

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.

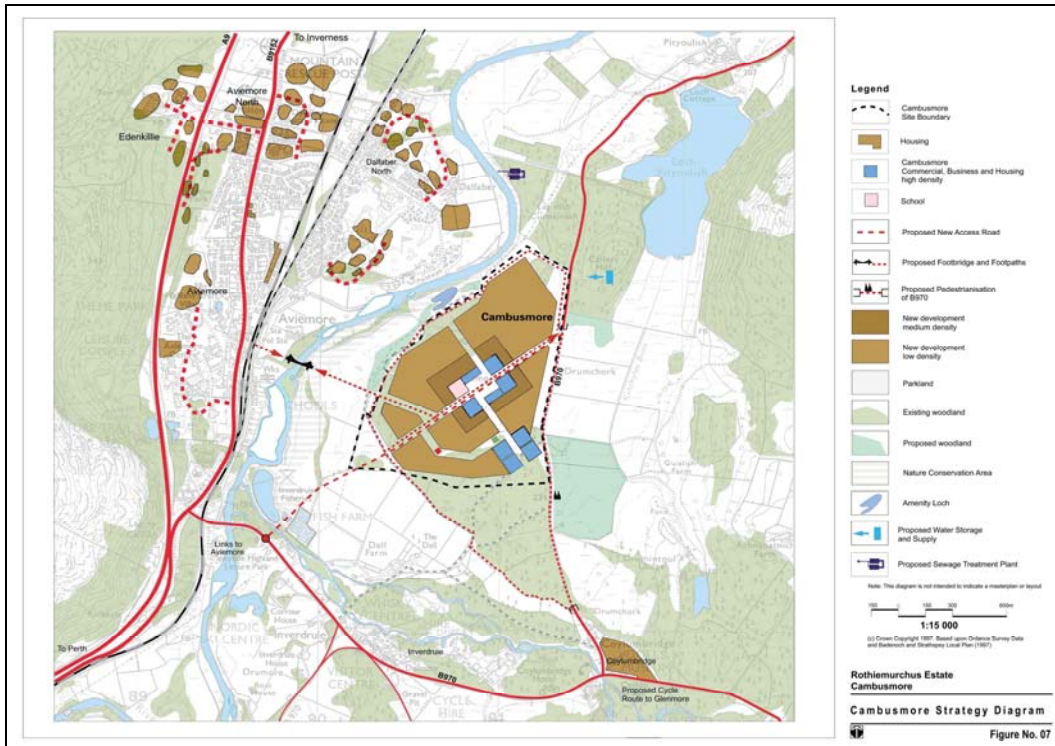


Figure 2.1 Alternative introduced the concepts of a dense central mixed use area with a the B970 running through, access and view alignments and density decreasing towards a wooded perimeter

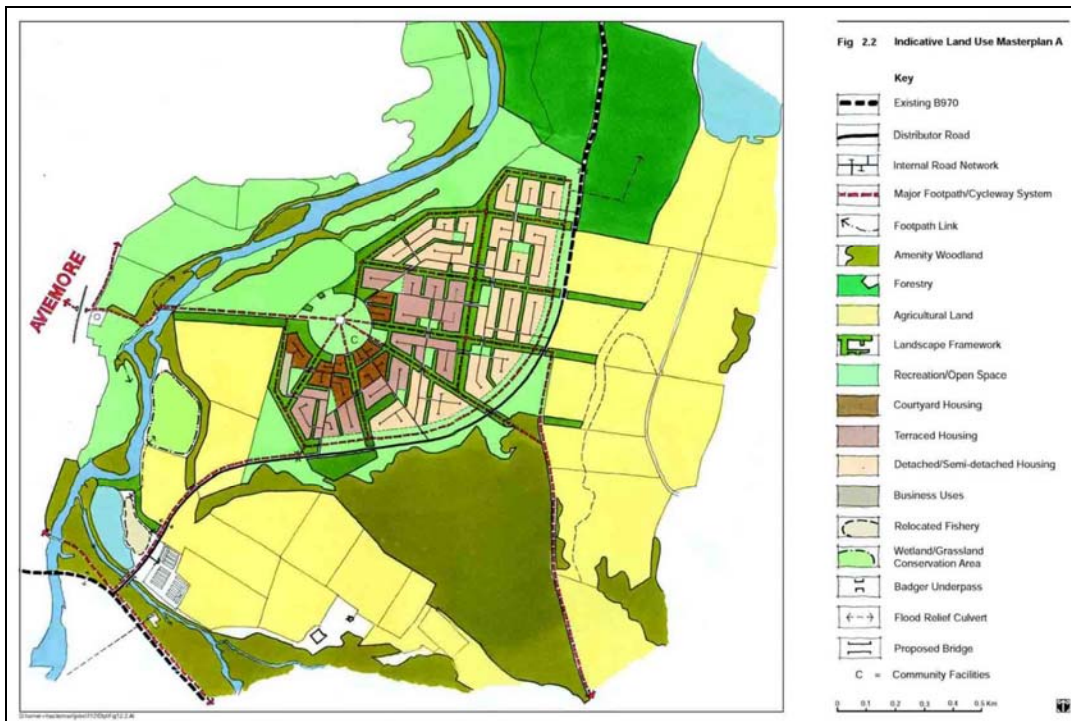


Figure 2.2 Alternative introduced the concepts of a peripheral B970 route, a central open space with adjacent high density areas facing Aviemore and a linked network of tree belts and open spaces

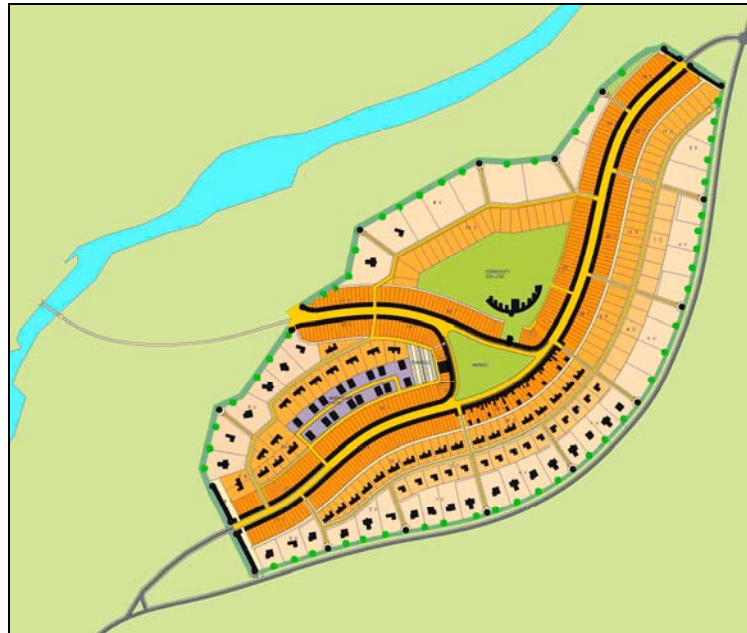


Fig 2.3 Alternative layout based on the traditional Scottish Burgh with a curving high street

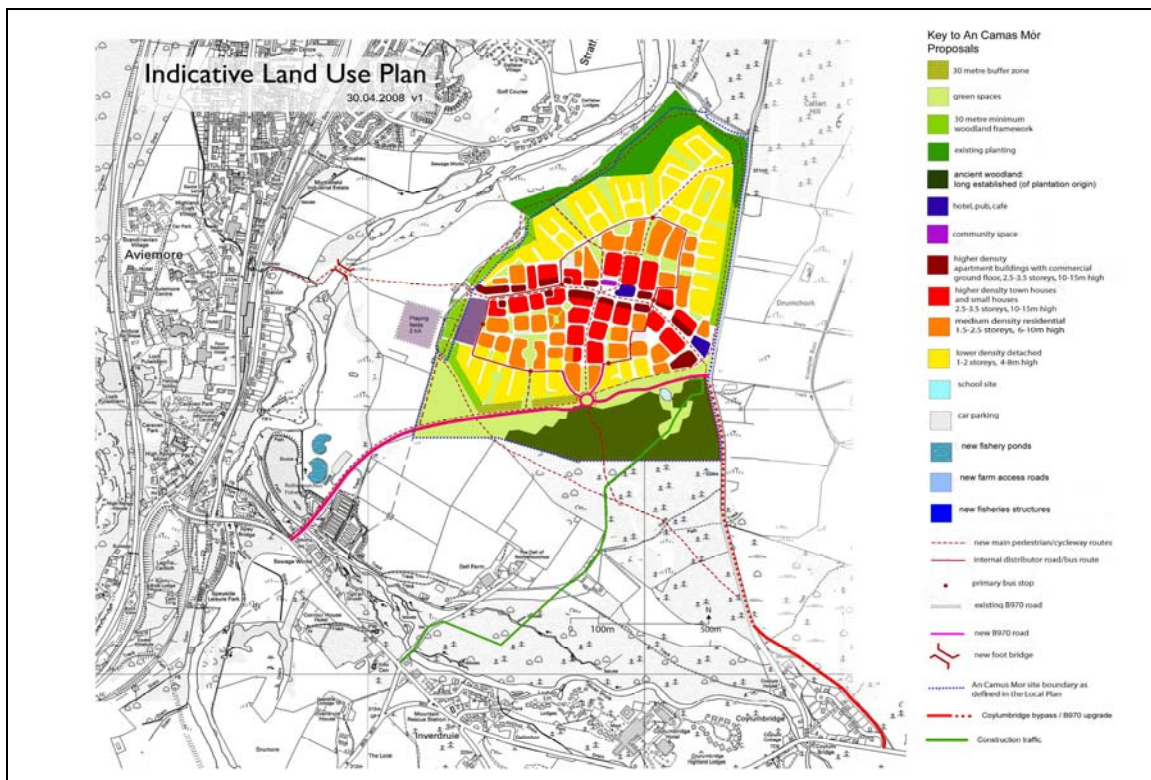


Figure 2.4 Indicative Land Use Plan after the first Review

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