Cairngorms
NATIONAL PARK
Pàirc Nàiseanta a' Mhonaidh Ruaidh

PLANNING

Cairngorms National Park
Local Development Plan

DEVELOPMENT BRIEF - KINCRAIG H1
Non-statutory Planning Guidance

Cairngorms National Park Local Development Plan
Development Brief for Kincraig H1

This non-statutory Planning Guidance provides a detailed development brief for site H1 in Kincraig which is allocated in the Cairngorms National Park Local Development Plan 2015.

This document is available in large print on request. Please contact the Cairngorms National Park Authority on 01479 873535. It is also available to view at **www.cairngorms.co.uk**

Published by
Cairngorms National Park Authority
14 The Square
Grantown-on-Spey PH26 3HG

Email: planning@cairngorms.co.uk
Tel: 01479 873535
Fax: 01479 873527

www.cairngorms.co.uk

Development Briefs

1. Development Briefs have been prepared for some sites allocated within the Local Development Plan. They may also be prepared for other allocated and non-allocated sites where required.

Development opportunities

2. The development of these sites presents an excellent opportunity for large and small-scale developers to work together to bring forward the proposals. This gives an opportunity for a variety of house types and styles. In addition, the provision of serviced plots is to be encouraged.

3. The provision of a Priority Purchase Scheme (giving local people opportunities to purchase the plots/properties for a period of time, before they are placed on the open market) should be given careful consideration. There has been some success with this approach elsewhere in the Park.

Natural heritage

4. Developers should make themselves aware of any local natural heritage designations, conservation and/or other interests within the development site. Appropriate surveys and mitigation will be required.

Development requirements

➢ Community identity

5. A complex set of human needs forms community identity. Part of this is a sense of place and belonging. Good design of the places we inhabit contributes strongly towards this.

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

7. Prominent views, from outside the boundaries of the development and within, should be identified and used to delineate public and private space.

➢ Density and diversity

8. A variety of house sizes and flexible design that can help meet the changing needs of inhabitants over time, can provide long-term housing solutions, which contribute to stable communities. All development should include a variety of house types and housing density.

➢ Phasing

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

➢ Exemplary development

10. Development should be of a good quality and sustainable design which befits that expected of a National Park. It should not be a bland 'suburban' design. Innovative, modern design, relating to its location, is encouraged.

11. Developers should recognise the significant opportunity to provide high quality, well designed development with a considered approach to densities, form and layout, including significant areas of public green spaces.

➢ Informed design

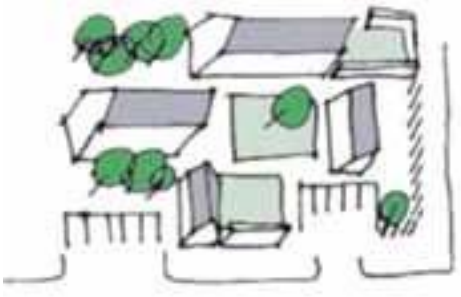
12. A site analysis should be undertaken, including existing microclimatic conditions, relationship to neighbouring buildings and countryside, use patterns of the site and transport analysis, including opportunities to enhance pedestrian and non-vehicular experiences. An explanation of the proposed development's relationship to the existing settlement should be included in a design statement.

13. New development should not simply copy older buildings in the area. Existing form, building lines and massing should be considered and influence the proposed design.

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

15. Natural materials such as stone, lime render and timber, with slate or metal roofing finishes are preferred, but are not exclusive and should not preclude innovative design. Material choices should be clearly explained in a design statement.

16. Boundaries of the proposed development are particularly important – they may form the edge of the village and are therefore important to its identity. They should be treated as key design elements. Good boundary treatments consisting predominately of stone walling, with hedge planting or limited timber fencing should be used on the site edges and for internal boundaries.



Gardens, shared space and housing are of higher visual prominence than roads and car-parking

Example of potential streetscape layout

➢ Access and links

17. The rural nature of many of the settlements within the Cairngorms National Park should be recognised. The levels of public transport to access shops and services, often means that using a car is necessary.

18. Well considered layouts and landscaping should avoid cars and roads dominating the frontages of buildings, or the layouts of development generally. They should be screened or at the back of building clusters.

19. The development should be accessible, well connected and linked to the existing settlement. The footpath and cycle way network should be part of the landscaping infrastructure with through routes and connections to the wider road and path network encouraged, including core paths and 'safer routes to schools'.

➢ Sustainable build and energy requirements

20. The design of all development should seek to minimise requirements for energy, demonstrate sustainable use of resources and water efficiency and use non-toxic, low-embodied energy materials. Appropriate on-site renewable technologies should be used to strive towards a zero or low carbon development.

➢ Open space and landscaping

21. The development must include a comprehensive series of open spaces, all linked by the footpath and cycleway network to peripheral green space and areas outwith the boundary.

22. Open spaces should provide for a variety of activities including:
    - equipped play areas
    - ball games and other informal play space
    - natural/semi-natural green spaces
    - structural tree planting
    - supporting shrub and herbaceous planting
    - high quality social spaces, such as areas of public art, allotment/community growing space or other public space

23. The design of development should allow for peripheral planting to screen and frame views into and out of the site as well as a comprehensive tree structure across the whole area, including street and garden trees. These should be integrated into the structure of trees in the open spaces

24. Peripheral planting areas should be a minimum of 15m wide and, where shelter is required from prevailing winds, they should be planted with a high proportion of trees supported with shrub planting. Internal areas should be an appropriate width to allow them to be sustainable and robust. In general a minimum of 10m around open spaces and 5m in others should be suitable. Planting should be largely native species.

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

➢ Biodiversity

26. Tree species suitable for the Cairngorms National Park include: birch (silver and downy), Scots pine, aspen, alder (glutinosa), rowan and bird cherry. Shrub species include: juniper, blaeberry, heather, broom, gorse, hazel, holly, wild honeysuckle and willow (goat and grey). Each species should be planted according to its normal ground conditions.

27. A survey of the biodiversity on-site will be required. This must include the ecological role of the site in the area, such as foraging area and route ways, as well as other habitat networks.

28. The development must allow for the enhancement of biodiversity in its layout and in particular the open space and footpath/ cycleway network. The design of individual dwellings should consider the inclusion of bird and bat nesting boxes and spaces.

➢ Services and drainage

29. The developer must satisfy themselves that sufficient capacity exists in all services required to support development of the site. Re-routing and possible undergrounding of the overhead power line crossing the site would allow for more flexibility in the design of the development. This would need to be agreed by the developer with the service provider.

30. Permeable surfaces are to be used throughout the site to reduce the impact of rainwater runoff. Additional rainwater runoff mitigation measures, such as green roofing or rainwater harvesting, are encouraged.

31. A Sustainable Urban Drainage scheme must be provided for the site and should be integrated as part of the structural landscape framework for the development, designed to promote habitat enhancement. You should consider the use of wetlands, planted with smaller native willows and alders.

➢ Surveys to support planning applications

32. In order to inform appropriate development of the site, the following surveys should be submitted:
    - Stage 1 ground conditions survey
    - Drainage assessment
    - Ecological and biodiversity survey
    - Tree survey

Kincraig H1

Site constraints and opportunities

Physical conditions

33. Ground conditions, topography, surrounding planting and services are all significant factors. The existing birch woodland should be retained. Extensive tree planting along the south western boundary should provide visual screening of the adjacent housing area.

34. Other areas of tree planting and landscaping, coupled with amenity grassland, should allow for informal recreation space enhancing habitat and biodiversity of the site.

35. The adjacent housing development provides a number of through routes to the rest of the village. A small bridge across the burn could link the site to the rest of Kincraig.

36. A small watercourse runs along the site boundary which is culverted under a nearby road and the topography is very low and flat so it may be susceptible to flooding. A Floor Risk Assessment will be required to support development proposals.

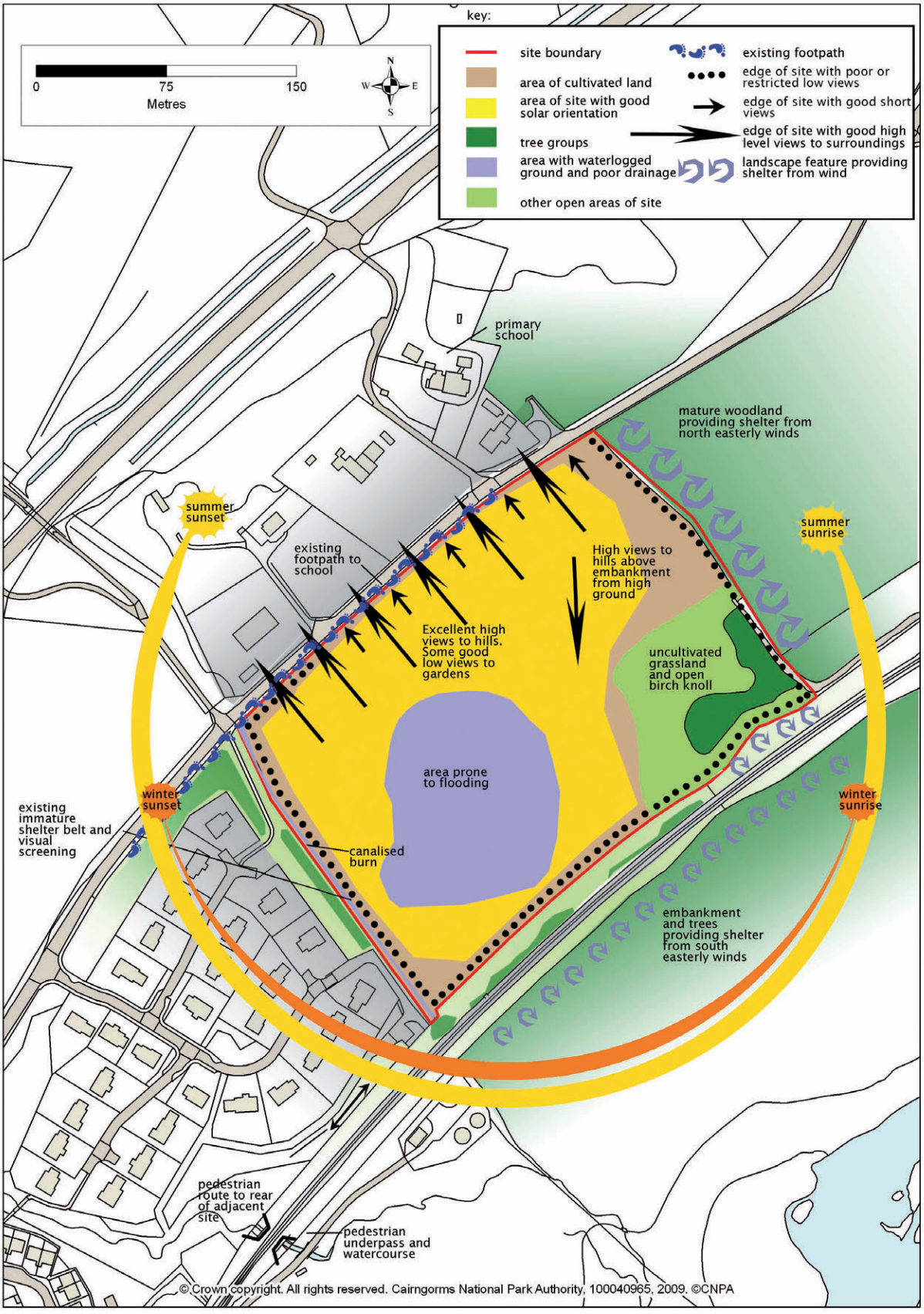
37. The area of waterlogged ground with associated spring presents an opportunity for the creation of a feature pond/wetland, developed as part of a Sustainable Urban Drainage scheme, linked to a restored and naturalised burn.

38. The pond should be set in an area of amenity grassland, providing further informal recreation space and enhancing habitat and biodiversity. This space should be linked to the grassy knoll, retained as informal amenity space, by a green corridor along the south eastern boundary. This may also provide a circular walkway.

39. There are very good long views from the whole site to the hills to the north west and from higher areas of the site over the railway embankment to distant mountains. Low views are restricted on all boundaries apart from along the north western boundary, which presents a mainly pleasant foreground with buildings of mixed architecture on rising land. This important boundary will form the new village edge.

40. The majority of the site has good solar orientation, which should be maximised in the building design and site layout to achieve low energy housing. The site is also reasonably well sheltered from north-easterly to south easterly winds.

Kincraig H1 – Constraints and Opportunities plan



Development requirements

Density and diversity

41. Due to the topography, ground conditions and varying housing types, density should vary over the site. A new streetscape is to be formed along the B9152 and associated pedestrian pathway, with highest density housing towards the western end and medium density towards the east.

42. Medium density housing should be clustered around, and face, the central wetland and amenity space in an 'introspective' style. Low density housing should be sited on the higher ground at the north eastern end of the site, creating a new village edge. Housing density and location is illustrated in the Requirements Plan overleaf.

Informed design

43. Variety and richness of size and shape of houses and material use is required, ensuring that building shapes reflect the principles and proportions of traditional housing in the area. Alternating building heights are acceptable from 1 to 2 storeys.

44. The boundary along the B9152 will form a new streetscape and act as a frontage. Buildings should be sited on the street edge or with a landscaped area between them and the street. Windows to public rooms must be provided in the street facing wall to create an active street frontage. Creation of a blank façade, presenting a solid unbroken wall to the street, should be avoided. Houses may be in line with each other or otherwise form a cohesive frontage

Access and links

45. It should be noted that no car access to individual properties will be allowed directly onto the B9152 from this frontage. Vehicular access to the site will be from the B9152 in the form of a simple priority junction located between 50 and 100 metres from the Baldow Smithy on the opposite side of the road.

46. A bridge for pedestrian and cycle use should be erected across the improved burn in the southern corner of the site. This will link via non-vehicular routes, through the adjacent development to the footpath network in the village.

Biodiversity

47. The grassy knoll should be retained and enhanced with native species planting.

48. The 'green' network should be integrated with the shelter belts around the site, the retained grassy knoll and the area surrounding the feature pond/wetland.

49. In association with drainage improvements, moves to restore the modified burn to a more natural form would provide significant biodiversity, landscape and hydrological benefits. The inclusion of a six metre wide buffer strip, from the bank to the burn, is encouraged.

Services

50. A Sustainable Urban Drainage scheme should be provided for the site in the form of a feature pond/wetland, linked by a swale to the burn. Sight lines to the pond should be kept clear and the side slopes be gentle, not exceeding 1 in 8. A few specimens of native willow or alder should be planted, with other planting limited to the low reeds, rushes and possibly water lilies.

Kincraig H1 – Requirements plan