

2.9 Feasibility Study

2.9.1 In 2004 Rothiemurchus Estate undertook a comprehensive study of the feasibility of developing a new community at An Camas Mòr.

2.9.2 The Feasibility Study concluded:

- There are no insurmountable environmental, technical or surrounding land use constraints to the development of An Camas Mòr.
- In general, most of the constraints are peripheral to the An Camas Mòr site rather than within its boundaries as identified within the Local Plan and primarily relate to the land immediately surrounding An Camas Mòr.
- Concern over the long term ability of Scottish Water to cope with the future growth in the Badenoch and Strathspey area as projected within the Local Plan could impact on An Camas Mòr and other proposed developments within their anticipated timescales.
- The Badenoch and Strathspey Local Plan indicates that improvements would be necessary to the existing B970/Ski Road junction at Coylumbridge and suggests a realignment of the B970 around the east of the Coylum Road development as a possible solution. This proposal is based on the assumption that the new community at An Camas Mòr would be served by the existing B970 from Coylumbridge. However, it is considered that the principle vehicular access route to the new community, although not required by the Local Plan, could leave the existing B970 via a new junction at Inverdrue, and access An Camas Mòr directly from the south-west, so shortening the vehicle distance between An Camas Mòr and Aviemore. By designating this new An Camas Mòr distributor road as the B970 route to Nethybridge, this proposal would allow the required junction improvements at Coylumbridge to be achieved, by downgrading the Coylumbridge junction to a simple cul-de-sac servicing the 8 existing properties. Beyond the end of the cul-de-sac, the existing roadway could then be utilised as a footpath / cyclepath route linking to An Camas Mòr. There are no issues which preclude the feasibility of this proposal.

2.10 Technical Effectiveness Study

2.10.1 In 2004 Rothiemurchus Estate undertook a comprehensive study of the Technical Effectiveness of An Camas Mòr. The study considered issues relating to access, servicing, Rothiemurchus Estate, developable land, environmental considerations and phasing. Effectiveness was tested in terms of Planning Advice Note (PAN) 38: Housing Land (Revised 2003).

2.10.2 This Feasibility and Technical Effectiveness Studies established, within the site boundary identified within the Badenoch and Strathspey Local Plan and by adopting an environmentally led approach to the development of an Indicative Land Use Masterplan, that around 600 units could be accommodated to form the