

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

proposed new community at An Camas Mòr, and that this development could become effective and commence providing houses within the timescale required within the Local Plan. It has also indicated that a series of associated access and infrastructure measures and land use changes would be required outwith the site boundary.

2.11 The Initial Masterplan Process

An Iterative Process

- 2.11.1** From the outset in 1989 alternatives both to a new community located at or in the vicinity of An Camas Mòr and to the Indicative Land Use Plan have been developed and tested taking into account, amongst other things, environmental considerations. Typically in this process, environmental considerations are illustrated in the form of plans which are then combined to make Development Constraints Plans (see Proposed Masterplan Report: Constraints and Opportunities).
- 2.11.2** The result of the study of alternatives for the first iteration of Indicative Land Use Plan for An Camas Mòr was prepared as a strategy diagram and illustrated in the Background Report in 1999 (Figure 2.1). This Report also set out an Outline Planning Brief and Masterplan Issues.
- 2.11.3** The result of the study of alternatives for the second iteration of Indicative Land Use Plan for An Camas Mòr was prepared from the Feasibility and Technical Effectiveness Studies and illustrated in the Technical Effectiveness Study in 2004 (Figure 2.2).
- 2.11.4** The result of the study of alternatives for the third iteration of Indicative Land Use Plan for An Camas Mòr was prepared in parallel with the Vision for An Camas Mòr which introduced the concept of a layout based on the traditional Scottish Burgh with a curving high street (Figure 2.3), the Environmental Impact Assessment, the Indicative Land Use Plan Strategies (Supporting Documents, ILUP Strategies) and the Proposed Masterplan Report (Supporting Documents, Proposed Masterplan Report) during the period 2004 to 2009 and illustrated in Chapter 5 Figures 5.2 to 5.5. During this period the Indicative Land Use Plan was the subject of three reviews (Figure 2.4) as a result of the emerging Cairngorms National Park Local Plan, public meetings and workshops (see 2.15) and general issues that emerged as the Environmental Assessment and Proposed Masterplan Report progressed. All reviews resulted in changes to the Indicative Land Use Plan and therefore the need to inform all Consultants.