

## Summary

- 7.12.31** In conclusion, the development of An Camas Mòr would not have any significant negative/adverse residual socio-economic, tourism and recreation, or community facilities effects upon the local Aviemore, or wider Badenoch & Strathspey, or National Park area or communities. On the contrary the proposed development would focus upon the unique opportunity afforded by An Camas Mòr in addressing the need for both affordable housing, and the attraction of higher income employment in the central Highlands.
- 7.12.32** Through the creation of a well planned settlement, and high quality of life, the proposed development would assist in the retention of the higher educated population which has historically left the area for jobs elsewhere. It would also attract new skills and economically active population to generate new and additional jobs, raise income levels, offer the opportunity to transform perceptions, attract new investment, and also offer prospects of expansion for existing businesses.
- 7.12.33** The effects experienced by socio-economic and community, and tourism and recreation resources, are detailed in the Appendices.

## 7.13 CUMULATIVE AND INTER-RELATED EFFECTS

### Geology & Soils

- 7.13.1** An assessment for cumulative effects for Geology & soils is not considered to be appropriate.

### Landscape Resource

- 7.13.2** The Badenoch and Strathspey Local Plan (1997) and the Cairngorms Deposit Local Plan were examined in terms of proposals that would along with An Camas Mòr have the potential to cumulatively affect the Landscape Resource. It was concluded that an assessment of cumulative effect was not applicable.

### Visual Amenity

- 7.13.3** The Badenoch and Strathspey Local Plan (1997) and the Cairngorms Deposit Local Plan were examined in terms of proposals that would along with An Camas Mòr have the potential to cumulatively affect the Landscape Resource. It was concluded that an assessment of cumulative effect was not applicable.

### Ecology and Nature Conservation

- 7.13.4** The total effects of the four development periods for construction and operation of An Camas Mòr have been assessed within the ecology impact assessment.

Therefore any cumulative impacts and effects that could arise from the various periods of construction and operation have been fully considered and assessed.

- 7.13.5** There are numerous small planning applications relating to the surrounding area, however, none of these that we are aware of could have any cumulative or in-combination effects along with the proposed An Camas Mòr development. There are two developments that we are aware of in the surrounding area that are slightly larger and could potentially interact with ecological receptors and the construction of the proposed development. These are a small group of houses on the opposite side of the B970, at Inverdrue and the Scottish Water proposals for boreholes and related infrastructure in the Aviemore area. It has been concluded within the ecology and nature conservation assessment that neither can or will have any in-combination effects with the proposed An Camas Mòr development.

## **Cultural Heritage**

- 7.13.6** No cumulative effects have been identified.

## **Air Quality**

- 7.13.7** The assessment for future years is based upon the high growth traffic figures used for the Transport Assessment. The Transport Assessment has been calculated for a high traffic growth rate within its baseline data and is thus assumed to have taken cumulative effects into account.

## **Noise & Vibration**

### ***Construction***

- 7.13.8** The cumulative effect of the proposed scheme and any other project is considered to be negligible, that is not significant, due to the transmission distances to the nearest receptors and the limited increase in road traffic flows.

### ***Operation***

- 7.13.9** The cumulative effect of the completed scheme and any other proposed project is considered to be negligible, that is not significant, due to the transmission distances to the nearest receptors and the limited increase in road traffic flows.

## **Night Lighting**

- 7.13.10** The Badenoch and Strathspey Local Plan (1997) and the Cairngorms Deposit Local Plan were examined in terms of proposals that would along with An Camas Mòr have the potential to cumulatively affect the Landscape Resource. It was concluded that an assessment of cumulative effect was not applicable.

## Hydrology & Water Quality

**7.13.11** The impact of increased traffic on the existing public road network around the development would increase the potential impact of road runoff and the chance of accidental spillage. The nature of the traffic would not change .i.e. the type of vehicle using the public roads would not change, however the amount of traffic would increase. The effectiveness of the existing public road drainage system should be assessed by The Highland Council in terms of the increase in traffic generated by the development.

## Socio-Economic, Community Impact & Tourism and Recreation

**7.13.12** Significant beneficial improvement in local economic conditions and performance.

## Inter-related Effects

**7.13.13** Table 7.13 shows the inter-relationship between aspects of the environment likely to be significantly affected as set out in the Environmental Impact Assessment (Scotland) Regulations 1999 Schedule 4, Part 1 and the Assessment Topics in terms of possible effects and inter-relationships.

**7.13.14** The possible effects and inter-relationships are taken into consideration in each topic assessment.

**Table 7.13: Aspects of the Environment Likely to be significantly affected (Environmental Impact Assessment (Scotland) Regulations 1999 Schedule 4, Part 1) and the relationship to the Assessment Topics**

	Assessment Topics									
Aspects of the Environment Likely to be significantly affected (ENVIRONMENTAL IMPACT ASSESSMENT Scotland) Regulations 1999 Schedule 4, Part 1)	Geology & Soils	Landscape Resource	Visual Amenity	Ecology & Nature Conservation	Cultural Heritage	Air Quality	Noise and Vibration	Night Lighting	Hydrology & Water Quality	Socio-Economic, Community Impact & Tourism and Recreation
Effects on Human Beings & their Activities		I	X	I	I	X	X	XI		X

Effects on Landscape	I	X	I	I	I			X		
Effects on Flora and Fauna	I	I	I	X		I	X	X	I	I
Effects on Soils	X			I					I	
Effects on Water	I			I					X	I
Effects on Air & Climatic Factors				I		X				
Effects on Material Assets (Architectural and Archaeological Heritage)		I	I		X					

X = Possible Effect

I = Possible Inter-relationship

## 7.14 Summary of Effects

**7.14.1** The conclusion of the Environmental Impact Assessment is that the proposed development of a new community at An Camas Mòr would have significant residual beneficial socio-economic and business effects. There would be significant residual adverse effects on day and night-time visual amenity. There would be significant residual adverse temporary and permanent noise and vibration effects. There would also be significant residual adverse effects on the local landscape character area of the site and adjacent local landscape character area, however the effect would reduce over time after 2027 as tree cover establishes.

**7.14.2** Potential effects are assessed before the application of mitigation measures committed to by An Camas Mòr LLP and residual effects are assessed with the committed mitigation measures applied.

**7.14.3** The significant effects are summarised below and in Table 7.14 which also summarises residual effects that are assessed as not significant. Assessment Topics Geology and Soils, Ecology and Nature Conservation, Hydrology and Water Quality, Air Quality, Cultural Heritage and Socio-economic, Community Impact and Tourism and Recreation sub-topic Tourism and Recreation have no significant adverse residual effects. The assessment of the effects of Night