

We are shaping Aviemore's sister community together

Creating a Scottish Sustainable Community



AN CAMAS MÒR

Scottish by design: efficient by nature



An Camas Mòr – a community vision

Imagine a village hidden in the woods with a busy high street and people meeting as they go to work, do their shopping or come home from school. This is the vision for An Camas Mòr – a place specifically planned for community life.

The plan is phased over about 30 years, with about 50 homes a year, integrated with vital services. It includes enough jobs and community facilities to support a healthy population and healthy environment in Badenoch and Strathspey.

Space is planned for:

- a range of housing including starter homes, apartments and family homes that people working locally can afford and sheltered housing
- new shops, cafes and restaurants
- flexible office space and workshops
- wildlife corridors and path networks
- playing fields, recreation and sports space
- a community hall, school and nursery
- allotments

All within five minutes' walk of home.

We need to hear your thoughts now

The community has been the key driver in the process of developing ideas for An Camas Mòr and we have now reached a critical stage. It's going to take strong partnerships and innovative ideas all working together to provide a new community that will benefit everyone in the Badenoch and Strathspey area. This is your chance to tell us how and what you need or think will make this area a better place to live for you and your families and be more resilient in the long term. An Camas Mòr needs to reflect the current needs of local residents in order to make this ambitious community sustainability project successful.

We're listening to you, get involved:

www.ancamasmor.com | www.facebook.com/ancamasmor | hello@ancamasmor.com

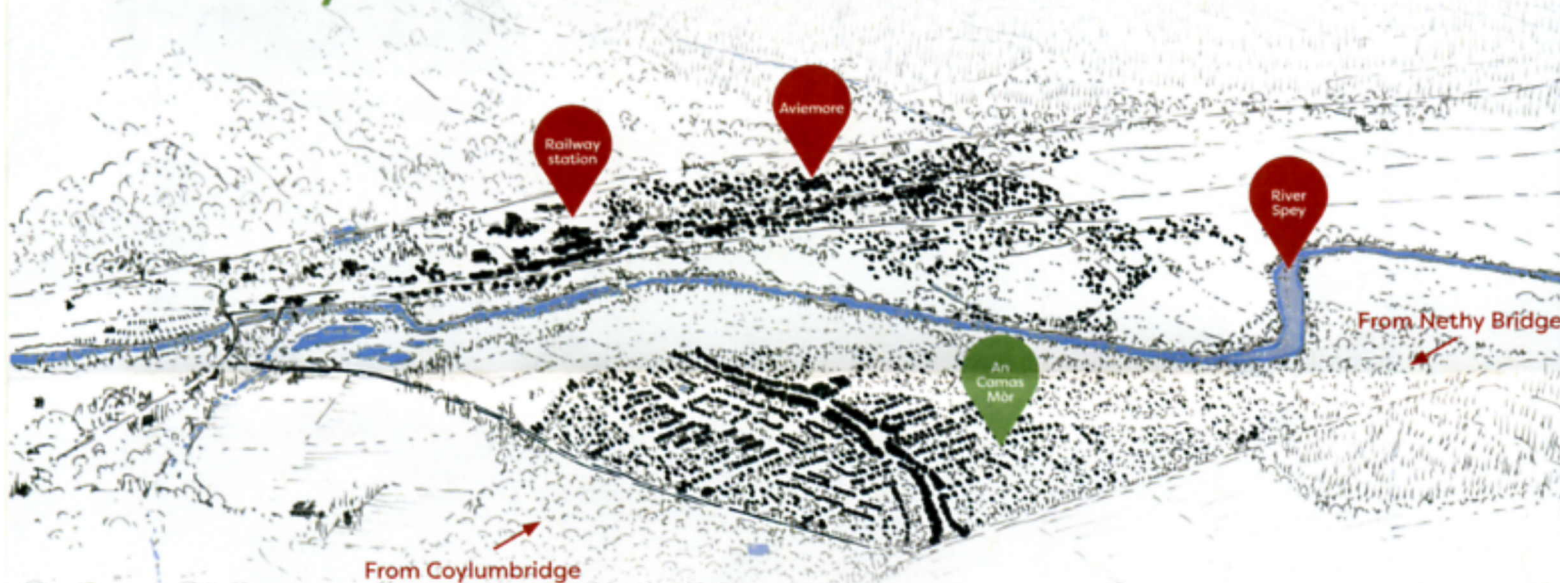
Specifically planned for community life

An Camas Mòr will make Badenoch and Strathspey more sustainable by delivering housing that meets a wide range of needs and diverse socio-economic opportunities in harmony with the local environment. Scottish Government initiatives mean communities are more empowered, which means flexible housing options tailored to the community's requirements can be successfully delivered. This will retain existing residents and attract working-age people and their families to the area. It has been carefully designed to foster a sense of community.

In 1987 Aviemore and Vicinity Community Council had the vision of a sister community directly across the River Spey. Johnnie and James Grant of Rothiemurchus have been supporting this by engaging a wide range of partners and providing funding for consultants to take this project forward to the present stage.

An Camas Mòr is not a conventional short-term profit-driven development. It has and always will have the community at its heart. Therefore we are applying for various funds and finance that can make the project viable and more importantly, deliverable.

Birds-eye view of An Camas Mòr in 2050



Affordable living

An Camas Mòr is designed to make efficient use of our natural resources, such as land for infrastructure, the sun's energy, woodland shelter and renewable fuel. This will enable the whole community, not just single households, to make savings on a new home, living expenses and help save the environment.

The innovative layout of An Camas Mòr is key to making efficiency savings. It is designed to drastically reduce the area of tarmac and cut down infrastructure costs, meaning that work, school and the shops are within walking distance of home and therefore make using a car optional not necessary.

Jobs within walking distance of home will set An Camas Mòr apart as an efficient and affordable place to live. Many different sorts of home, for different kinds of household and budgets - single starter flats, terraced homes to multi-generational houses - can enable people to climb up the property ladder, or downsize whilst staying rooted in the community.

We aim to include as many different ways as possible of owning, renting or building a home at An Camas Mòr - this includes social rent, rent-to-buy, shared equity and self-build. This will enable people who work locally, with different budgets, types of work and circumstances to live at An Camas Mòr.

We're listening to you, get involved:

www.ancamasmor.com | www.facebook.com/ancamasmor | hello@ancamasmor.com

What are people saying about An Camas Mòr?

"The Community Council proposed the Aviemore sister community with a countryside park on both sides of the River Spey in 1987; we have been involved in its design and have supported it ever since."



John Grierson
Chairman, Aviemore and
Vicinity Community Council



Mark Tate
Chief Executive
Officer, Cairngorms
Business Partnership

We have identified many positives in An Camas Mòr, including ending the current situation where a lack of affordable housing results in too many working age people leaving the area and taking their passion and skills with them."



Lesley McKenna,
Olympian who lives
and grew up here

"Aviemore has a lack of community facilities, a shortage of space for local businesses, a shortage of homes local people can afford, as well as a lack of choice of tenure flexibility, holiday homes that often lie empty for large chunks of time, a dearth of green and leisure use spaces, inadequate space for amenities and a fear that any development will always negatively impact on nature.

For the last 50 years Aviemore has grown by piecemeal development in response to crises need for housing and public infrastructure. It needs a planning process that aims to develop housing, commercial development, leisure spaces and natural heritage in an aligned, integrated and sustainable way.

The idea that community development, commercial development and natural heritage could co-exist in harmony has often been mothballed, meaning any possible design solutions to this question have been shelved.

To add to this, many local people feel that this dire situation is difficult to turn around and that they will never be able to create the life they want to live in the area they love.

An Camas Mòr is a collaborative and innovative solution to the many challenges facing residents of Aviemore and the surrounding area: it has the well-being and quality of life of this community firmly at its heart."

We're listening to you, get involved:

www.ancamasmor.com | www.facebook.com/ancamasmor | hello@ancamasmor.com

For a large print version phone 01479 810647 Monday to Friday.

Help us to help your community

Tell us what's needed to help build your new community, ensure the long-term viability of the area and help create a brighter future for your family and friends. An Camas Mòr is a long-term plan to be delivered in phases between the present time and about 2050, allowing manageable and effective growth.

Opportunities

An exemplar project, first of its type in UK to sensitively place community and nature at the heart of the development.

- Multi-partner development to ensure appropriate investment
- More housing options that can meet a wide range of needs affordably
- More business/workspace options to create more diverse employment opportunities
- Wide social, environmental and economic benefits to the area
- Increased quality of life and sporting options for the whole area
- Wildlife habitat enhancement
- Increased area of undisturbed wildlife habitat
- Excellent community focus and drive to complete the project
- A positive future for all

Rothiemurchus has engaged leading architects Gehl, Copenhagen to work with the local community. Scottish architect David Sim, Creative Director at Gehl is bringing Scandinavian standards of design and living to Scotland.

"As we progress with the project it is crucial for us to hear your thoughts and wishes for An Camas Mòr." David Sim, lead architect for An Camas Mòr.

An Camas Mòr was chosen as an exemplar of a sustainable community by the Scottish Government.

"We believe that making An Camas Mòr a sustainable community with a high level of local jobs, very little commuting and healthy lifestyles will set it apart."



David Sim

Who is behind An Camas Mòr?



ROTHIEMURCHUS



This leaflet is guided by comments from residents of Aviemore and Vicinity, produced by An Camas Mòr development LLP which is owned by Johnnie and James Grant of Rothiemurchus, Dell office, Rothiemurchus, Aviemore, PH22 1QH.

 This leaflet is printed on paper which has been classified and approved as environmentally sound and sourced from well managed forests.

We're listening to you, get involved:

www.ancamasmor.com | www.facebook.com/ancamasmor | hello@ancamasmor.com