

CHAPTER 5 THE PROPOSED DEVELOPMENT

5.1 Introduction

- 5.1.1** An Camas Mòr is a key component of a Local Plan concept for the refocusing of Aviemore eastwards towards the River Spey and the enhancement of the river flood plain and adjoining open land as a major 'parkland' corridor for leisure, amenity and nature conservation between Aviemore and An Camas Mòr.
- 5.1.2** It is The Highland Council's ambition that An Camas Mòr should develop into a thriving twin settlement to Aviemore, with a range of housing suitable for all ages, needs and income (Appendix 12 Report of Public Local Inquiry (1994) Paragraph 33.45).
- 5.1.3** This chapter describes the overall vision of the proposed An Camas Mòr development and includes a description of the proposed development, details of its, the Indicative Land Use Plans and summarises the strategies that have guided their development.. It also includes a detailed description of woodland management and the construction activities which informed the Environmental Impact Assessment.

5.2 Vision

- 5.2.1** An Camas Mòr is located within woodland close to and above the River Spey at the 'gateway' to the spectacular Rothiemurchus Forest and mountain landscape of the Cairngorm Mountains National Scenic Area and Cairngorms National Park. In terms of housing, the brief is for up to 1500 residential units (subject to review), but to be sustainable the brief includes provision of a wide variety of employment, leisure and community facilities.
- 5.2.2** 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.
- 5.2.3** The layout of An Camas Mòr is based on the traditional Scottish Burgh with a curving high street providing the meeting place and the focus for commercial and social activity backed by a dense development area served by narrow streets and pends. At the fringes lower density development would merge into its existing woodland setting. Buildings would be located on the edge of their sites maximising internal yard space. Timber materials are likely to dominate the design style and no building would be higher than three and a half storeys.
- 5.2.4** An Camas Mor would take account of and respond to the wider landscape context. The layout would incorporate a sequence of spaces that integrate it effectively with its surroundings. There would be a strategy for long term management of shared open space and landscape. There would be a pre-planting from the outset both within and outside the site to ensure integration with the surrounding landscape from an early stage. It would also take account of,