

## CHAPTER 1 THE APPLICATION

### 1.1 The Application

- 1.1.1 An Camas Mòr LLP has applied for Outline Planning Permission under the Town and Planning Country Act 1997 as amended to The Highland Council (THC) for the proposed development of a new community, 'An Camas Mòr', comprising up to 1500 residential units (subject to regular review) with, associated business, community facilities and infrastructure provision; to be completed by 2027.

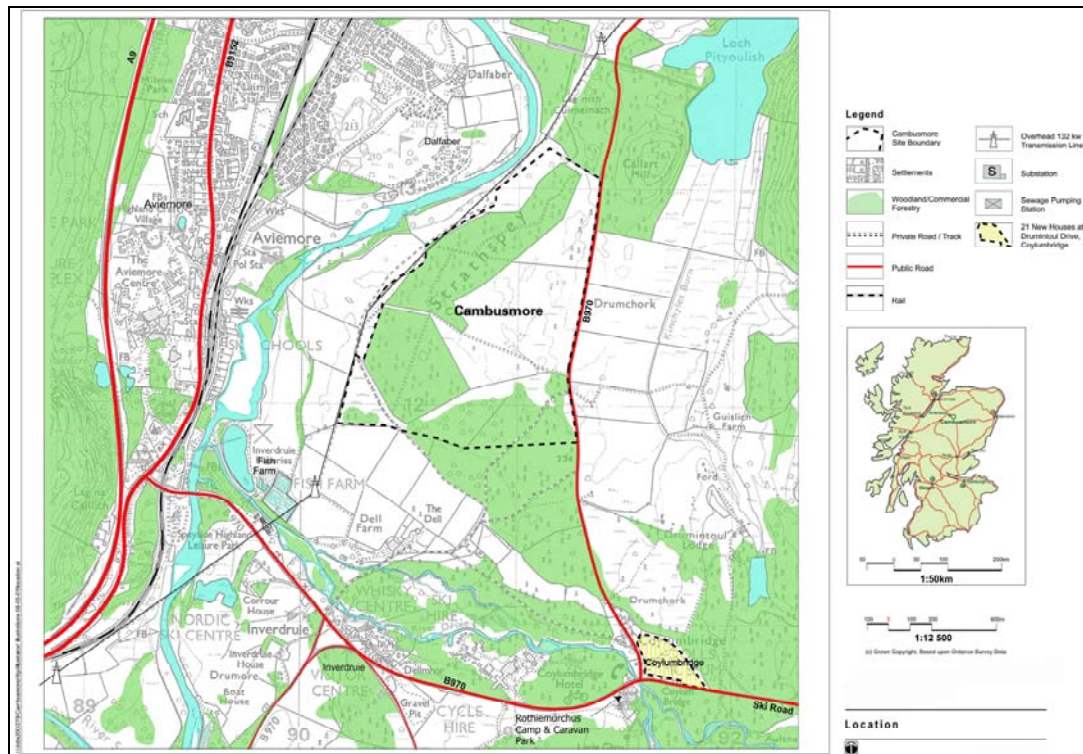


Figure 1.1 Location Plan

- 1.1.2 An Camas Mòr is located within the 10,000 hectare Rothiemurchus Estate which lies within the Cairngorms National Park and Cairngorm Mountains National Scenic Area. The site is situated within a wooded area to the east of Aviemore on the opposite bank of the River Spey. It lies between the River Spey and the watershed of the Cairngorms Mountains. (Figure 1.1).
- 1.1.3 The An Camas Mòr site, is defined in the Badenoch & Strathspey Local Plan (1997), and occupies 105.4 hectares of gently undulating ground. At present the site is a mix of woodland and open moorland with dramatic views of the Cairngorms to the east and the hills to the west. It is bounded to the east by the B970 Coylumbridge to Nethy Bridge road and it is well located for regional and national transport links due to its proximity to the main railway routes for Edinburgh, Glasgow and Inverness and the A9 trunk road.

- 1.1.4** The An Camas Mòr vision is to develop a “good habitat for people” consisting of a balanced community with an attractive public realm of streets, squares and open spaces, safe and accessible public areas and with short walking distances between home, work, community services.
- 1.1.5** An Camas Mòr would be a sustainable community. This would be achieved by concentrating development on a small footprint and clustering residential and commercial buildings within easy walking distance. An Camas Mòr would have a low carbon footprint and would maximise local energy generation and solar gain.
- 1.1.6** From the outset there would be a good public transport service to Aviemore together with good off road walking and cycling links. Jobs would be provided on site and home working would be encouraged thus minimising the need to commute to work.
- 1.1.7** To realise the views expressed by the local community and local plan a balance of housing types is proposed. This would provide for a range of age groups, household types and income levels. Aviemore has been identified as a ‘housing stress’ area and there is an urgent need for homes for local people whose incomes are above levels of that which would be identified as a ‘priority’ by local authorities and housing associations etc. but who find it difficult to buy in the current market.

## **1.2 The Outline Planning Application**

### **1.2.1 The Proposed Development**

- Construction of up to 1500 residential units (subject to regular review) on approximately 104.6 ha of land with associated business and community facilities, streets, open space, play areas, footpaths / cycleways and landscaping
- Allocation of a site for a primary school
- Construction of unlit grass playing pitches
- The construction of main services.

### **1.2.2 Associated Works**

- Construction of a new section of B970 Nethy Bridge to Insh Road at Coylumbridge, the closure of the existing junction to vehicles and widening of the existing B970 from the new section to An Camas Mòr.
- Construction of a new connecting local distributor road and section of national cycle route including a new pedestrian / cycle / vehicle / services bridge over the River Druie.

- Construction of a new informal footpath system along the River Spey escarpment.

### 1.2.3 The Application

Section 1.4 sets out the documents that support an Camas Mor LLP’s Outline Planning Application. Figure 1.2 is the Application Site Plan and Figure 1.3 is the Application Block Plan based on the Indicative Land Use Plan at Environmental Assessment Period D 2027 (Figures 1.2 and 1.3 can be viewed at A3 in The Annex to Volume 2 of the Environmental Statement).

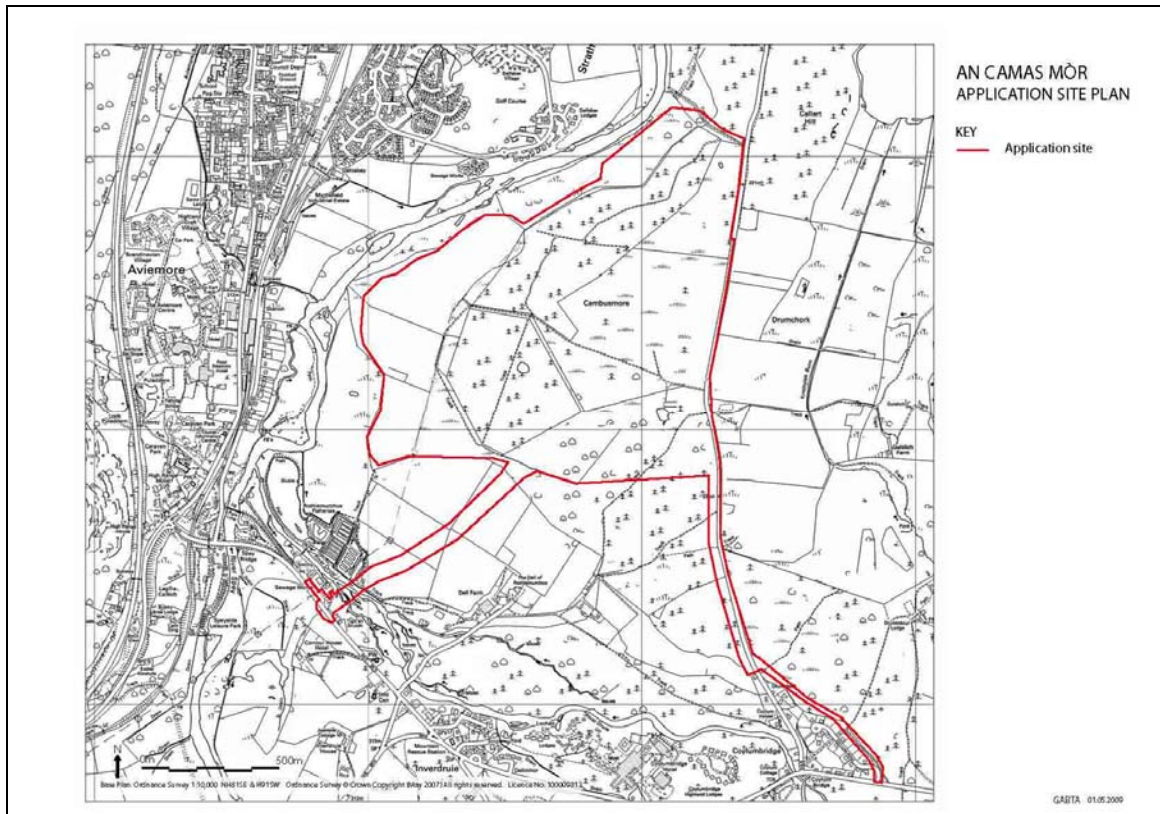
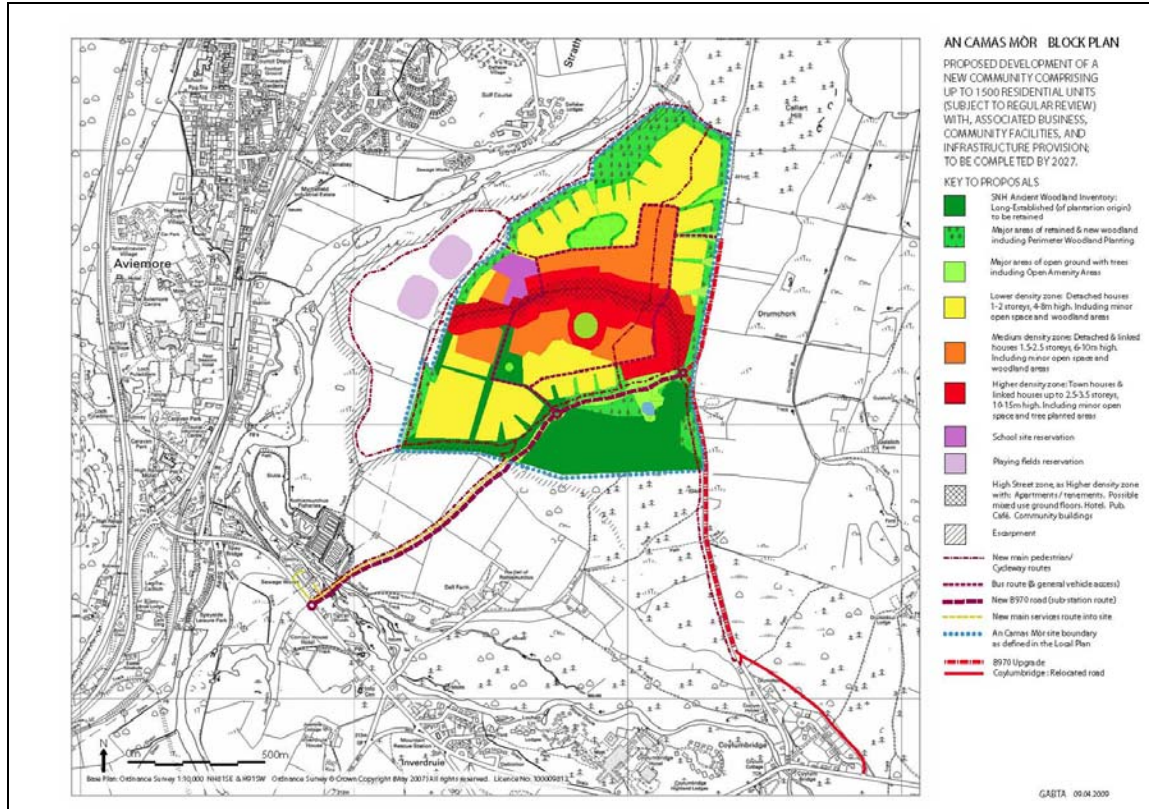


Figure 1.2 Application Site Plan



**Figure 1.3 Block Plan based on the Indicative Land Use Plan at Assessment Period D 2027**

## 1.3 Ownership

1.3.1 All works are on land within the control of An Camas Mòr LLP.

## 1.4 Supporting Documents

1.4.1 The Outline Planning Application is accompanied by the following documents:

- An Application Site Plan
- A Block Plan based on the Indicative Land Use Plan at Assessment Period D 2027;
- Planning Statement;
- Proposed Masterplan Report;
- Indicative Land Use Plan Strategies
- Design and Access Statement
- Environmental Statement

- 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.