

AVIEMORE NORTH *Development Brief*

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FOREWORD

1.1 Government policy is to foster the regeneration of Aviemore as a prime Scottish tourism destination. Complementary investment in the Cairngorm funicular railway and imminent legislation to enable the establishment of a Cairngorms National Park, underline the national significance of bringing Aviemore forward as a world-class resort. This demands the highest quality of infrastructure, management and service provision.

1.2 The Highland Council, HIE network and major partner institutions, including Scottish Homes, have initiated a number of strategies at regional level to enable these objectives to be delivered in a way which is environmentally sustainable, maximises the economic benefits for the Highlands and meets the community's need for balanced development. Aviemore has been accorded high priority in all the agency strategies and been the subject of joint working initiatives.

1.3 At the community level, the Council continues to work closely with local representatives and the other agencies, principally through the aegis of the Aviemore Partnership. Arising from the adopted Badenoch and Strathspey Local Plan, Aviemore is identified as the area's main growth point with supporting land allocations enabling major expansion of the village to the north and subsequently at Cambusmore, with provision for substantial upgrading of services.

1.4 The Local Plan declares the Council's commitment to prepare this Development Brief and to implement its principles through a Housing Strategy Group. This comprises Scottish Homes, the Aviemore Partnership and The Highland Council, working with landowners and developers.

1.5 A joint assessment made by the main agencies identifies a priority requirement for 200 affordable housing units over the next 5 years in Aviemore, for which Scottish Homes have programmed investment of £1m. per annum between 2000/03. This will be pursued through joint venture developments with The Highland Council, Housing Associations, Housing Trusts and the private sector; with the possibility that a further 200 dwellings could be completed independently by private developers during this period.

Developer Requirement

As a guide to the mix of affordable housing to be provided, Scottish Homes and the Housing Authority expect two-thirds of the affordable homes to be for rent and one-third for low cost home ownership (notably 75% in the form of 2-3 bedroom properties). The Planning Authority will seek Agreement with landowners/developers to secure up to 50% of land allocated overall in Aviemore for residential purposes, to ensure provision of 200 affordable homes.

BACKGROUND

2.1 Aviemore continues to experience a significant rate of house-building with an average of almost 40 new dwellings added per annum. This represents a 35% share of all completions in Badenoch and Strathspey over the past decade. The current supply of housing land in the village has capacity for some 400 further houses in the short-medium term. Beyond that period, it is envisaged that growth will be directed to a new settlement at Cambusmore.

2.2 The chronic shortage of suitable housing in Aviemore is demonstrated by the Council's current priority re-housing list of around 220 applicants. The existing housing stock and local needs are acutely mismatched. In an area where comparatively low and insecure incomes and high house prices restrict access to the housing market by local people, the local authority stock has also diminished by 60% since 1981 due to "right to buy" legislation. Further decrease in this sector could occur. Approximately 85% of dwellings in Aviemore are estimated to be privately owned, with less than 15% available for "affordable" rent. These long-standing difficulties in securing land and property for local needs are compounded by exceptional external pressures, notably second or holiday home ownership, which already accounts for 33% of the village's total housing stock.

2.3 Further expansion of local housing needs is anticipated as part of the projected regeneration of the village economy, with some requirement to accommodate incoming workers where jobs cannot be met from the local labour force. The proposed £40m redevelopment of the Aviemore Mountain Resort is expected to lead to the creation of an estimated 300 jobs during the next eighteen months. Other prospects in view are the establishment of a Call Centre (up to 300 jobs); expansion of visitor facilities at Dalfaber (60) and spin-off benefits from the funicular railway now under construction at Cairngorm.

2.4 Major intervention by the housing agencies is essential to ensure adequate housing infrastructure to meet the back log of existing local needs and support imminent economic growth. The provision of 200 affordable homes is dependent upon securing some 7.5 ha. of housing land ie. approximately half of Aviemore's remaining short-medium term sites.

2.5 Parallel action by the agencies and developers is essential to upgrade infrastructure and utility networks, ensure provision of community facilities and achieve substantial improvement in the quality of the built environment and in Aviemore's relationship with its landscape setting.

Purpose

2.6 The **purpose** of this Brief is to guide completion of major housing and community facilities on land at Aviemore North. It derives from the adopted Local Plan (1997) and the endorsement therein of Gillespies Urban Design Strategy (1993) as a basis for supplementary planning advice.

2.7 The Brief relates to land adjoining the village identified in the Local Plan for a total of 300 houses (11.0 ha.), neighbourhood facilities (1.6 ha.), open space (1.4 ha.) and the establishment of an extensive woodland setting. This spans four different ownerships. With approximately 2.3 ha. already developed, and further parcels committed by grants of planning permission, more than 75% of the area remains to be developed.



2.8 The objectives of the Brief are to:

- ◆ identify land for mixed tenure housing and the appropriate mechanisms for securing affordable accommodation;
- ◆ apply the principles of the approved Urban Design Strategy in the context of the Local Plan provisions for development and land use;
- ◆ specify the nature and extent of developer contributions in respect of open space, circulation and structural tree planting and take account of current initiatives in respect of public access and enhancement;
- ◆ co-ordinate the extension/upgrading of the main infrastructure and utility networks.

SITE

Situation

3.1 Aviemore North comprises a major part of the adopted Local Plan's expansion strategy for the village. These lands occupy a dominant, central position in a wider development area of some 30 ha. with a total capacity of 650 houses, stretching across the northern reaches of the village between the River Spey and Craigellachie National Nature Reserve (see Diag. 1).

3.2 The Aviemore North lands lie between the A9 trunk road to the west and the main Inverness-Perth railway to the east, and extend from the village limits at Milton Park and Burnside north to Achantoul. This area is bisected by the B9152/Grampian Road thoroughfare and is pivotal to the movement of traffic and pedestrians. Substantial parts of an "orbital footpath" recently constructed around the periphery of the area - forming a section of the Speyside Way - links the established access networks.

3.3 Village facilities including a primary school, health centre, public hall and recreation ground are conveniently situated as are employment opportunities at the Cairngorm Technology Park and Aviemore industrial estate immediately east of the railway. The commercial heart of the village including the Aviemore Mountain Resort, lies approximately 1200m to the south.

Features

3.4 Shallow, free draining soils predominate, although wetter peatier pockets together with occasional rock outcrops occur below Achantoul.



Below : Diag.1 : Location





Diag.2

AVIEMORE NORTH

Development Brief

Physical / Amenity

Land Form / Features

- South Facing Slope
- Plateau
- Trough / Wet Ground
- Achantoul Burn
- Contours
- Watershed

Amenity / Heritage

- Woodland / Trees
- Exposure
- Views
- Archaeological Sites



The overriding character is of extensive open grassland, virtually devoid of tree cover and extremely exposed to the elements from all directions. Slightly elevated, this terrain affords magnificent south/south-west views out over Aviemore towards Craigellachie, Rothiemurchus and the Cairngorms.

3.5 The area's principal physical features (Diag. 2) create three sub-zones cutting east-west across the site. These comprise:

- ◆ a shallow south-facing escarpment rising some 9 m. and extending as far as the road/track to Edenkillicie;
- ◆ a plateau disguising subtle dips and hollows which become more pronounced west of the B9152, and the main watershed at the 219 m. contour;
- ◆ a steep sided trough of lower ground towards the Achantoul burn, with farmland broken by fragments of birch and alder woodland beyond.

3.6 These factors shape the historic pattern of settlement and field boundaries. Loosely grouped farm steadings lie west of the B9152, where a significant number of archaeological remains have been recorded and further interest may exist.

3.7 The Highland Council has concluded - or is negotiating to secure - a 20 year lease with landowners in respect of land on the periphery of the area associated with the orbital footpath. This will enable completion of the path and commit the Council to related fencing, planting and maintenance.

3.8 Existing development of the Aviemore North lands - 55 houses and hostel accommodation at Craigellachie Crescent and 27 houses at Braeriach Court were built 8-10 years ago by the Albyn/Caim Housing Associations and private developers, east of the B9152. Whilst there has been no further building at Aviemore North in the interim, substantial

building activity is expected to resume with planning permission given recently for 13 houses west of the B9152.

POLICY

4.1 The adopted Local Plan (see Diag. 3) establishes the statutory framework for development and land use. This declares Aviemore as the area's focus for economic development and employment together with major house-building and expansion of social facilities. Measures to avoid over-stressing the village and ensure growth is matched with adequate community provision, include intervention in the housing market to secure affordable accommodation. Addressing qualitative design is also regarded as paramount.

4.2 The main policy provisions and their implications for Aviemore North are set out in paras. 4.3-10 and elaborated as design principles below.

Urban Design Strategy

4.3 The Council's policy promotes improvement in the quality and design of Aviemore's built environment and its relationship with adjoining countryside in accordance with the principles of Gillespies Urban Design Strategy, where these are consistent with the Local Plan. These provide a framework for renewal/refurbishment of the existing village fabric, future expansion areas and the wider setting, and are declared as the basis for detailed proposals, planning briefs or other guidelines as appropriate (para. 6.1.1).



Below : Diag. 3 : Local Plan Context



Structural Woodland

4.4 The main objective is to create a major landscape framework involving larger areas of woodland and prominent east-west shelterbelts, supplemented by looser and more intermittent planting to highlight north-south lines and activity areas, and enable views out to the hills. The concept will draw substantially on native species and should be designed and managed to give opportunities for local employment, recreation and wildlife. As a matter of priority, the Council wished to secure the early introduction of major tree compartments to the north of the village (6.5.1).

Affordable Housing

4.5 In accordance with NPPG 3: Land for Housing and further to recent assessment of housing market conditions and local needs, Scottish Homes and the Council - as housing authority - have re-confirmed Aviemore an area of "local housing stress". Accordingly and in exercise of its planning functions, the Council will expect to enter into S75 or similar Agreements with owners or developers of private housing land to ensure that an appropriate proportion of plots or dwellings therein are available in perpetuity as low cost accommodation for local persons (2.1.1).

4.6 In contributing to Aviemore's economic prosperity, the housing agencies' objectives are to:

- ◆ address housing imbalances and provide an improved range of accommodation in terms of affordability and size;
- ◆ improve the quality of the built environment in keeping with the local vernacular;
- ◆ employ good practice in terms of providing housing for varying needs and community safety;
- ◆ adhere to the home energy conservation strategy*.

Housing Context

4.7 The bulk of land (14 ha.) at Aviemore North is allocated for a mix of housing and related community facilities with capacity for 300 houses. Where appropriate, the Council will seek provision of roads, infrastructure, open space and other community facilities, as well as safeguards for adjoining land. Structural requirements were considered to be a new distributor road link from Dalfaber Road to the B9152; realignment of the village approach; and community/open space and planting provisions (6. 1.2(a)).

Community Facilities

4.8 Adjoining the Dalfaber distributor at the "gateway" to Aviemore North and well-placed in relation to the existing community and future housing areas, 1.4 ha of land is allocated for a shop, hall or other community purposes including a Youth Club and health facilities. A further 0.2 ha. at Milton is reserved for community purposes (6.3.5).

Open Space

4.9 Some 1.4 ha of land is reserved for playing fields and associated formal open space provision in lieu of future community needs (6.3.3)

Infrastructure

4.10 The Local Plan reflects the priority given by the former Water Authority to the allocation of £2.8m for phased expansion of sewage treatment facilities at Aviemore, including the option for expanding the North Works (6.4.5).

4.11 With the exception of matters referred at 4.7 above, there are no other significant policy implications for services or utility provision specific to land at Aviemore North.



Developer Requirement

Overall some 50% of remaining land allocated for housing at Aviemore North will require to be dedicated to the development of affordable housing for ownership or rent. The Council will expect to negotiate with landowners/developers and condition the grant of planning permission accordingly.

DESIGN PRINCIPLES

5.1 Gillespies over-arching urban design principles establish the following structural objectives for Aviemore North:

- ◆ **landscape framework:** creating a matrix of major structural tree planting capable of sustainable management and integrating Aviemore with its surroundings. This should reflect climatic conditions, topography and the established pattern of woodlands consistent with the wider Cairngorms Partnership "Forest of Spey" initiative. The Urban Design Strategy, Local Plan and subsequent design work commissioned by the Aviemore Partnership are refined in paras. 6.1-4 below;
- ◆ **B9152/Grampian Road:** enhancing the main village approach using traditional Speyside features. This should define/unify the corridor using informal, but robust features ie. "gateway" markers, stone walls, trees and hedges;
- ◆ **expansion area:** developing discrete, sheltered and energy-efficient residential clusters, individually designed in the interests of fostering community spirit and modulated according to physical, land form and other site factors. These should display cohesiveness of development and spaces; differentiate buildings according to their function; strong lines to create order and interest; quality in materials, and the interaction/segregation of activities to give a safe and comfortable environment.

5.2 These objectives should be pursued in the context of the following site planning factors and design advice.

LANDSCAPE STRUCTURE

Design

6.1 A woodland framework - essential to create a setting for development and provide for shelter, public access and recreation, and amenity and habitats - should be founded upon robust, structural tree planting. This should comprise mixed native species, including birch, oak, rowan, gean, hawthorn, Scots pine; alder and willow on wetter ground; and holly and juniper in smaller proportions in accordance with the following character zones/features (see Diag. 4 and Fig. 1):

ZONE 1: main woodland - forming the principal east-west "corridors", irregularly shaped, densely planted trees at 2-2.5m centres, including regeneration towards the burn and a strong shrub layer particularly on south-facing slopes/more exposed "ridges". These major tree belts should be 200-250m apart, a minimum depth of 25m and able to reach a height of 17m. They should associate with or emphasise the main axes, notably the Edenkillic ridge and escarpment towards Achantoul and avoid hard edges by varying species and relating fence lines to landform;

ZONE 2: lines/belts - defining the main north-south features. Generally these should comprise individual or small groups of trees forming narrow belts, loosely planted and integrating open ground to retain views, notably along the east side of the B9152 and main distributor margins;

ZONE 3: buffers - up to 20m in depth, of dense composition and appearance but incorporating copses and groups of trees with open ground. Principally to screen or separate the main railway and B9152,



respecting views from the latter. Initiatives west of the B9152 could include regeneration and management of wetter areas to extend or create new habitats. Specifically, new woodland between the A9 and B9152 not associating development sites or related access, will not be expected of developers; and

ZONE 4: transitional areas - a thinner, "feathered" woodland edge based on a greater proportion of smaller/ "canopy" species, more widely spaced at 3.0-3.5m and combining hedges. These should merge the main woodland areas and development clusters.

6.2 Qualitative treatment of the main lines of movement through the area will be a significant factor in achieving a substantial improvement in the built environment. The main corridors should present a "rural" character with the road separated from development by a sequence of "soft", green verges; footpath, dry-stone walling in traditional estate patterns and hedging; together with tree planting (see Fig. 1), all consistent with maintaining sight lines and visibility requirements. Given the quality of walling and signage completed under earlier initiatives, a similar high standard of detail will be expected of developers, consistent with the established guidelines agreed by the Aviemore Partnership.

6.3 Consideration will be given to the use of planning conditions to bring under control, certain classes (1-9) of Permitted Development.

Mechanism

6.4 A Management Plan governing planting and future maintenance of structural landscaping across the breadth of the Aviemore North lands will be secured by Section 75 Agreement with landowner/developers. This would be eligible for Forestry Commission grant assistance (WGS applications

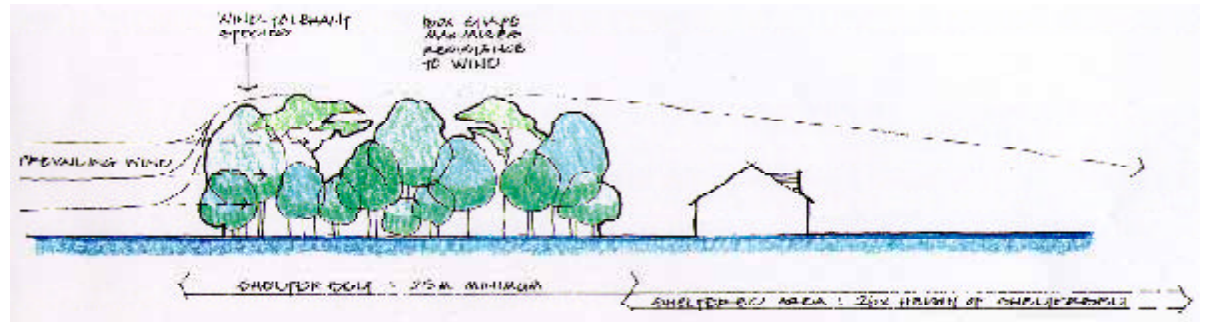


Fig. 1a: Main Woodland

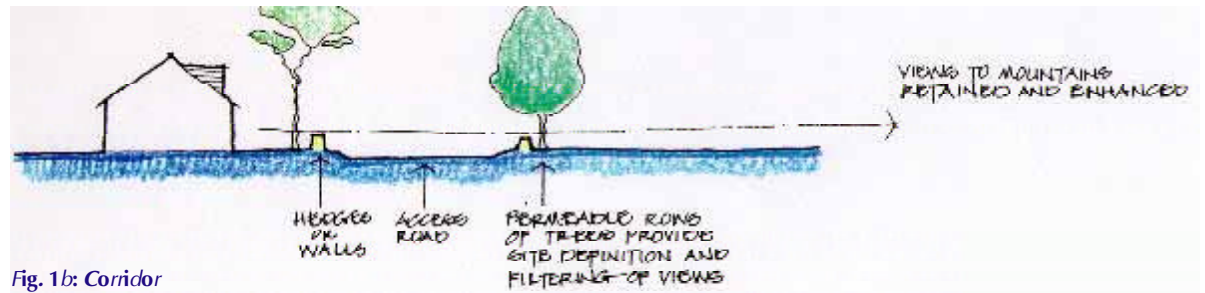


Fig. 1b: Corridor

should involve a minimum of 0.25 ha.) and will be based on a full topographical survey, reflecting the contours of the area and re-enforcing the "natural" setting. The design of a structural planting framework should take full account of the requirement to provide or re-route services and utilities; and fulfil appropriate survey and recording of any archaeological interest at landowner/developer expense, irrespective of the means by which planting may be funded.

6.5 The overall framework promoted by Gillespies includes certain initiatives as pursued by the Aviemore Partnership, or independently by the Council and the agencies. Those outwith the responsibility of developers of land at Aviemore North which require to be co-ordinated with this Brief, include:

Developer Requirement
 In the interests of co-ordinating landscape design, contract operations and cost savings, landowners/ developers are strongly encouraged to pursue a joint and comprehensive planting scheme embracing the whole of the Aviemore North lands to be implemented in early course. Alternatively, individual planting proposals for each land ownership parcel will be secured under the conditions attached to individual grants of planning permission.

- ◆ structural planting associated with the orbital footpath within land owned by Reidhaven Estate, as required by the terms of the lease. This will be undertaken during 2000 and will include new copses and tree groups together with natural regeneration consistent with the guidelines above;
- ◆ enhancement of the B9152/northern village approach by the Aviemore Partnership as part of a scheme extending into Grampian Road. This will include a "gateway" feature in the form of stone plinths, signs and seating either side of the B9152 at the Edenkillie junction; and stone walling to define the margins of the road north towards Achantoul.

COMPARTMENT / CLUSTER		INDICATIVE HOUSING CAPACITY			
		Area (ha)		Capacity (houses)	
		Local Plan	Brief	Local Plan	Brief
between B9152-railway	A	3.4	4.2	85	110
	B	2.1	2.3	55	60
	C	2.2	2.4	55	65
	D	n/a	0.8	n/a	25#
between B9152-A9	E	1.0	1.2	25	30
Total		8.7	10.9	220	290

Left: Table 1: Development Compartments/Cluster: Capacity. # final phase

capacity guidelines above may be exceeded by introducing limited 2.5-3 storey building form where this reflects hierarchy, function or particular site factors (see 8.1 below). There should be a mix of tenure and development form within individual clusters.

Facilities

7.3 In addition to new or relocated community facilities and parking, the land identified for community uses immediately adjoining Dalfaber Drive could also suit higher density or specialist housing accommodation. Such mixed use development might be delivered as part of a scheme for the compartment as a whole; or by subdivision of the site with approximately 0.8 ha dedicated to housing. A multi-use community hall/surgery/nursery and shop/public house/community office with associated parking for example, held towards the west of this area for ease of access, could require approximately one third of the allocated land. Certain commercial opportunities and social facilities may take time to emerge and, indeed, may be dependent on village expansion being substantially complete to allow demand to mature. Given the central location of this site in the wider expansion strategy, it is desirable that this land is reserved as the final phase of development at Aviemore North and the future community's preferences fully appraised at that time before finalising the composition of development.

NEIGHBOURHOOD STRUCTURE

Residential Clusters

7.1 The Local Plan identifies a series of development compartments within a structural landscape setting. Diag. 4 Framework, adjusts these to embrace the landscape principles above and establishes an indicative capacity for revised development clusters, explained in Table 1 above. The actual shape of these clusters and the number of dwellings capable of development within each, will be determined by the agreed planting plan above and the composition/density of building deriving from the different forms of development referred to at para. 8.3 below.

7.2 Precise housing requirements will reflect contemporary needs or market conditions. As a general principle, density and building height should increase towards the central distributor roadway, with lower profile building and more open layout towards the periphery. Exceptionally, the

7.4 A further 0.2 ha at Milton, reserved for community purposes, reflects a planning permission no longer extant. This land is elevated and could be reserved against a community use with a focal purpose ie. public house, or combined with the adjoining housing site. Alternatively, given the historic field enclosure which is of archaeological interest, this site could remain substantially open to be used with the adjacent "buffer" area. Sensitive parking/interpretation associated with the proposed "spur" link to the orbital footpath would minimise damage or disturbance.

Open Space

7.5 Land reserved for playing fields and associated formal open space will be provided as a requirement of development at Aviemore North. This is supplementary to the 3.6 ha. of land comprising the recreation ground and recently developed bowling green, and reflects the minimum standards referred in NPPG 11 of 1.6-1.8 ha. of land per 1000 population for outdoor playing space for "youth/adult use". Given a projected village population of some 3000, between 4.8-5.4 ha. of such open space needs to be secured.

7.6 The cost of engineering works required to prepare this land for pitch sports is estimated to be approximately £180,000. This should be met 50:50 by Sportscotland grant and by landowner/developers contributions on a cost per house basis. Any residual monies arising in the event of planning permissions exceeding the site capacity as envisaged in the Local Plan, will be reserved against the provision of related recreational equipment at this location. Contributions will be secured by Section 75 Agreement and bonded pending a formal application to Sportscotland, facilitated by an appropriately constituted community group/Trust. In addition, the maintenance of all open space should be vested with the Council - subject to that land being formed to adoptable standard - together with the appropriate financial

contribution (currently a capitalised sum equivalent to 18x the annual maintenance cost).

Roads and Circulation

7.7 A distributor road 6.0m wide with 2.0m footpaths linking Dalfaber Drive and the B9152 will bisect the land between the main village approach and the railway, serving development clusters either side. Visibility splays will be required at the junctions with these roads, in accordance with guideline standards. The distributor road will be phased as development proceeds and may serve a maximum of 170 houses (or residential equivalent) from either direction prior to completion of the "loop". Construction of this road at developer expense up to the limits of the landholding(s) concerned will enable proper development of this area and will be a requirement of planning permission. Consideration will be given - on completion of 300 houses at Aviemore North - to relocating the 30mph limit on the B9152 towards Achantoul.

7.8 West of the B9152, the Edenkillie access will require partial upgrading to serve adjoining land to the north and south. Widening of the carriageway to 5.5m and provision of a footpath on the south side together with visibility splays of 4.5x120 (north)/150 (south) at the junction with the B9152, will be developer requirements. Reservation is made along the northern margin to widen this route to 6.0m. should significant development west of the A9(T) proceed. Footpath requirements in the northern margin will comprise a spur of the orbital path.

7.9 Land is reserved for straightening the B9152 at Achantoul. The Council will monitor the need for improvement - which will involve reconfiguration of the orbital footpath in this vicinity and a safe crossing point - and the requirement to programme monies accordingly.



Developer Requirement
Contribution towards the cost of forming and maintaining structural open space will be levied at a sum of £500 per house.

7.10 Earlier ideas for a car park and viewpoint east of the B9152 at Achantoul are not considered appropriate given the alignment of the road, risk to public safety, ground configuration and the priority for “holding” visitors in the village centre. Reservation should however be made to the north of the development area for a small car park for local use convenient to the orbital path.

Cyclists and Pedestrians

7.11 In order to balance improved privacy and security within residential clusters and secure convenient circulation throughout the locality, pedestrians and cyclists should be channelled largely to limited, segregated routes based on main lines:

- ◆ north-south via the orbital footpath, the main site distributor and a further path within the woodland “buffer” adjoining the railway (perhaps achieved in concert with the WGS community woodland supplement); and
- ◆ east-west via the established Edenkillie track.

However, consideration will be given to the need for limited connections to these routes from residential clusters.

BUILT FORM

Concept

8.1 The lattice of individual development clusters offers considerable diversity in size and form. Each locality requires to maximise its own special identity and distinguishing features. A distinctive “gateway” or portal should mark the entrance, with the internal layout building to some focal element. These may be natural landmarks such as a viewpoint or archaeological feature: in other cases man-

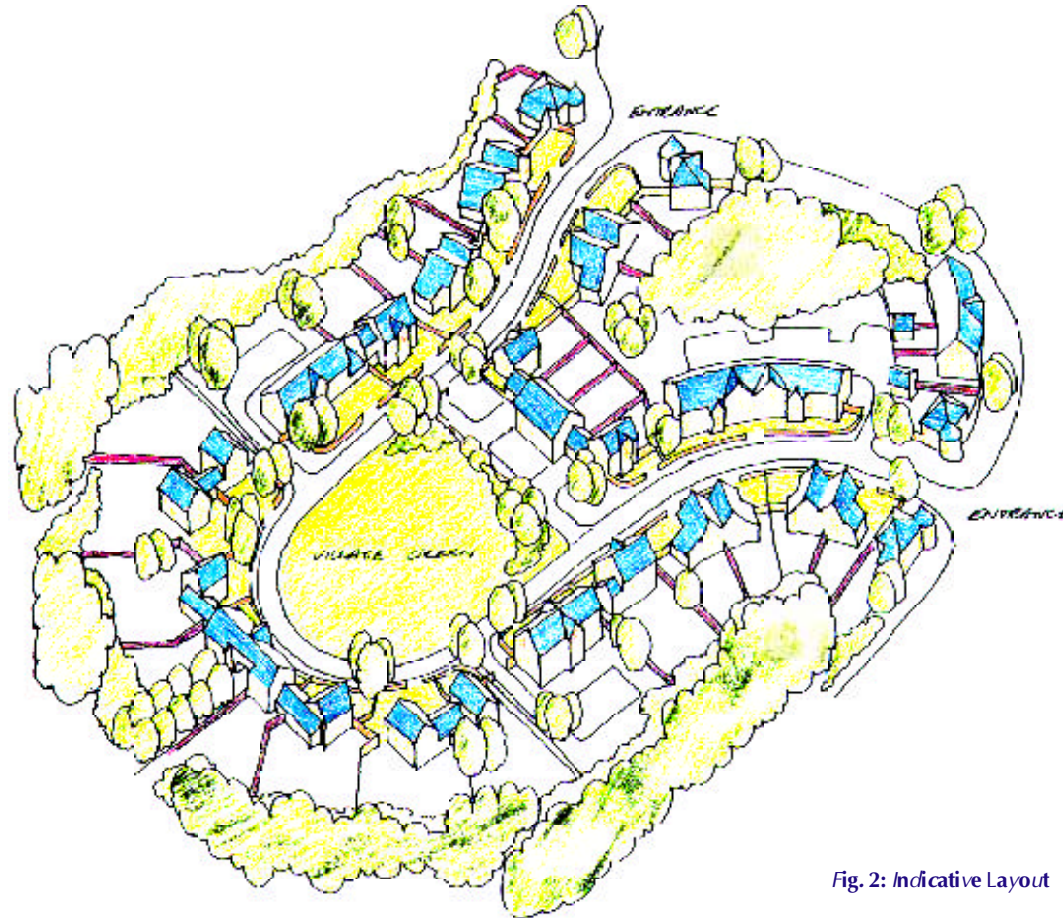


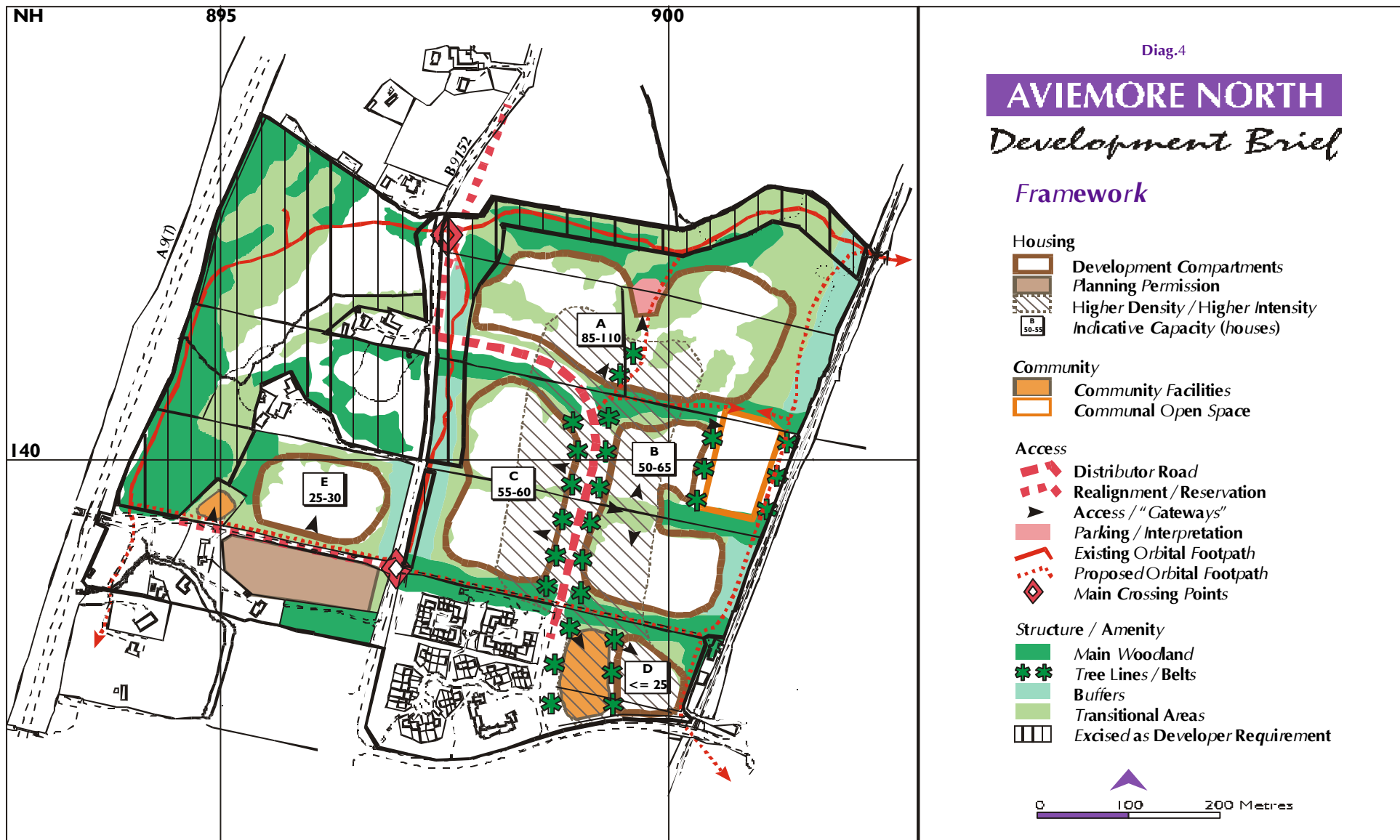
Fig. 2: Indicative Layout

made, a “green”, dominant group of trees, water body, public building or sculpture. Substantial planting of individual trees will be expected within each cluster to ensure development blends with the immediate surroundings. The axonometric Fig. 2 interprets this concept**.

**Urban Design Study, Gillespies October 1993 - Extracts

Developer Requirement

A distributor road, structural footpath/cycle links will be expected to be provided or upgraded contiguous with development sites at developer expense, and carried to the boundaries of each land ownership.

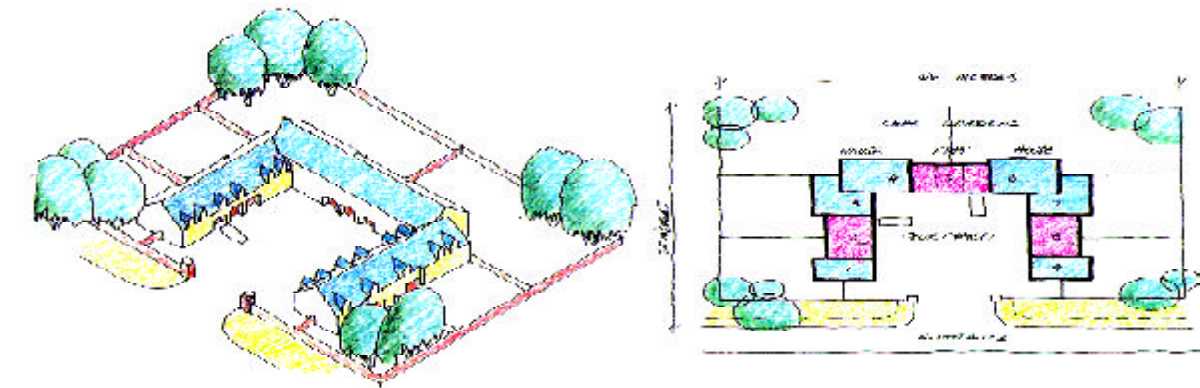
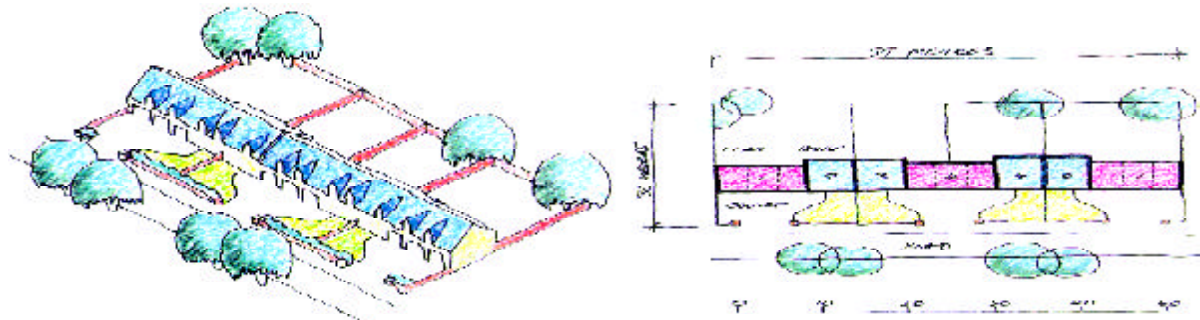
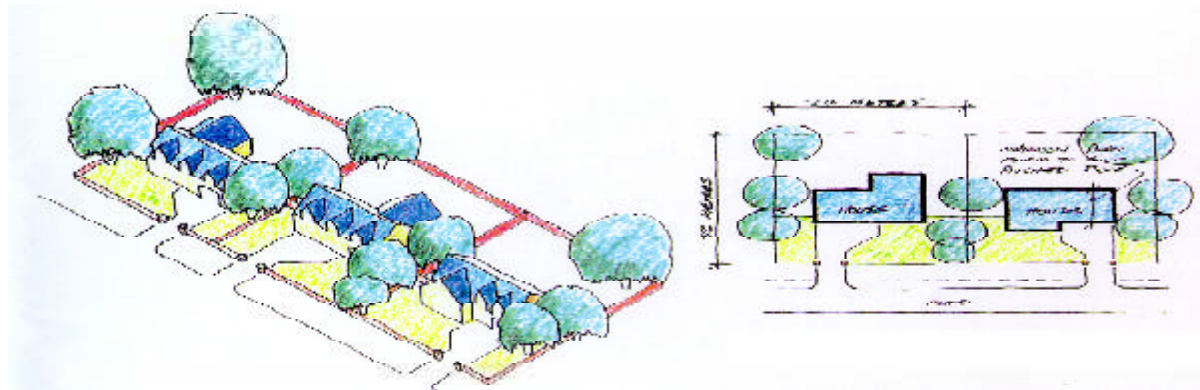


8.2 Housing clusters should be designed with security, safety and environmental quality paramount. Non-essential penetration into and through such areas by traffic and pedestrians should be avoided and shared surface and other techniques - which must reflect the use of local materials and colours - employed to give priority to pedestrians. Subject to the Council's acceptance, 20 mph speed restrictions should be a design objective within development clusters.

Form and Detailing

8.3 Individual or groups of buildings should reflect the form and scale of the following typical compositions**:

- ◆ detached/semi detached villas (Fig. 3): up to 10 dwellings per ha.; single houses, 1-2 storeys with maximum plot dimensions of 24x32m wide to enable spacing and planting between buildings; enclosed front and rear gardens;
- ◆ terraced (Fig. 4): up to 27 dwellings per ha.; 4 houses with 3 flats above garages, 1.5 storeys with maximum plot dimensions 55x30m; paved, enclosed front courts and enclosed rear gardens with planting;
- ◆ courtyard (Fig. 5): up to 18 dwellings per ha.; 6 houses with 3 flats above garages, 1.5-2.5 storeys with maximum plot dimensions 65x55m; paved, front courts walled enclosures, possibly extended or linked to adjoining courtyards by terraced housing.



Top: Fig. 3: Detached/Semi-Detached Villas
 Middle: Fig. 4: Terraced
 Bottom: Fig. 5: Courtyard

8.4 The following detailed guidelines and features drawn from traditional local architecture and Scandinavian influences should be adhered to or incorporated in building design:

- ◆ design: simple and of solid appearance with the ratio of building span to height at eaves between 1.1-2.5 to ensure traditional proportions. Flexibility to incorporate potential for additional accommodation internally ie. conversion of roof-space, or externally ie. above garages/to the rear in a style compatible with the existing building; storm porches, conservatories and minimal under-building except where used to provide accommodation on a sloping site. Developers are encouraged to demonstrate such extension options in their submitted designs;
- ◆ walls: natural stone or wet dash; white, buff, earth colours; occasional stained timber cladding to an agreed palette of colours;
- ◆ height: 1/1.5/2 storeys with occasional higher buildings emphasising hierarchy or focal points;
- ◆ roofs: 40-45 degree pitch; slates/artificial slates or other material of dark colour; chimneys set squarely on ridges at eaves; lead flashing detailing, ridge vents (avoid penetration by pipes), roof skews; "clipped" eaves with ornate or decorative timber work on more substantial development forms. "Hipped" roof design should be avoided;
- ◆ windows: vertical emphasis; smaller windows facing north, dormers to roof; angular bay windows to ground level;
- ◆ curtilage: walls in materials compatible with the building, aligned with site contours and informal woodland edge;
- ◆ energy: the highest standards of insulation and energy efficiency (NHER 7/8), including solar gain.

SERVICES

Water

9.1 A 150mm water main connected to storage facilities at Edenkillie runs west-east across the Aviemore North lands parallel with the Edenkillie access and immediately north of Braeriach Court. This pipework, which will be protected and extended, is understood to have sufficient capacity to serve 300+ houses, although a reduction in pressure may occur towards the extreme west of the area.

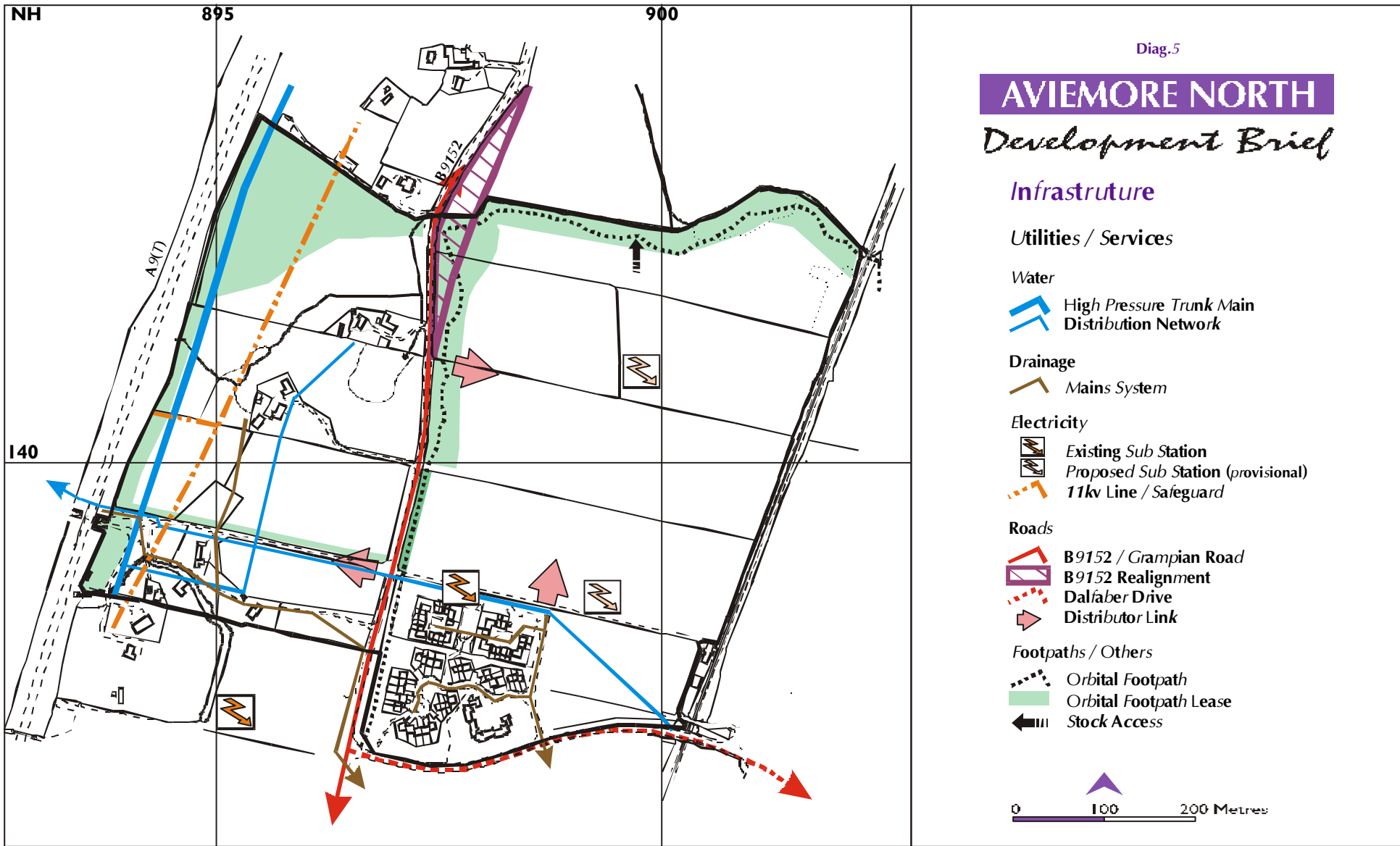
Drainage

9.2 A natural watershed - correlating with ownership boundaries and running east-west through the Aviemore North lands with the 219m contour - determines the likely arrangement for foul and surface water drainage as follows:

- ◆ south - foul drainage gravity fed to existing separate mains networks;
- ◆ north - foul drainage to a new trunk sewer via pumping facilities located off-site which would discharge to the existing sewerage network. Development will normally be held back 5m. either side of the proposed trunk sewer and an appropriate distance from pumping stations.

9.3 The Aviemore North drainage works serves the entirety of the village and is operating close to capacity. Given that regeneration of Aviemore is a Government objective, it is essential that drainage facilities match demand. NOSWA has allocated £2.4m during 2000/2 to increase the size of the works in parallel with development. This is currently the subject of a outline planning application. Related costs will be off-set against the Water Authority's normal site servicing arrangements and possible developer contributions consistent with current NOSWA policy.





9.4 Measures will be required as necessary to ensure a sustainable regime for the disposal of surface water consistent with SEPA best management practice. This will respect the areas natural contours and ground conditions and will be subject to discussion with all the appropriate regulatory bodies.

Electricity

9.5 The Aviemore North area is currently supplied from existing substations located:

- ◆ north of Braeriach Court - with capacity for approximately 65 further houses;
- ◆ south of Grampian Way - 35 further houses ie. including recent planning permission for 13 and neighbouring land west of the Aviemore burn.

9.6 Further development will be supplied from additional sub-stations for which provisional sites are reserved. Related lines/cables will be accommodated underground adjoining the distributor road and within development sites.

9.7 An 11 kv overhead supply running between the A9 and the development land east of the B9152 could provide a temporary supply to early phases of future building, subject to safety clearance, deviation or undergrounding as required. Development should be held back 7.5m from this line.

Telecommunications

9.8 Existing overhead services alongside the B9152 and the main footpath/bridleway will require to be relocated underground to enable a suitable margin of planting and related amenity in association with these routes. Appropriate ducting should be provided to cater for connections without damage to completed paved and landscape areas.

PHASING

10.1 Further to the above considerations, given an accelerated building rate and adequate drainage capacity, development at Aviemore North could be substantially complete by 2005. Subject to provision of utilities, adherence to thresholds in access and agreed surface water arrangements, there are understood to be no significant on-site constraints affecting the direction in which development can continue.

PROCEDURE

11.1 Notwithstanding the structural landscaping requirements at 6.1-5 above, the Planning Authority will expect applications for planning permission to be comprehensive, embracing development sites and their surroundings. In this regard provisions for access, amenity and services within the respective land ownership parcel (or part thereof) should be fully included in accordance with the terms of this Brief. Subject to discussion with the Highland Archaeologist, survey and recording may be necessary in association with site works on a development by development basis.

* Aviemore Partnership Sustainable Development Strategy

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