MÒR

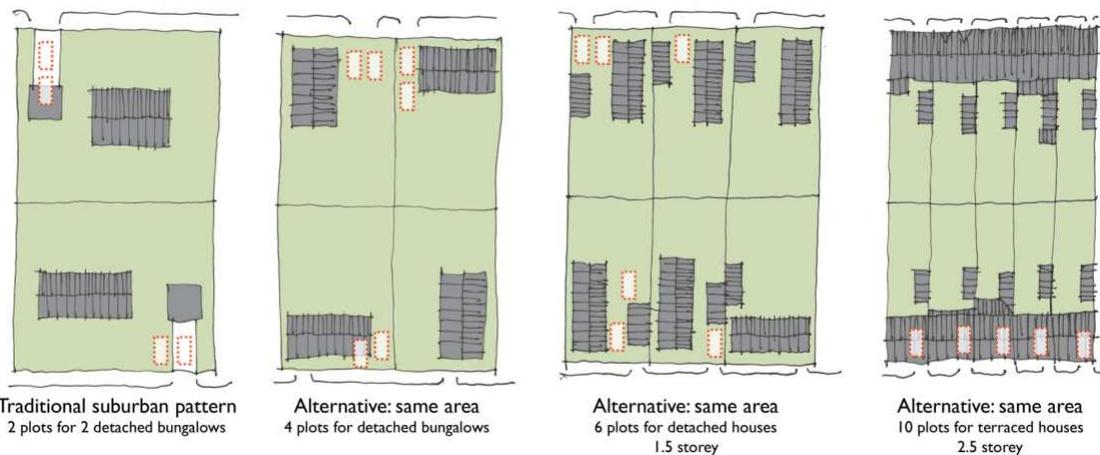
The National Park Local Plan calculates a need to provide up to 132 new affordable house units per annum in the area. As with overall housing need, the bulk of this will be in

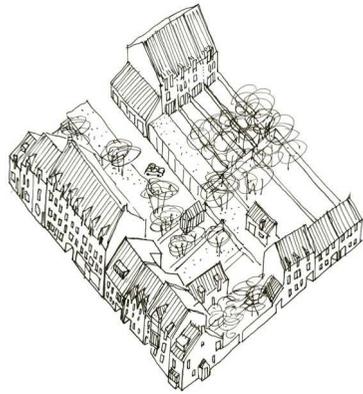
Badenoch and Strathspey. To realise the views expressed by the local community the Estate is proposing a balanced community representing a normal range of age groups, household types and income levels. There is an urgent need for people who find it near impossible to buy in the current market but whose incomes are above levels that would qualify for any priority in the housing list queue for affordable housing. The An Camas Mòr team is working with the CNPA's officers and The Highland Council to find viable mechanisms to deliver the housing mix that is needed. Affordable housing will be interspersed throughout the settlement.

## MASTER PLAN CONCEPT FOR HOUSING TYPES, MIX & DENSITIES

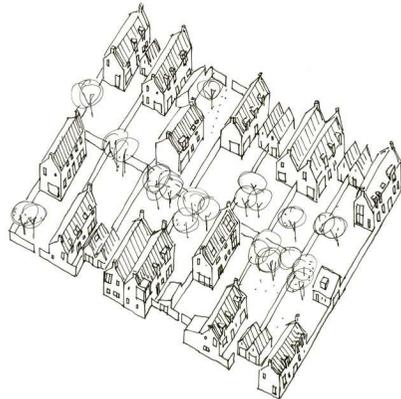
The Vision conceives a balanced community with a high quality attractive public realm of streets squares and open spaces, safe and

accessible, with short pleasant walking distances between home and services, with homes requiring a small footprint, tightly clustered and on a minimum site area. Higher density town houses and apartments with commercial and community space are focused in the centre along the High Street and its back lands, with medium density housing in a further ring and the lower density dwellings set in woodland at the settlement edges. The Indicative Land Use Plan which contains the broad layout proposed in the Master Plan shows the main phasing and density of development. Three levels of residential density are proposed – higher at 35 units/ha; medium at 25 units/ha; and lower at 15 units/ha. Local roads and open space is included in these calculations. Of the 1500 residential units 44% will be higher density; 24% medium and 32% lower.

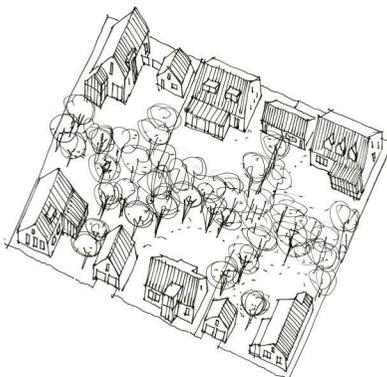




HIGHER DENSITY



MEDIUM DENSITY



LOWER DENSITY

## ECONOMIC ANALYSIS

The economy of the Aviemore area is characterised by a lower income profile with an above average dependency on tourism and leisure, hotels and catering, and land based / estate orientated employment, and a lower than average representation of personal, public and professional services. However of key significance are the jobs potentially available in the area and their mismatch with the lack of locally available skilled and appropriate labour, largely as a result of the lack of local affordable housing.

The need is to provide opportunities to access affordable housing, encourage new skills, talent and labour to locate in the area - both to satisfy available job opportunities and to provide new investment and jobs - and to ensure that An Camas Mòr acts as a driver for continuing sustainable economic development, enhanced economic diversity, and greater prosperity in the Aviemore / Speyside area.

The concept of the new village is one of a high quality living, working, and playing environment, with extensive opportunities for living and working in close proximity, and to minimise the need for commuting into and out of the village. This will be achieved through the provision of employment space in live / work units in larger houses; commercial and studio space on and around, and to the rear of the High Street, and on small individual sites.

Employment will be generated in a diverse range of economic sectors but will particularly exploit the potential of working from home, remote and connected working, high value service based activities; and the high quality National Park location is intended to be targeted at and attractive to entrepreneurial individuals, the self-employed, and others who are likely to start businesses and bring new investment into the area. Equally the affordable housing within the village will provide accommodation for both existing lower paid workers in the area, who currently are obliged to commute or live locally in inadequate accommodation, and also essential workers in the support, retail, and community services required by the village.

As a result it is estimated that optimally only about 4% of the projected local economically active population of An Camas Mòr will commute daily to work outside the central Badenoch & Strathspey area.

## KEY CONSTRAINTS

The timing of public sector commitment to kick start the push for sustainable and balanced communities.

Control of operational and off site costs to enable resources to be focused on delivery of housing that is affordable for people who make their living in the community.

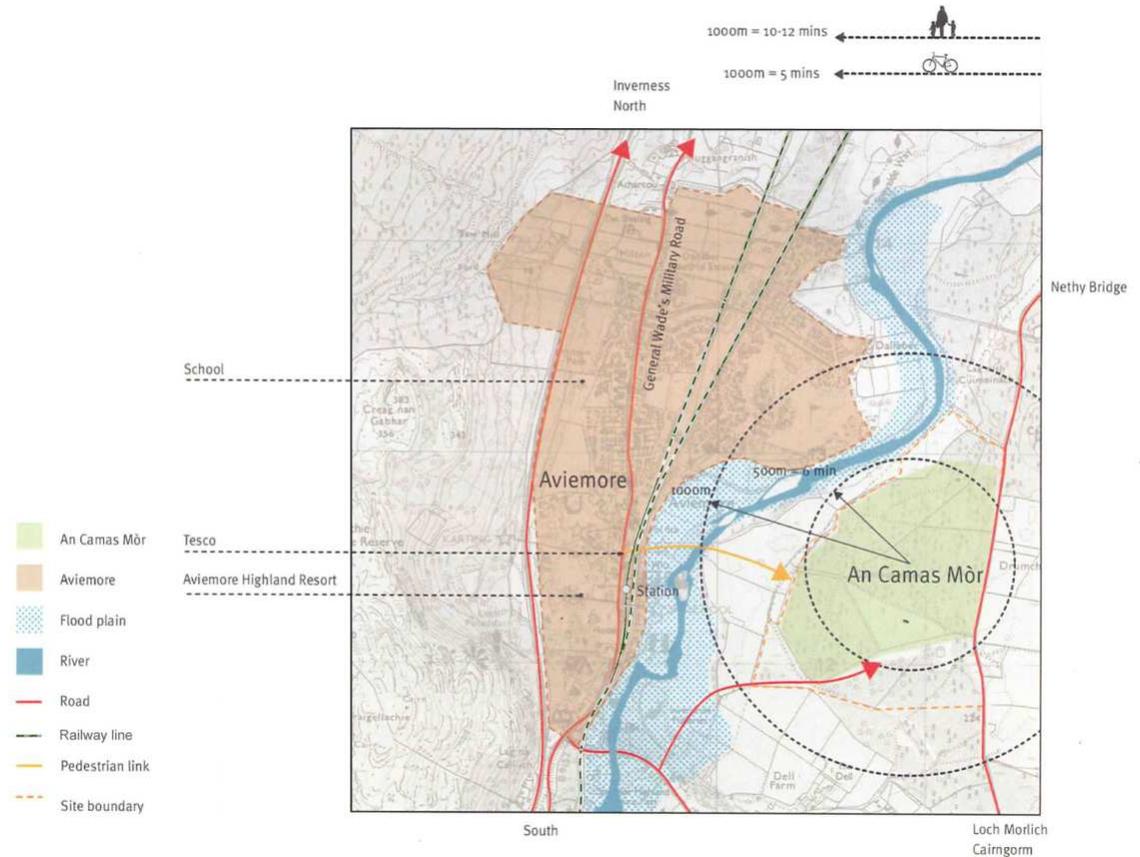
# Q2

## What makes this a sustainable location?

The site is well located for regional and national transport connection due to the proximity of the main railway to Edinburgh, Glasgow and Inverness, as well as London, and the improved A9 road between Inverness, Perth & Edinburgh. Within its immediate environment close to the River Spey it occupies a favoured piece of land on free-draining soil enjoying good climatic conditions. Socially and economically the site is close to Aviemore and the existing community based on activities within the National Park. The site links with Aviemore and so is the preferred growth point for services and housing.

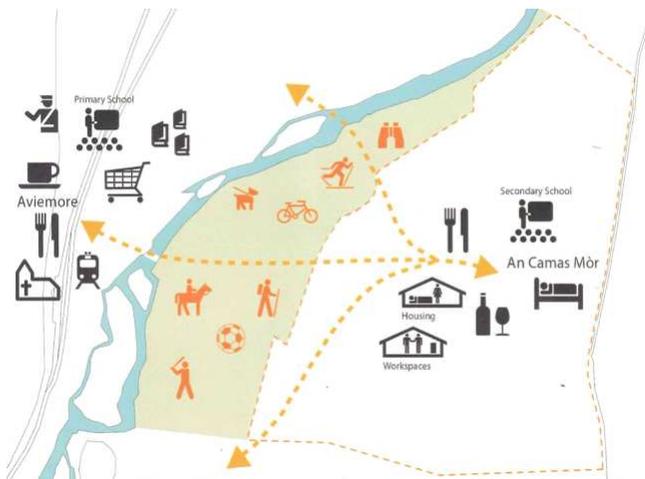
### FIT WITH LANDSCAPE, NATURAL AND CULTURAL HERITAGE

The setting of An Camas Mòr is superb with maturing native woodland on its fringes and a mixture of open woodland and moorland where the development will take place. It has dramatic views out to the Cairngorms to the east and the hills behind Aviemore to the west. The principle is to establish a clustered village in a woodland setting allowing residents close contact with the natural environment, whilst the new community itself does not intrude into views from the surrounding landscape. The preliminary environmental assessment has identified the areas of important habitat such as woodland of higher ecological value which will be protected on the fringe of the new community. Within the development advantage will be taken of natural hollows, water features and mature trees to provide setting for the housing areas. The design will improve micro



RELATIONSHIP TO THE SPEY & EXISTING ROADS, & DISTANCES TO EXISTING FACILITIES

climates taking advantage of sunlight while protecting from wind, and will reflect traditional building patterns and materials. The natural and cultural heritage of the area is as part of the National Park, which will be enhanced by the proposals.



SHARING BETWEEN COMMUNITIES

### SHARING OF COMMUNITY SERVICES

The Local Plan expects a freestanding village with its own community and business facilities. The 2004 Feasibility Study assessed community facilities provision. It is noted that Highland Structure Plan defines Aviemore as the local service centre with functions such as school bank, post office, health centre, and supermarket. The study suggests that An Camas Mòr should be in a position to duplicate higher level local services when over 1000 houses are occupied. The initial focus will be on providing a community building at the earliest stage a building shared with business and perhaps apartments on the High Street. This will provide meeting space and space for day care, playgroup and visiting services. A hotel is proposed in phase I which will also have some limited retail functions. However it is unlikely that a shop will be viable before a much greater population is achieved and Aviemore will continue to provide most retail services. The new Aviemore primary school is

expected to be in place for the first phase of An Camas Mòr and will provide primary education for the children in the first 600 houses. Land between the new community and the River Spey can be made available for a major outdoor recreation area for both communities. The school site is at the western end of the High Street and a range of other community services will be at the school/playing field site. There are developing separate Community Initiatives to use this land to fulfil ambitions for a Spey Park with a new bridge providing a direct link to playing fields and perhaps an indoor multisport facility for the use of local people as well as visiting teams.

### GREEN TRANSPORT CONNECTIONS

Off road walking and cycling opportunities between Aviemore and An Camas Mor will be provided in the first phase. Closer links should also be established through the proposed community park. The Feasibility Study recognised that a good system of public transport to Aviemore and its public transport connections further afield must be in place at the beginning of development to reduce dependence on private cars. A bus route is included at phase I and the Estate will negotiate with the local bus company for a regular half hourly service to the station the shopping area the health centre and the primary school in Aviemore. Innovative solutions such as a community mini bus or community taxi may be considered with the local community transport company. Electrically powered vehicles may be used on these community transport services. The

design concept is for powered vehicles to be subservient to pedestrians and cyclists on the streets within An Camas Mòr. The internal road circuit will be designed for 20mph vehicle speeds. The compact layout of the community will encourage walking as the primary way of getting about because the longest walk between home and community services or business on the high street would be approximately 400 metres, or 5 minutes walking. Commuting will be minimised by provision of a range of employment opportunities within the community to match demand. Off road walking and cycling opportunities to Aviemore will be provided in the first phase. Closer links should also be established through the proposed community park.

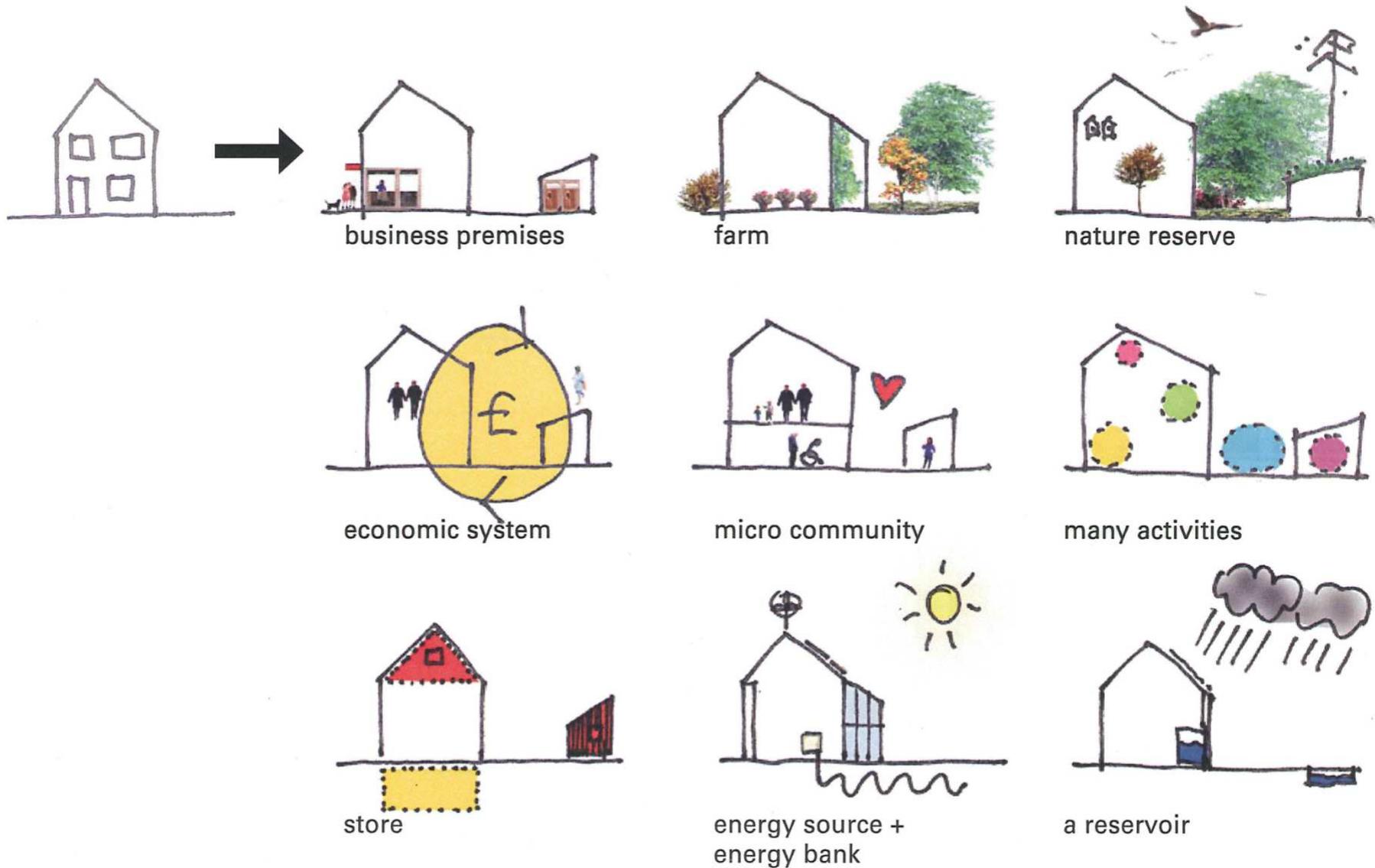
### FLOODING, NOISE, AND LIGHT POLLUTION

The development site has been selected because it lies well above the one in two hundred year (plus ten percent) flood risk area. The access road and footpath cycleway to the site will cross the flood plain of the River Druie. This will be built above the normal flood levels and will be designed to cause minimum constriction to flood waters. The EIA includes a study of flooding, noise, light and air pollution.

### KEY CONSTRAINTS

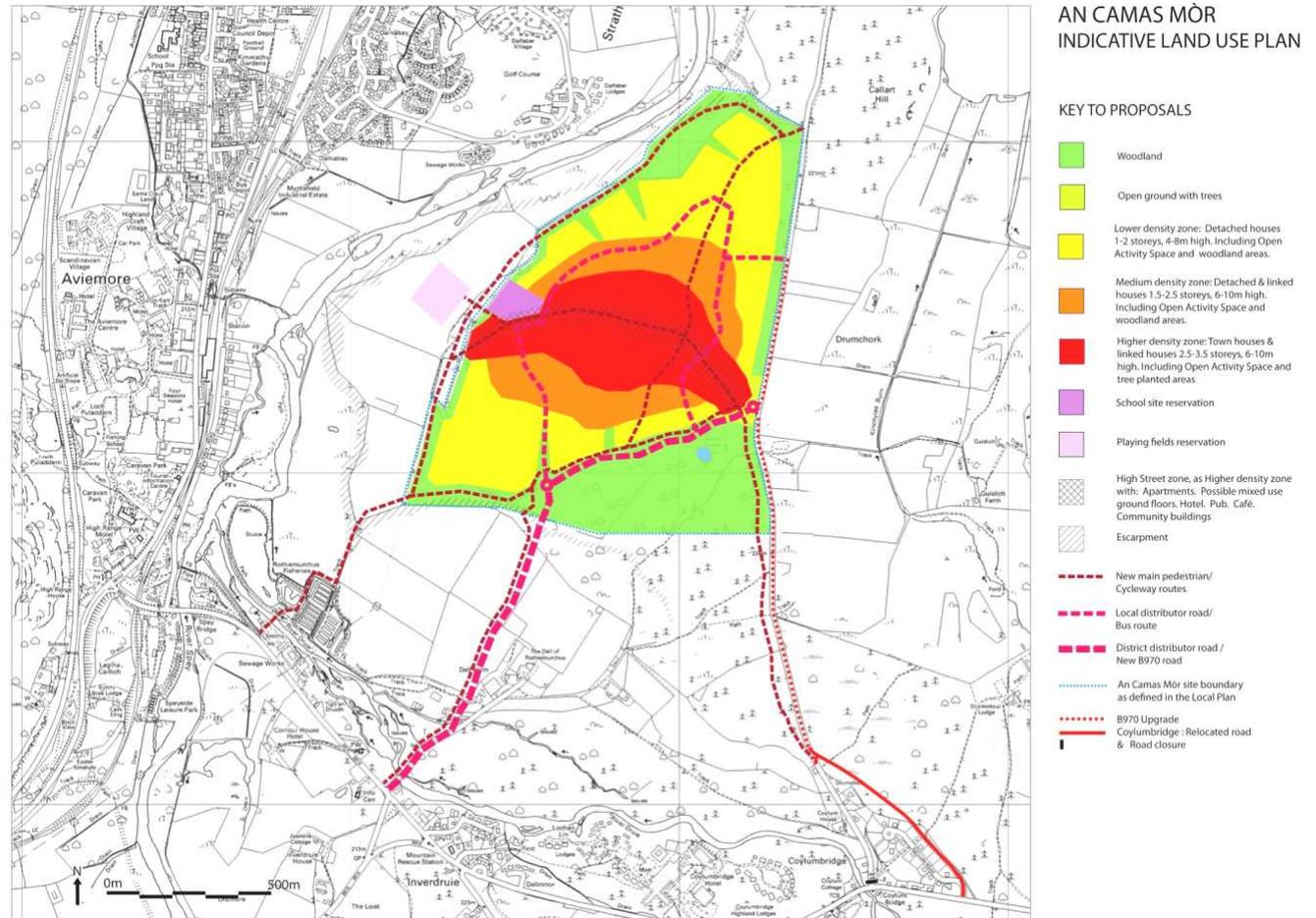
The site has been carefully chosen and plans have been developed to avoid any significant constraints.

# A house is not just a building...



# How does the form and layout of the development and building design contribute to the highest standards of quality and sustainability?

From the start it has been recognised that the design has to be of an outstanding standard if the place is to flourish and be a long-term success. An awareness of Scandinavian standards of planning, design and good construction have formed the background to the proposals. Clear Guidelines will guide the development which will be carried out in a wide variety of ways.



The Indicative Land Use Plan, showing the full extent proposed, by the year 2027  
Version 04.09.2008

## ACCESSIBILITY

Walkability will minimise the need for car use within the community. Discussions will be held with the local access committee to ensure that everyone will have good access to all public areas including the streets and the footpath cycleways, and to the ground floors of all buildings. Surface materials will be selected to provide comfort and safety for all users.

## FORM

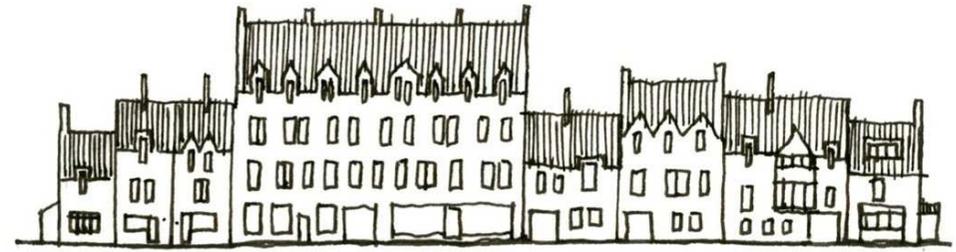
The vision for An Camas Mòr is based on the form of the traditional Scottish Burgh with a gently curving High Street providing the meeting place and the focus for commercial and social activity backed by a dense development area served by narrow streets and pends. The High Street will have a central 'cross', views out to the Lairig Ghru at the east end and across to Craigellachie hill on the west. The grain of the place will be designed to be fine enough to allow people to interact as well as taking into account sunshine shelter and wind. No building will be higher than the natural tree canopy. At the fringes lower density development will merge into its natural woodland setting. Buildings will be located on the edge of their plots rather than the middle, maximising internal garden or courtyard space.

### HIGHER DENSITIES AND MIXED USES

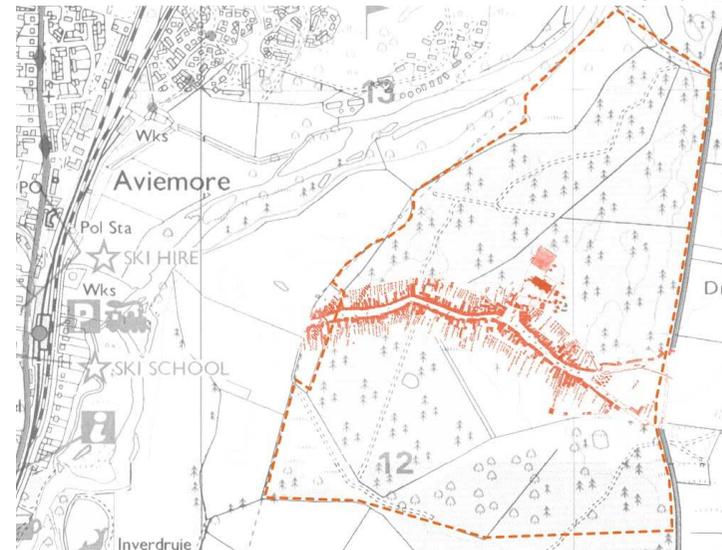
An overall net density in the order of 33 units per hectare is proposed. In the higher density core area there will be a mix of business and public service activity with the housing sharing frontages and apartment blocks. Higher density building, street layout and open areas will be designed to protect against through winds. A diversity of character will be introduced, helping make each part special.

### OPEN SPACES

The vision is for a community in a woodland setting. The protected area of ancient woodland within the community and the new peripheral plantations will provide the key to this setting. Formal recreation spaces, from small local play areas through equipped children's play to teenagers' play facilities and small parks will be provided to The Highland Council's required standards. Areas between the new community and the River Spey will become available to include major recreational use for both An Camas Mòr and Aviemore with playing fields and land for indoor sports facilities and events.



HIGH STREET FACADES PRINCIPLE



STREET PLAN OF LINLITHGOW SUPERIMPOSED TO SCALE ON SITE OF AN CAMUS MÒR



LINLITHGOW CROSS

DOGWELL WYND



VIEWS THROUGH THE TREES

## SHARED STREETS, PARKING & SERVICES

The road hierarchy within the community boundary will be designed for low speed (20mph) and the grid of streets will be designed to ensure that powered vehicles do not dominate cycle and pedestrian traffic. The High Street will be the principal space for human activity. The layout will be easy to penetrate for walkers and cyclists. Parking will be generally integrated with the housing, by the use of pends wherever practicable. Public car parking will be located on the bus route and at places of heavy demand. Services and Utilities will be integrated. The site should be fully connected to high capacity wired broadband to allow every building to access the internet connections that will attract education and consultancy businesses to the area.



## BUILDING DESIGN

The form of the buildings will be mainly pitched roofs and the use of timber will be encouraged. The arrangement of the buildings will maximise the use of the site, generally being on the street or edge of plots, and to encourage community living. The buildings will reflect contemporary lifestyles too, with good connections to external spaces, balconies, verandas, etc.. Buildings will be orientated to maximise solar gain.



## SUSTAINABLE URBAN DRAINAGE SYSTEMS

Generally, surface water drainage will be achieved by localised soakaways, private and public, into the highly porous ground. Wherever practicable, roads and car parks will have porous surfaces. Existing ground surfaces, trees and vegetation will be carefully protected and visible 'engineered' solutions will be minimised.

## HOUSE PLANS

The ability to work from home will be a significant feature of the sustainability of the new community, minimising the need to commute. Some non apartment units may be flexible to allow them to be adjusted to family circumstances and to reduce the need to move home as families grow and decline. Therefore the master plan provides for workspace in the larger higher density town houses and in the medium and lower density houses space will be available for outbuildings. Flexibility will be built in to allow changes over time.

## CONSTRUCTION, USE OF LOCAL RESOURCES & ENERGY GENERATION

The intention is to minimise the embodied energy in construction by use of locally sourced materials, especially locally grown timber, as far as possible and to avoid the use of high energy materials where practicable. High standards of construction are an important part of minimising energy use, and these standards will include excellent standards of sound insulation. Individual buildings will be designed to consume the minimum amount of energy through high standards of design and construction and to gain benefit from passive heat gain. Where appropriate the buildings will use solar panels and perhaps photo-voltaic on roof areas to maximise home generation of energy. A district heating system would be developed using locally produced wood fuel. An opportunity may exist for the generation of hydro electricity.

## MAINTENANCE

The Guidelines will bear in mind ease of maintenance, both private and public.

## KEY CONSTRAINTS

Enhancement of the Scottish Water supply from nearby recently proven bore holes; the planning permission is at the public consultation stage and has not yet been applied for.



# How does the proposal address long term sustainability?

Clustering buildings together, making things dense enough for a community to work effectively, with walking as the main form of movement and access, is the key to making the place sustainable as well as protecting and enhancing the immediate and wider environments.



## USE OF SOLAR GAIN AND SHELTER

The main street of An Camas Mòr will be orientated west to east to maximise solar gain on the High Street, and other buildings will be similarly orientated as far as practicable. The woodland setting gives shelter to the entire settlement and local micro climates will be created to reduce energy loss and maximize the gain from sunlight.

## LOW CARBON ENERGY GENERATION AND MANAGEMENT

An Camas Mòr will have a low carbon footprint. A district heating system may be developed using locally produced wood fuel. Electricity may be generated locally from a hydro-electric source. Individual buildings will be designed to allow for photo-voltaic and solar thermal panels on roof areas to maximise home generation of energy.

## PROTECTING/ENHANCING BIO-DIVERSITY

The environmental baseline studies have identified an area of woodland of higher ecological value in the south east part of the designated area which will be not be developed. Key features of the site such as water features and individual mature trees will be designed into the layout.



Trees have been planted on the site following the 1994 Local Plan Public Local Inquiry request for early tree establishment. The estate removed grazing animals from the site at that time. There will be a loss of some the moorland habitat and some woodland to the development area but this will be offset by provision of compensatory habitat elsewhere on the Estate. There will be minimal loss of locally scarce arable land which also contributes to biodiversity in the locality.

## WASTE MANAGEMENT

A recycling plan will be prepared for the new community in agreement with The Highland Council. The principle will be for waste to be sorted at household and commercial premises level into the various recycling streams and then taken to a number of central collecting points where the Council will remove it for reuse and treatment. The project team has opened discussions to assess the possibility of using a low energy treatment plant as an option for wastewater treatment. Waste during construction will be minimised by design and management.



### COMMITMENT TO MAINTAIN THE ETHOS

Due to the community proposing the project in the first place and their commitment to its development the ethos of the settlement will be very much in its mould. Sustainability and inclusiveness have been concerns of the community from the start and all aspects of environmental impact are being rigorously examined at present. The Cairngorms, Glenmore and Rothiemurchus have a wide range of sporting facilities including the U.K. National Mountain Training Centre at Glenmore Lodge and this will add a distinctive dimension to the ethos of the place that has the potential to be of national significance.

### LONG TERM MANAGEMENT AND MAINTENANCE

A community company will be established with every member. This will set up and oversee the management and maintenance of the shared spaces within the community. It will also manage the community facilities and buildings and the contracts for green transport. Funds will be provided by an annual charge on owners and from grant aid.

### ABILITY OF COMMUNITY TO ADAPT OVER TIME

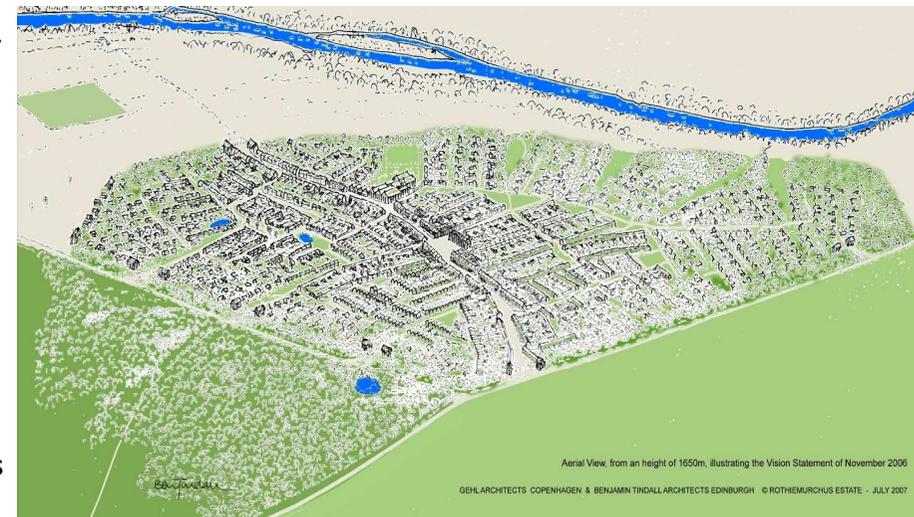
The Master Plan and the Guidelines will have flexibility very much in mind, to allow it to be responsive to the market and changes in society. Likewise, the programme is flexible and envisages continuous and organic rather than staged development. Monitoring of progress in all aspects will be continuous.

### OTHER

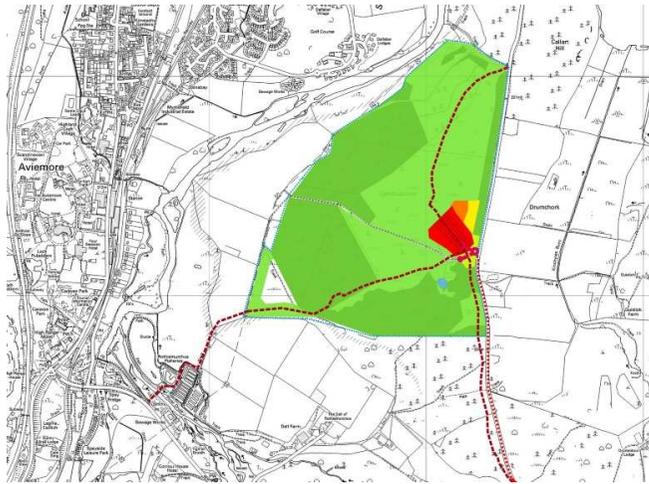
The environmental impact assessment is addressing these and other issues.

### KEY CONSTRAINTS

Whilst individuals express enthusiasm for the new sustainable approach, it is not mainstream and so special measures and encouragement will be needed to enable investors and builders to 'buy into' the vision. These are being addressed.



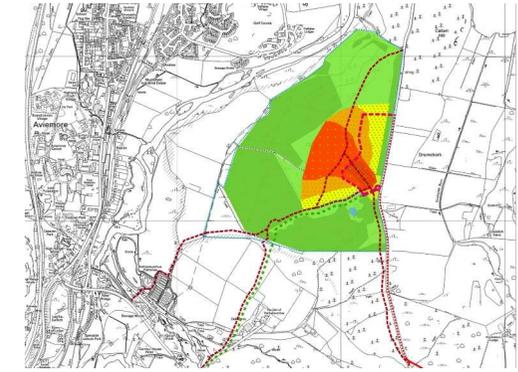
# How will the proposal be delivered? Q5



PERIOD A 2011



PERIOD B 2016



PERIOD C 2018

(For PERIOD D, the final extent, see page 13)

The wider vision can only be delivered by close working between the local community, owners, public agencies and authorities. The more ambitious vision, including the River Spey Park and Sports Hall, can only be delivered by close working between the local and wider communities, owners and public agencies and authorities. Rothiemurchus Estate and the An Camas Mòr professional team are ready to play their part.

## PLANNING STATUS AND PROPOSALS

The new community at An Camas Mòr is included in both the current Badenoch and Strathspey Local Plan and the Cairngorms National Park Draft Local Plan (see above) and is fully supported by the Planning Authorities. An outline planning application with supporting environmental statement and master plan will be submitted early in 2009.

## FINANCIAL VIABILITY

This was proven as part of the feasibility study in advance of committing to the EIA. Discussions are currently taking place that will lead to re-assessment of viability in the current investment climate.

## COMMITMENT OF DEVELOPER/DELIVERY PARTNERS AND ADOPTING PUBLIC BODIES

Rothiemurchus Estate will aim to retain overall control and will play a major part in ensuring commitment to the vision and principles for An Camas Mòr.

## KEY CONSTRAINTS

Whilst this is a long term vision to build a better community over 20-25 years, it needs to be sustainable at every stage, including the planning process and the early phases. Public support is required for the community vision, the developing strategies and principles, demonstrating how they can work and leaving flexibility for future adjustment in line with changes in social and economic conditions.

# SUMMARY

An Camas Mòr is planned to be an exemplar of a new community for a rapidly changing world. New planned communities in the Highlands are not a new concept, there are good exemplars nearby, for example Grantown on Spey, and in a contemporary way An Camas Mòr will show that it is possible to follow in this tradition.

## KEY ATTRIBUTES:

**VISION.** We believe that the vision of An Camas Mòr being **'A GOOD HABITAT FOR HUMANS'** will make it an extremely good exemplar.

**A PLACE TO LIVE AND WORK.** We believe that by making An Camas Mòr a sustainable community with a very high level of local jobs, very little commuting and healthy lifestyles will set it apart.

**LOW ENERGY.** The high density of the development and the resulting walkability and good public transport connections will reduce the overall use of energy in an exemplary manner.

**USE OF LOCAL RESOURCES.** The use of local timber for construction and energy generation would make An Camas Mòr quite distinctive.

**ENDURING APPEAL** The holistic nature of the development in a place as cherished as the Cairngorms National Park with its strong community structures will be particularly appealing as well as enduring.

**19th September 2008**

## SSCI SUPPORT IS SOUGHT FROM THE SCOTTISH GOVERNMENT FOR:

- The proposal as a whole, which is being submitted for In Principle Planning Consent in early 2009.
- The detailed design process from early 2009 onwards following consideration of the In Principle planning application.
- Assistance with the continuing process of public involvement in the detailed design of the community vision.
- Prioritisation of resources for affordable housing in SSC projects to help the promotion of sustainable and balanced communities.
- The Aviemore community aspirations for a riverside Park and a bridge for access to playing fields and an indoor multi-sport facility.
- The public transport links at an early stage
- The imaginative design of streets and roads, and assurance to The Highland Council to enable them to grant Road Construction Consent and adopt them.
- The realisation of the wider national benefit of the area as a prime destination for recreation and sport, and as an icon for Scotland.