

CHAPTER 2 BACKGROUND

2.1 Introduction

The process of preparing the Indicative Land Use Plan for An Camas Mòr has taken place over a considerable length of time; Environmental considerations and the examination of alternatives have been an essential and integral part of this process throughout.

The first sketch proposals were drawn up by The Highland Regional Council as part of a preliminary appraisal for the Aviemore Framework Plan in 1989. During 2004, the Feasibility Study established constraints and opportunities and the Technical Effectiveness Studies set out guiding principles, objectives and Indicative Land Use Plan strategies. The technical Effectiveness Studies also explored in detail three options selecting one on which to explore density, phasing and programme considerations.

From this work the Vision Statement was progressed in 2005 and 2006. This involved workshops with key stakeholders and wide public consultation resulting in detailed consideration of three further Indicative Land Use Plans of which one was selected to represent the Vision for An Camas Mòr that best met the aspirations of the Local Plan, those consulted, and Rothiemurchus Estate. The overall vision is of a small community with a compact footprint within a woodland setting with people living and working within a unique high quality natural environment which provides enjoyment of the surrounding landscape and natural heritage.

The Vision has been the subject of further study related to infrastructure effectiveness. This, along with further survey work, consultations, review and the continuing Environmental Impact Assessment process has suggested refinements to the Indicative Land Use Plan in an iterative manner.

The Indicative Land Use Plan coordinates all the various key principles and other layout considerations into an overall integrated land use plan. This plan defines the main development types and land uses for the site, and associated woodland / open space, school provision and their provision timescales. From the plan, the vehicular circulation pattern for the new community has then been developed. The Indicative Land Use Plan for Period D 2027 is the basis of the Outline Planning Application.

The Reporter to the 1994 local enquiry recommended that the site would benefit from some early planting of trees and this was carried out from 1997.

2.2 The Framework Plan 1989

2.2.1 In May 1989 the Planning Committee of Highland Regional Council authorised publication of a consultative document intended to inform continuing discussions with developers, landowners, the public and other interested parties. The