

NON TECHNICAL SUMMARY

(i) The Application

An Camas Mòr LLP has applied for outline planning permission under the Town and Planning Country Act 1997 as amended to The Highland Council (THC) for the proposed development of a new community, 'An Camas Mòr', comprising up to 1500 residential units (subject to regular review) with, associated business, community facilities and infrastructure provision; to be completed by 2027.

Section (xi) sets out the documents that support An Camas Mòr LLP's Application. Figure 1.1 is the Application Block Plan based on the Indicative Land Use Plan at Environmental Assessment Period D 2027. The Indicative Land Use Plans for the different Assessment Periods can be viewed in Volume 1 Chapter 1 Figures 1.1 to 1.6 at A4 size or at A3 size in The Annex to Volume 2 of the Environmental Statement.

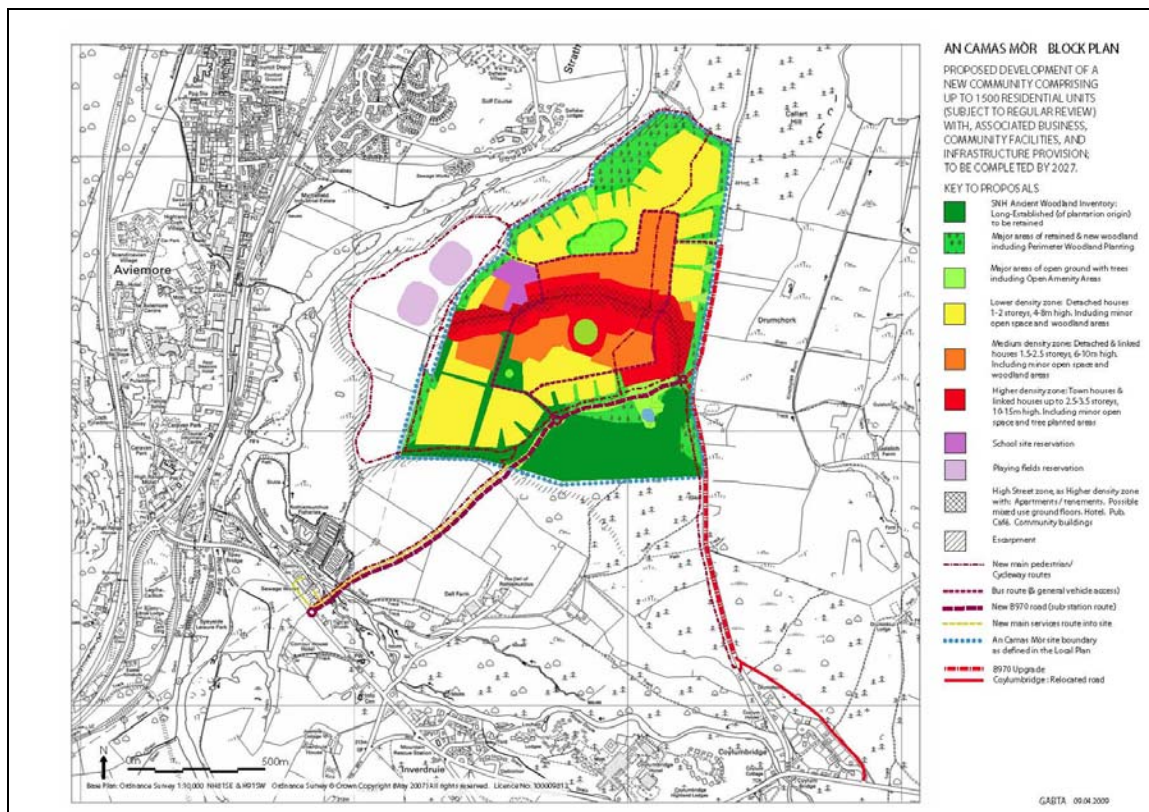


Figure 1.1 Block Plan

(ii) Background

The concept of a proposed new community at An Camas Mòr has been developed over a period of time. Initial proposals were drawn up by The Highland Regional Council in 1989. Environmental considerations and the examination of alternatives have been essential. Initial proposals and alternatives were drawn up by The Highland Regional Council in 1989. Proposals for a new community

were incorporated into the Final Draft of the Badenoch and Strathspey Local Plan in 1992 and considered at the 1994 Public Local Inquiry. The An Camas Mòr Action Group further developed the proposals in 1999, following which a 'Vision Statement' was developed through several stages considering areas such as feasibility and technical effectiveness. A series of Indicative Land Use Plan Strategies were also prepared to guide this process.

(iii) Planning Context

The proposed new community at An Camas Mòr has been developed within the Scottish and Local Planning context. These policies range from SPP's, PANS, Scottish Government Circulars and relevant structure and local plans. The relevant planning policies which have been used are listed in the Planning Statement (Supporting Document Planning Statement).

Since the initial proposal for a new community at An camas Mòr the Cairngorms National Park has been established. Whilst The Cairngorms National Park Authority has drawn up it's own Park Plan listing the Park's strategic objectives for the next twenty-five years the current Highland Council Structure Plan (2001) still applies within the Park boundaries.

The Badenoch & Strathspey Local Plan (1997) supports the proposed development of a new community at An Camas Mòr, subject to a formal environmental assessment demonstrating that it would not give rise to any unacceptable impacts. Figure 1.2 indicates the proposed layout of the new community at Environmental Assessment Period D 2027 overlaid on the Badenoch & Strathspey Local Plan Map.

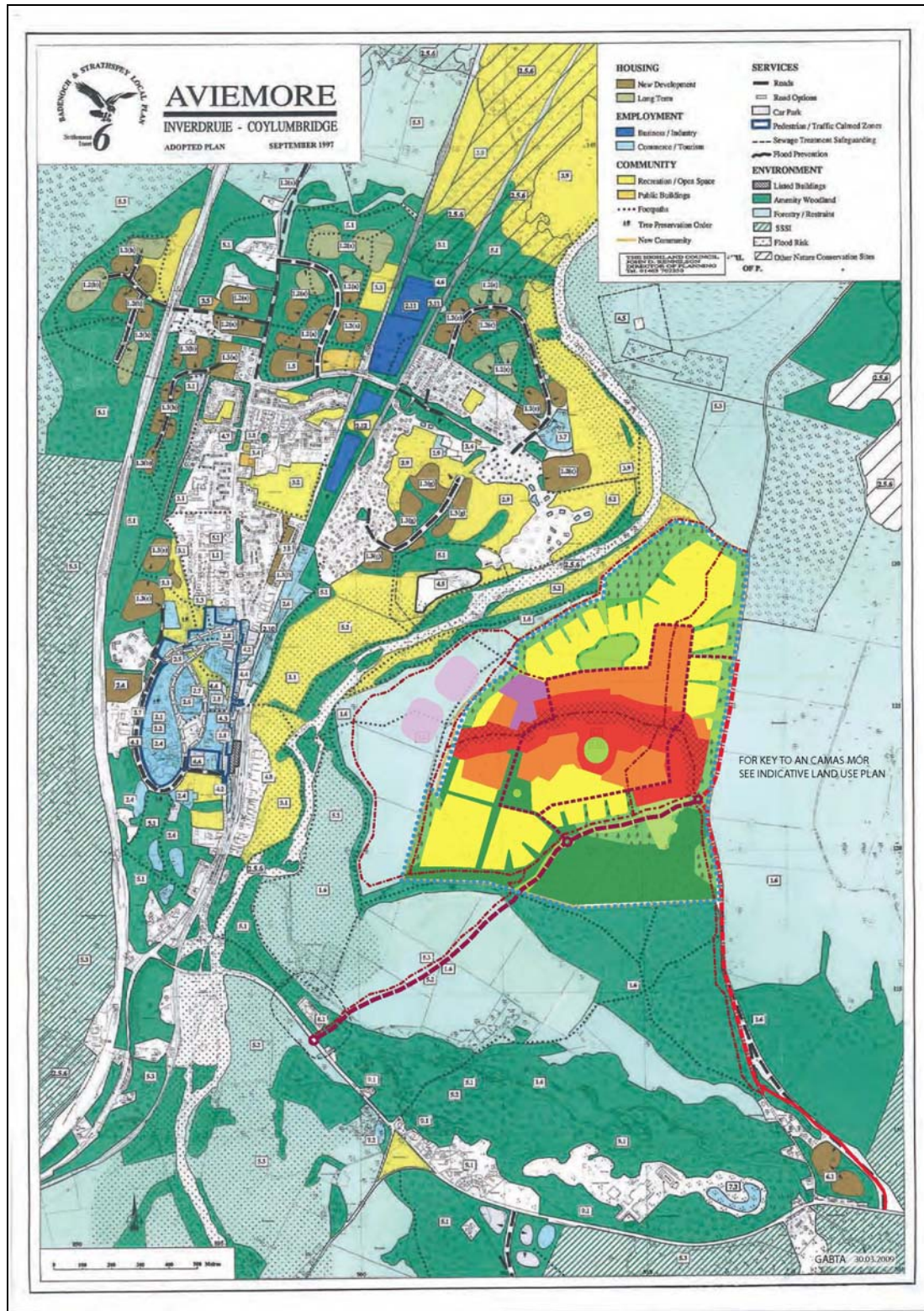


Figure 1.2 Indicative Land Use Plan Assessment Period D 2027 shown on the Badenoch and Strathspey Local Plan Map

(iv) Environmental Context

The proposed new community at An Camas Mòr would be situated in a unique environmental context.

The proposed site is within the 10,000 hectare Rothiemurchus Estate. It lies within the Cairngorms National Park and the Cairngorm Mountains National Scenic Area. Rothiemurchus Estate holds an important place in the Badenoch & Strathspey area due to its cultural and natural heritage importance.



Figure 1.3 Craigellachie - General view of the site from the East (circa March 2004)

The An Camas Mòr site has a variety of notable environmental features. In particular the site has a variety of geomorphological and hydrological features such as kettle holes and meltwater channels, some notable flora and fauna such as Scot's pine and scattered birch (Figures 1.3 to 1.5) and some local archeological features such as hut-circles and the remnants of a township at Drumchork. The most significant feature of the site is the surrounding landscape. There are outstanding views of the Stathspey strath and the Cairngorm Mountains to the south east.

The area has a variety of statutory designations:

- River Spey Special Area of Conservation (SAC); and
- The Cairngorm Mountains National Scenic Area (NSA).

The area also provides habitat for the protected species, both at International and National levels.



Figure 1.4 General view of site looking West (circa March 2004)



Figure 1.5 View from B970 looking South West (circa March 2004)

(v) The Proposed Development

An Camas Mòr is a key component of a Local Plan concept for the refocusing of Aviemore eastwards towards the River Spey. The aim of the Local Plan is to encourage the sustainable development of Aviemore and to meet the housing demands in the surrounding area. The proposed development will provide up to 1,500 houses (subject to regular review) with an emphasis on the development of employment, leisure and community facilities.

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.

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.

Details of the proposed development can be found in Chapter 5 of the Environmental Statement and in the Proposed Masterplan Report (Supporting Document Proposed Masterplan Report)

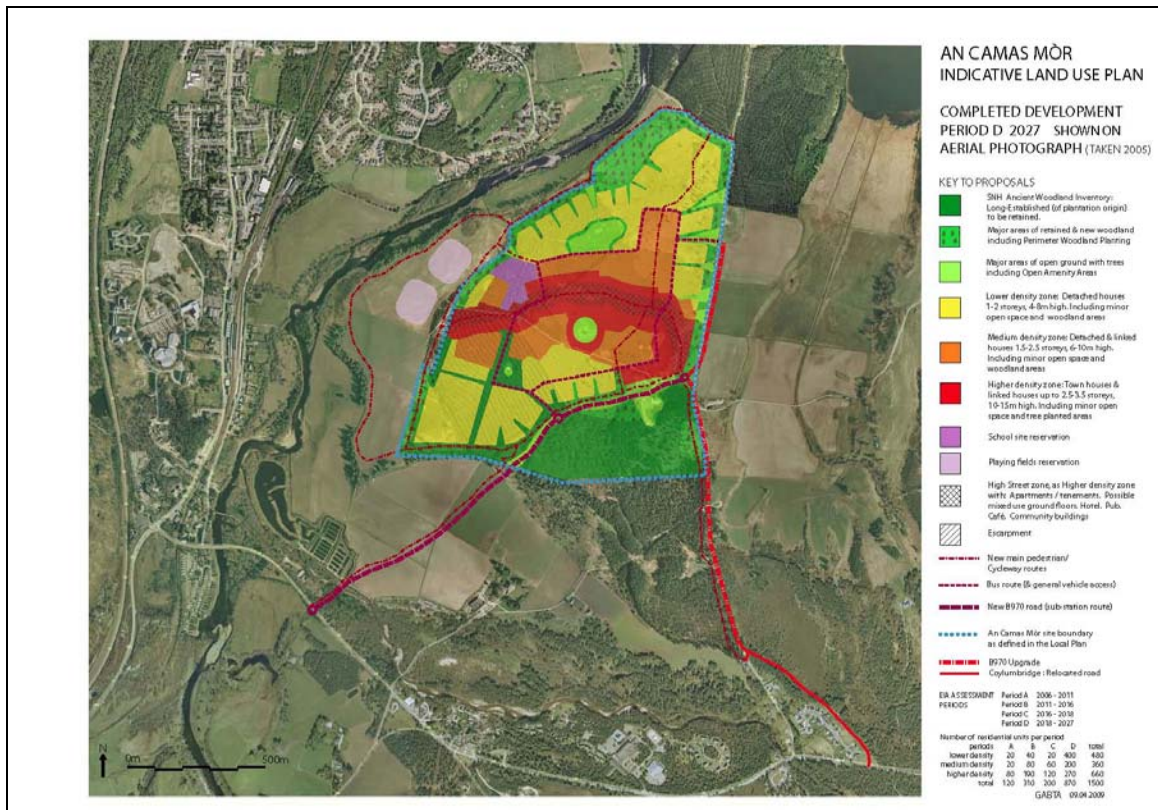


Figure 1.6 Indicative Land Use Plan Assessment Period D 2027 shown on an Aerial Photograph of the site and surrounding areas (2005)

(vi) Approach to the Environmental Impact Assessment

A specific approach has been taken to the Environmental Impact Assessment for the proposed development at An Camas Mòr. This approach has taken into consideration UK and European Environmental Impact Assessment Directive

Regulations, advice and guidance and the way in which the proposal has developed since 1989.

Environmental Impact Assessment is the process of compiling, assessing and presenting the nature and significance of environmental effects of a proposed development. The process aims to identify likely significant adverse effects on the environment and to describe measures envisaged to prevent, reduce and where possible offset these effects on the environment.

(vii) Assessment Topics

The Environmental Impact Assessment Scoping process identified the following topics under which effects would be assessed.

- Geology & Soils;
- Landscape Resource;
- Visual Amenity;
- Ecology And Nature Conservation;
- Cultural Heritage;
- Air Quality;
- Noise and Vibration;
- Night Lighting;
- Hydrology And Water Quality; and
- Socio-Economic, Community Impact And Tourism and Recreation

(viii) Assessment Periods

In relation to An Camas Mòr, the Deposit Local Plan identifies particular dates by which the proposed new community would require to provide specific numbers of residential units. These dates are:

- 2006 -2011 (100 residential units);
- 2011 – 2016 (300 residential units); and
- 2016 onwards (1100 residential units).

Consideration of these dates in relation to a range of other matters including the assessment topics, environmental considerations, the Indicative Land Use Plan and related phasing, the likely sequence of construction activities

concluded that possible effects should be considered, as relevant to each assessment topic, in relation to the following four periods:

- Assessment Period A 2011;
- Assessment Period B 2016;
- Assessment Period C 2018;
- Assessment Period D 2027;

(ix) Assessment of Effects

The conclusion of the assessment of effects is that the proposed development of An Camas Mòr will have significant beneficial residual effects on socio-economic, community impact and tourism and recreation. There are significant adverse residual effects on the visual amenity of a single viewpoint on B970 adjacent to site which cannot be mitigated, and from a limited number of elevated viewpoints (i.e. on local viewpoints located above the level of An Camas Mòr) but overall the effect is not significant. There is a significant adverse residual effect on the Landscape Resource in terms of the Local Landscape Character of the site and the adjacent Local Landscape Character Area within the assessment period. The effect on Visual Amenity and the effect on the Landscape Resource will reduce as tree planting within An Camas Mòr grows in height. These significant effects are summarised below.

- Socio-Economic, Community Impact, Tourism & Recreation – Significantly positive (beneficial) effect.
- Effect on Visual Amenity – Locally significant adverse effect on single viewpoint on B970 adjacent to site which cannot be mitigated, and from a limited number of elevated viewpoints (i.e. on local viewpoints located above the level of An Camas Mòr) within the assessment period, reducing thereafter as tree planting within An Camas Mòr grows in height.
- Effect on the Landscape Resource – Locally significant adverse effect within the assessment period, reducing thereafter as tree planting within An Camas Mòr grows in height. No significant effect on the landscape of the CNP and NSA.
- Effects on Ecology and Nature Conservation – some are potentially significantly adverse (negative) but all are likely to be reduced to not significant after taking design and committed mitigation for the proposed An Camas Mòr development into account. This mitigation includes for adequate habitat off-setting areas including an element of habitat enhancement, since areas of semi-natural and planted habitats will be lost. The precise details of off-setting mitigation land and the mechanisms for its implementation will be further developed and agreed

with the National Park, Scottish Natural Heritage and Forestry Commission Scotland. The separate Information to Inform Appropriate Assessment has concluded that the implementation of the An Camas Mòr proposals will have no effect on the integrity of the River Spey SAC, which includes the River Druie.

(x) Environmental Commitments

In order to ensure compliance with environmental commitments and best practice, all mitigation measures identified in the Environmental Statement necessary to protect the environment prior to, or during construction, or during operation of the proposed scheme will be incorporated into specific Method Statements and Design Guidelines. Specific Method Statements will be developed post outline consent. Legal and other environmental requirements will be defined, and responsibilities and requirements established to ensure, firstly, their implementation, secondly, monitoring requirements to check their implementation and thirdly, any specific consultation requirements to ensure that mitigation measures are implemented and appropriately adhered to.

A complete list of the An Camas Mòr Environmental Commitments can be found in Volume 1, Chapter 8, Table 8.1.

(xi) Supporting Documents

The Outline Planning Application will be accompanied by the following documents:

- An Application Site Plan;
- A Block Plan based on the Indicative Land Use Plan at Assessment Period D 2027;
- Planning Statement;
- Proposed Masterplan Report;
- Indicative Land Use Plan Strategies;
- Design and Access Statement;
- Environmental Statement;
- Flood Risk Assessment;
- Waste Water Network Development Impact Assessment;
- Transport Assessment;
- Socio-Economic Impact Assessment;

- Sustainability Appraisal; and
- Public Consultation Statement.