

purpose of this non-statutory Framework Plan was to help guide subsequent decisions on planning applications and public sector investment priorities.

2.2.2 The Framework Plan included as assessment of the main development factors, and alternative expansion areas immediately adjoining the existing built up area of Aviemore. The principal major development areas identified were to the north of Aviemore and Dalfaber.

2.2.3 A Highland Regional Council Working Party was set up to meet with key parties and refine proposals. Comments from the public, local community organisations and Rothiemurchus Estate favored development east of the Spey, but at a location north of the Dell of Rothiemurchus a short distance south of An Camas Mòr. This was based on a visionary concept involving:

- re-focusing Aviemore itself outwards towards the river,
- the development of a new planned settlement on the eastern bank, and
- enhancement of the intervening major 'parkland' corridor, comprising the flood plain and adjoining open land, for leisure and amenity purposes.

2.2.4 The Dell of Rothiemurchus site was not progressed further by the Rothiemurchus Estate at the request of Highland Regional Council, because there were fundamental policy objections to large-scale development in an area defined as the Glenmore Corridor.

2.3 The Highland Council Study of Alternatives 1990

2.3.1 In 1990, in response to expressions of local support for development on the eastside of the Spey, The Highland Council prepared a Report for the Working Party on the potential for a new community at An Camas Mòr. In general, the Working Party favoured the idea of a separate new village and considered An Camas Mòr as a possible location.

2.3.2 The Highland Council's subsequent analysis indicated the nature of the terrain and existing land use at An Camas Mòr. In discussion Rothiemurchus Estate suggested a dormitory settlement, which could evolve into a small self-contained town using existing road links, possibly supplemented with a bridge crossing to Dalfaber in the longer term. Notwithstanding actual routes, road distances to key facilities in Aviemore would be greater than for other development options north of the village. However, construction of a footbridge connection would bring walking distances down to comparable levels with the other options. Three different options and related timescales were put forward i.e.

- (1) a new residential suburb
- (2) a free-standing new community

(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.