

(3) a timeshare / retirement visitor resort.

- 2.3.3** Rothiemurchus Estate subsequently confirmed in principle the availability of ground at An Camas Mòr for a quality village and suggested a development with elements of (1) and (2) above.
- 2.3.4** The Highland Council advised that the wider principle of new communities throughout Badenoch and Strathspey, as an alternative to continuing expansion of existing towns, was being examined for possible inclusion in the forthcoming Local Plan. An Camas Mòr would need to be considered in this wider context. Two other key factors were identified in progressing this concept further. The principle of development rested significantly on the likely landscape impact within the designated National Scenic Area. The form and timing of development was closely linked to the essential infrastructure costs of the different options, with higher road expenditure a concomitant of (1), and greater investment in social and community facilities expected under option (2).
- 2.3.5** A preliminary appraisal had been carried out by The Highland Council and sketch proposals drawn up. These suggested a capacity for between 500-750 houses, expected to meet a wide range of needs, and occupying approximately 30 ha of land lying between the river escarpment (to the west) and B970 on the eastern boundary. Existing plantation woodlands formed the northern and southern limits. Some 10 ha were identified for community facilities and commercial / employment activities reflecting a more self-contained settlement. Access would be taken via an upgraded and realigned B970 route, water supplied from the mains system at Inverdrue, and full treatment sewage disposal by either new dedicated works or linkage to new facilities programmed for Aviemore as a whole. Pedestrian links, including direct crossing of the Spey into Aviemore village centre, were identified in addition to extensive leisure provision. The margins of the Spey and other important "buffer" lands separating An Camas Mòr from Inverdrue and Coylumbridge to the south were also to be enhanced for their amenity and conservation value.
- 2.3.6** At their final meeting in September 1990, the Aviemore Working Party considered the final revisions to the Framework Plan which was subsequently incorporated into the first draft of the Local Plan as approved by the Planning Committee of Highland Regional Council in December 1990.

2.4 Final Draft Local Plan 1992

- 2.4.1** The Consultative Draft Local Plan was published in 1991. It stated that concern was emerging about the rate and scale of change in established villages, and that there might be merit in deflecting some of the pressures away from existing communities and sensitive rural areas. It was stated that a preliminary assessment of planning and environmental factors suggested four locations with potential for free-standing villages, namely Drumullie-Balvatten, An Camas Mòr, Alvie-Dalraddy and Balavil. A large number of representations were received in response to this issue. Most parties expressed opposition to new communities, but several excluded the site at An Camas Mòr from their wider criticisms.

- 2.4.2** In the Final Draft, published in 1992, reference to the wider principle of new communities was deleted, whilst the provisions for An Camas Mòr were retained.
- 2.4.3** The Cairngorms Working Party expressed its explicit support for several elements of the general planning strategy for the District, notably the expansion of Aviemore as the main growth point including the proposals for a new community at An Cams Mòr. This support for An Camas Mòr was subject to there being a detailed environmental assessment of the potential effects of such a development and confirmation that it would not give rise to any unacceptable impacts. Highland Regional Council accepted that the proposal would require to be the subject of a formal environmental assessment.

2.5 Public Local Inquiry 1994

- 2.5.1** The Public Local Inquiry into objections to the Final Draft Badenoch and Strathspey Local Plan were held 1994. The key issues in the Reporters report of the Inquiry as these relate to An Cams Mòr are set out in issue 33 An Camas Mòr (Appendix 12) are summarised below.

The Need for An Camas Mòr

- 2.5.2** The Reporter, in examining the need for development land, noted that the remaining capacity at housing sites in Aviemore identified in the Local Plan should enable much of the projected demand for housing to be met well into the 10-20 years life of the Local Plan. After 10 years it is likely that many of the housing allocation areas would be fully, or substantially, developed, and that there would be few remaining opportunities for development within these areas. At this stage sites other than those within Aviemore allocated for development in the Local Plan are liable to come under increasing development pressure.
- 2.5.3** The Reporter also noted that Highland Region Structure Plan (1990) required that population and housing growth be accommodated especially in and around Aviemore, and the Local Plan strategy is that Aviemore would remain the District's main growth point. The Reporter agreed with the Local Plan statement that Aviemore has the strongest economic prospects and was best located for the purposes of commuting from other areas. Given this, and the fact that the Local Plan looks forward to up to 20 years, it is appropriate that consideration is given to how the anticipated growth in the Aviemore area could be accommodated towards the end of the 20 year period, and even beyond that.
- 2.5.4** The Reporter also stated that there were serious constraints to development in Aviemore beyond the opportunities identified in the Local Plan. Further substantial incremental growth would be controversial, and in the Reporter's opinion, undesirable. The Reporter concluded that an obvious alternative would be to develop a new community in the Aviemore area but that this would not be required for a further 10 years, or thereby, that is, after 2005.