

- Flood Risk Assessment;
- Waste Water Network Development Impact Assessment
- Transport Assessment;
- Socio-Economic Impact Assessment;
- Sustainability Appraisal; and
- Public Consultation Statement.

1.4.2 The information contained within these documents is that which pertained up to 3 April 2009 unless stated otherwise.

1.5 Context for the Application

The Development Plan

1.5.1 The new community at An Camas Mòr has been allocated in the current (adopted) Badenoch & Strathspey Local Plan (1997) (the Local Plan) and the Cairngorms Park Deposit Local Plan.

Consultation

1.5.2 An Camas Mòr was first proposed by the community in 1989. Since that time considerable information has been collected, studies undertaken, alternatives examined and a wide range of stakeholders consulted as the proposal has progressed.

Community Park (River Spey Park)

1.5.3 An Camas Mòr LLP is aware of the Aviemore Community initiative which proposes a Community Park (River Spey Park) on the land between An Camas Mòr and Aviemore which would be linked by a new pedestrian / cycle bridge across the River Spey to the footpath system which is part of the An Camas Mòr Outline Planning Application. This initiative includes some ambitious ideas which the Community is proposing to implement. These would require the agreement of a number of landowners and occupiers including An Camas Mòr LLP which, as the owner of the agricultural land between the River Spey and An Camas Mòr, can provide substantial access to land for an extensive footpath network, for playing pitches and for informal recreation.

1.5.4 The An Camas Mòr proposal while including a footpath system along the River Spey escarpment makes no proposal for the agricultural land between An Camas Mòr and the River Spey other than the provision of unlit grass playing pitches.

Renewable Energy Generation

- 1.5.5** Subject to the granting of Outline Planning Consent for An Camas Mòr, it is An Camas Mòr LLP's intention to commission a study into the feasibility and viability of the use of renewable energy generation for An Camas Mòr.

1.6 Further Consents

- 1.6.1** Subject to the granting of Outline Planning Consent a number of further consents would be required:

- Approval of a Detailed Proposed Masterplan and Layout and Design Guidelines;
- Approval of Detailed Planning Applications;
- Roads Construction Consents for all work in relation to adopted roads;
- Consents that may be required by the services providers;
- Consents that may be required for a Combined Heat and Power (CHP) System should this prove to be feasible and viable; and
- Application for C.A.R license.

1.7 The Requirement for Environmental Impact Assessment

- 1.7.1** The Badenoch & Strathspey Local Plan (1997) Policy 6.1.6 of the Local Plan states:

"The Council will support the proposed development of a new community at An Camas Mòr, subject to a formal environmental assessment demonstrating that it would not give rise to any unacceptable impacts."

- 1.7.2** An Camas Mòr LLP interpreted this policy as indicating that the Council had determined, in terms of the Environmental Impact Assessment (Scotland) Regulations 1999 (The Environmental Impact Assessment Regulations), that the proposed development was an 'Environmental Impact Assessment' development and therefore an Environmental Impact Assessment in accordance with the Environmental Impact Assessment Regulations should be undertaken and reported on in an Environmental Statement.

1.8 Environmental Impact Assessment and an Outline Application

- 1.8.1** An Camas Mòr LLP recognised, from the relevant Scottish Government advice in relation to the Environmental Impact Assessment Regulations, that the limited information normally submitted with an Outline Planning Application would