

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

established therefore through consultation with an agreed list of consultees one of the key considerations in this process was the sufficiency of detail for the environmental impact assessment. The Briefing Note formed the background for meetings held with Consultees to discuss the scope of the Environmental Impact Assessment and confirm the sufficiency of detail. The Highland Council and the Cairngorms National Park Authority were invited to participate in these meetings.

2.13.2 The process of establishing the Scope of the Environmental Impact Assessment, the reporting of Environmental Impact Assessment Scoping Consultations, the identification of aspects of the environment that the development could possibly significantly affect and the identification of assessment topics are set out in a Report of Environmental Impact Assessment Scoping Consultations.

2.14 Scope of Proposed Masterplan

2.14.1 A Scope for the Proposed Masterplan was prepared in 2008 after discussion with and comments from the Cairngorms National Park Authority.

2.14.2 The purpose of the Scope was to set out the scope and level of detail required of the Proposed Masterplan and Report in order to demonstrate 'In Principle' the masterplan and layout and design guidelines to be used in the preparation of a Detailed Masterplan and Detailed Layout and Design Guidelines which would be used to guide and test the Detailed Applications submitted by Developers.

2.14.3 The Scope took the following into account

- Planning Advice Note (PAN) 83: Master Planning (2008)
- A presentation made to Architecture & Design Scotland with a subsequent letter of comments

2.15 Workshops and Consultations

2.15.1 The first public meeting led by community council to consider the studies and principles for An Camas Mòr was held in 2005.

2.15.2 The second public meeting where the Gehl principles and methodology were agreed by the local community and the vision was commenced was held in 2006.

2.15.3 Stakeholders Workshops to discuss landscape, affordable housing, transport, sustainability, streets and public realm were held in 2007.

2.15.4 The third public meeting to comment on the draft final Indicative Land Use Plan and Proposed Masterplan was held in 2008.

2.15.5 The Public Consultation Statement sets out the detail of these Consultations.