

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

unlikely to be sufficient to form the basis of an Environmental Impact Assessment for An Camas Mòr. It is for this reason that the Indicative Land Use Plans, on which the Environmental Impact Assessment is based have been developed and the assessment supported by the considerable detail contained in the documents that with the agreement of The Highland Council and the Cairngorms National Park Authority have, with the Indicative Land Use Plan (Assessment Period D) and the Environmental Statement, been submitted with the Outline Planning Application.

1.9 Structure of the Environmental Statement

1.9.1 The Environmental Statement which reports on the Environmental Impact Assessment has been structured to produce a concise, readable and understandable document. The summary of assessments in Chapter 7 are underpinned by detailed supporting information contained in the Technical Appendices, Volume 2, Chapter 9. The consultations that established the scope of the Environmental Impact Assessment are reported in Chapter 9.

1.9.2 The Environmental Statement is structured into five volumes as follows:

- Environmental Statement (Volume 1)
 - Non Technical Summary
 - Glossary
 - Chapter 1 The Application
 - Chapter 2 Background
 - Chapter 3 Planning Context
 - Chapter 4 Environmental Context
 - Chapter 5 The Proposed Development
 - Chapter 6 Approach to The Environmental Impact Assessment
 - Chapter 7 Summary of Assessments of Effects
 - Chapter 8 Schedule of Environmental Commitments.
- Technical Appendices (Volume 2)
 - Chapter 9
- Report of Environmental Impact Assessment Scoping Consultations (Volume 3)
 - Chapter 10
- Confidential Annex (Volume 4 available only to THC, CNPA and SNH)
 - Chapter 11
- Information to Inform Appropriate Assessment (Volume 5)
 - Chapter 12.