

Development Capacity

2.11.5 Between 1992 and 2004, the Development Capacity of An Camas Mòr was stated as between 600 and 800 residential units, based on a building height of 1.5 storey's and the experience gained from the development of the 21 new houses at Coylumbridge. Subsequently, further studies such as the Housing Systems Analysis for the Cairngorms National Park (2006) indicated the need to increase the number of residential units up to 1500, whilst remaining within the same developable area. Additionally, as issues relating to sustainable development emerged, such as the need for a compact and walkable development, the Vision for An Camas Mòr progressed within this context, resulting in a development pattern of increased density and building heights up to 3.5 storey's. It is recognised that this figure of 1500 residential units would be subject to regular review.

2.12 Briefing Note to the Environmental Impact Assessment Team

2.12.1 A Briefing Note for the Environmental Impact Assessment Consultants was prepared in 2007 prior to the commencement of the Environmental Impact Assessment. The Note was issued in draft to and discussed with The Highland Council, the Cairngorms National Park Authority and the Consultants prior to final issue to the Consultants. The Note included the Vision Statement.

2.12.2 The purpose of the Briefing Note was to provide:

- information on the background and key principles from which the Proposed Masterplan and Indicative Land Use Plan had been developed and which would form the proposal on which the Environmental Impact Assessment would be based;
- to outline the scope of the Environmental Impact Assessment and the contents of the Environmental Statement;
- to outline the information available on which to base the relevant assessments;
- and to assist in the preparation for and attendance at Environmental Impact Assessment Scoping Consultations.

2.13 Scope of Environmental Impact Assessment

2.13.1 In 2005, The Highland Council and the Cairngorms National Park Authority, based on the draft Briefing Note to the Environmental Impact Assessment Team, agreed that there was sufficient information on the environment and on An Camas Mòr to inform the Scope of an environmental impact assessment without the need for An Camas Mòr LLP to request that the Council adopt a scoping opinion in accordance with the Environmental Impact Assessment Regulations. It was agreed that the scope for the environmental impact assessment would be