

SECTION 3

VISUAL AMENITY

3.1 Introduction

3.1.1 This chapter outlines the findings of the assessment of effects of the proposed new community at An Camas Mòr on visual amenity.

3.1.2 Landscape and visual assessment are separate, although linked, processes, as stated within 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA) (Landscape Institute and Institute of Environmental Management and Assessment, 2002). The physical components which comprise the landscape resource are also components of the visual resource, and which are seen by people in visual composition which they interpret and appreciate as 'visual amenity'. Assessments of effects on the landscape and visual resource are therefore presented as two separate chapters and were carried out in parallel. The effect on the landscape resource is reported in Volume 2, Chapter 9, Section 2, "Effect on the Landscape Resource".

Definitions

3.1.3 **Visual amenity** is defined by horner + maclennan as:

The assembly of components which provide an attractive visual setting or backcloth for activities.

3.1.4 The physical components which comprise the landscape resource are also components of the visual resource. People see these components in visual composition which they interpret and appreciate as 'visual amenity', and which can also be described separately in an objective manner.

3.2 Scope and Consultations

Scope

3.2.1 The scope of this assessment considers the likely effect of An Camas Mòr on visual amenity. Consideration is given to the baseline visual characteristics of the site and its surrounding area, patterns of theoretical visibility of An Camas Mòr are considered and a series of viewpoints are selected from which to assess the visual effect of the introduction of An Camas Mòr over different time periods. Each selected viewpoint is considered in relation to its location and users, the existing visual amenity and how this would change through the introduction of An Camas Mòr, and an assessment of the level of visual effect which this would have on the viewpoint is undertaken for each of four different assessment time periods.

Consultations

3.2.2 The following consultations were undertaken:

- 2nd October - Cairngorms National Park Authority Landscape Officer and The Highland Council Landscape Officer. A note of the meeting is contained within the Report of Scoping Consultations. The key points discussed were:
 - four assessment periods related to the development of the proposed new community;
 - Assessment to be transparent and clear in its assessments and conclusions;
 - Importance of open space design within overall layout of new community; and
 - Agreement of viewpoints to be used.
- 21st November 2008 – Cairngorms National Park Authority staff – to present initial assessment conclusions, 3D model of proposed development and outline visualisations and receive feedback. The main issues raised were;
 - The need for more connectivity within the development in terms of tree cover and open spaces, to assist in reducing impact and the need to test different layout scenarios;
- 11th December 2008 - Cairngorms National Park Authority Landscape Officer to present revised 3D model and visualisations and to receive feedback. The meeting reaffirmed the need for further consideration of tree cover and pattern within the new community; and
- 6th January 2009 - Cairngorms National Park Authority Landscape Officer to present revised 3D model and visualisations and to receive feedback. A note of CNPA's response is included in the Report of Scoping Consultations.

3.3 Assessment Methodology

Methodology

3.3.1 The assessment methodology adopted for this assessment is described in Appendix A. The key components are:

- Establishing the baseline conditions of the existing visual character of the study area concerned, together with its sensitivity to change in the context of the development proposed;
- Establishing the extent of theoretical visibility of the proposed development within the study area;
- Selecting representative viewpoints which have theoretical visibility with the proposed development from which to undertake visual assessment;

- Determining the magnitude of change to the baseline conditions of the selected viewpoints resulting from the introduction of the proposed development;
- Determining the nature and significance of any likely effects on the baseline conditions, resulting from the changes identified;
- Consideration of any mitigation measures to prevent, reduce and where possible offset any significant effects identified; and
- Description of any residual significant effects.

Sources of Information

3.3.2 The sources of information used for this assessment are described in the Chapter 2 Landscape Resource". In addition, a computer block model representing the four periods of development of An Camas Mòr was prepared, and this was inserted into a digital terrain model of the wider surroundings, from which the Zone of Theoretical Visibility maps were generated. These were used to inform the general assessment of visibility of An Camas Mòr within the wider landscape. Additionally a representation of the existing baseline condition referred to as Assessment Period 0 and a further model for the period 2070, when tree planting on the site would be reaching maturity, were prepared to assist the assessment process. The computer block model was also used to prepare visualisations of An Camas Mòr from the selected viewpoints, and these were used to inform the assessment of effect on the selected viewpoints.

3.3.3 A Chartered Landscape Architect made various site visits during clear weather conditions in order to consider the existing visual character of the study area, visit the selected viewpoints and to undertake the visual assessments.

3.4 Baseline Conditions: An Camas Mòr Visual Context and Character

Visual Context (Figure 4.1)

3.4.1 An Camas Mòr, is located within the 10,000 hectare Rothiemurchus Estate, to the east of Aviemore between the River Spey and the watershed of the Cairngorm Mountains, within the Cairngorms National Park and on the northern edge of The Cairngorm Mountains National Scenic Area (NSA). This is an area of considerable scenic quality, resulting from the contrasts between the humanised straths of agricultural policies and woodlands, the vast remnants of the Caledonian Forests which cover the foothills and the sweeping granite mountain plateau of The Cairngorm Mountains.

3.4.2 This area exhibits a diverse range of visual characters, from the densely enclosed forest and woodland landscapes, where views are considerably limited, to the rising foothills and mountains beyond which provide uninterrupted panoramas over the wider landscape. From within Strathspey, views tend to be either along the line of the River Spey or over a foreground of forest and woodland to the backcloth of the mountain plateaux of the Cairngorms. To the west, the steep flank of the Monadhliath Mountains tends to limit views, creating a strong sense of enclosure to this side of Strathspey and directing views eastwards or north and south along the Spey. Along the river corridor, a diverse mix of woodlands, farmlands, policies and built development creates a visual contrast against the more uniform and simple forest and mountain landscapes beyond.

3.4.3 In visual terms, the wooded flanks of the Cairngorm Mountains form a crucial setting to the open and bare mountain massif, whilst the lower straths are significantly enhanced by the rising forests and their mountain backdrop. This rich diversity of landscape types of the area combine to create an area of considerable scenic attractiveness and visual interest, with the scenery associated with both the Cairngorms and Rothiemurchus being celebrated from the 19th Century onwards. This is recognised by the site of An Camas Mòr being located with the Cairngorm National Park as well as within The Cairngorm Mountains National Scenic Area (NSA). The area continues to act as a magnet to visitors for a wide range of passive and active recreation activities.

3.4.4 Built development is concentrated in Aviemore to the west of the Spey and a few small hamlets and communities such as Inverdrue, Coylumbridge and Glenmore to the east of the Spey. Beyond Aviemore and these other communities, population distribution is very limited, with only a few isolated farms and cottages, mostly set within areas of woodland. Given the extensive woodland pattern throughout the area, and the predominantly low height of most buildings, very few buildings form focal features within the local environment. The exception is the MacDonald Four Season Hotel in Aviemore, which due to its height and contrast against its wooded backdrop appears as a prominent feature from within the wider landscape. To the south, the Duke of Gordon's Monument and the wooded hill of Ord Ban form prominent focal features within the river corridor.

3.4.5 The area has a very limited communication pattern, which either follows the general north-south route of Strathspey, or utilises limited crossing points of the river to head east towards the Cairngorms. The A9 trunk road passes to the west of Aviemore, whilst the historic north-south road route and the railway pass through Aviemore itself, all on the west side of the River Spey. At the southern end of Aviemore, the B970 crosses the river and links through Inverdrue and Coylumbridge, before heading north along the eastern boundary of the An Camas Mòr site. A road heads east from Coylumbridge to Glenmore and the ski facilities on Cairngorm. All of these routes provide access for both locals and visitors throughout the area, and provide the major method by which people experience the visual character of the area.

3.4.6 From these communication routes, an extensive series of paths and cycleways extend into the forests and onto the mountains, providing an extensive access network throughout the area. As these routes rise from within the forests and woodlands onto the open moorland and mountains, they provide extensive panoramas over the surrounding area, contrasting with the enclosure and visual containment experienced within the forests.

3.4.7 The changing pattern of visual exposure and enclosure throughout the general area is further affected by changing weather conditions, which can vary between periods of immense clarity and light quality which allow open and crisp visibility over many miles, and others where mist, fog and rain can reduce visibility to a point where few surrounding features can be identified.

Visual Character of the Site (Figure 4.2)

3.4.8 Given the extensive woodlands and forests which occur within and around the site of An Camas Mòr, there are many areas where views into and out of the site are limited by existing tree cover. However, from other locations, there are extensive views from within the site in all directions. The principle panoramas are to the south and east, towards the backdrop of the Cairngorm Mountains, and to the west to the flank of the Monadhliath mountains. Equally, there are also

important framed views along the Spey valley to the north and south. This contrast between strongly defined visual enclosure and open panoramic views is typical of the site.

3.4.9 Given the elevated nature of much of the surroundings to An Camas Mòr, the site is visible within many panoramic views from these areas, although the combination of the large scale of the landscape within these views and its extensive woodland character results in the site not being easily identifiable. Parts of the site are visible from the B970 road, as the road passes along the eastern boundary of the site, but the site is screened by established woodlands and plantations in views from the northern and southern approaches to the site. From the A9 and Aviemore, the site is generally not seen, as it is screened by intervening trees and woodlands along the River Spey and by woodland/plantations along the western boundary of the site.

3.4.10 To the south, the Duke of Gordon's Monument and the wooded hill of Ord Ban form prominent focal features along the river corridor, whilst to the north-east, the outlying summit of Creag a' Ghreusaiche beyond Callart Hill is also a prominent skyline feature. On the extensive rolling plateau of the Cairngorm Mountains, the striking gap of the Lairig Ghru forms a notable visual feature. To the immediate west of the site, there is a large overhead electricity line which continues along Strathspey.

3.5 The Study Area for Assessment

General

3.5.1 The Study Area used for the assessment of effect on visual amenity extends approximately 10 km from the boundary of the site of An Camas Mòr. This extent of Study Area has been used for the generation of Zone of Theoretical Visibility (ZTV) maps which indicate the spread and pattern of theoretical visibility of An Camas Mòr. These maps are then utilised in the selection of specific viewpoints for detailed visual assessment. Whilst it may be possible that An Camas Mòr would be visible at distances in excess of 10 km, it is considered that any associated visual effects beyond this distance would not be significant.

Zone of Theoretical Visibility Maps

3.5.2 ZTV maps are determined by computer based visibility analysis software, which identifies locations from which some part of the proposed new community would be theoretically visible. These ZTV maps utilise a combination of 'bare ground' and 'with trees' models to indicate the theoretical extent and pattern of visibility of An Camas Mòr within its visual context. As such, the 'with trees' model is particularly useful in demonstrating the potentially important role of woodland screening to the overall visibility of An Camas Mòr. The 'bare ground' map takes no account of the potential screening role of woodlands and therefore represent a 'worst case' theoretical visibility scenario for An Camas Mòr, whereas the 'with trees' ZTVs indicate the influence which existing and proposed woodlands and tree blocks have on the overall theoretical visibility pattern of An Camas Mòr over the assessment periods. ZTV maps therefore provide a good indication of the broad areas from which An Camas Mòr may be seen and are useful as a tool for informing the visual assessment process. However, they also possess a number of limitations:

- A ZTV can only indicate potential theoretical visibility;
- Areas of potential visibility identified on ZTV plans require site verification to establish if specific site features will limit or prevent visibility of the proposed development;
- A ZTV's accuracy is limited by the data available and used to create it; most importantly, the accuracy of this is limited by Digital Terrain Model (DTM) data, which cannot distinguish below a certain level of detail, and is limited by the need for software to 'interpolate' between the heights at survey points;
- Correlation of areas of theoretical visibility with the likelihood of the presence of people is required to establish the likelihood of views being experienced from these areas; and
- A ZTV cannot indicate potential visual effects, nor the significance of these.

3.5.3 It should be noted that the ZTV maps only indicate where some element of the built development component of An Camas Mòr would be theoretically visible from particular locations. They do not indicate how many buildings would be visible at such locations, nor do they indicate how much of particular buildings would be visible.

3.5.4 These limitations indicate that ZTV plans tend to overestimate the actual extent of visibility of a development within a particular area. Consequently, they should be considered only as a tool to assist in assessing the actual visibility of a development and not a measure of its visual impact.

3.5.5 In order to simulate the growth patterns of trees and their influence in screening An Camas Mòr, the production of the ZTV maps has been based on the following:

- OS 10 m DTM for the terrain model, extending over the study area;
- Existing established tree blocks located outwith the An Camas Mòr site and which are indicated on the OS mapping have been assumed to be a constant 15 m in height, with no allowance for growth over the different assessment periods;
- At Assessment Period 0, existing tree heights within the site have been used based on those heights indicated on Figure 4.3 – Existing Tree Heights at Assessment Period 0;
- Tree growth rates are as outlined in the Tree Heights and Spacing statement, included within Supporting Document – Indicative Land Use Plan Strategies; and
- Maximum mature tree heights within the model are limited to 20 m.

3.5.6 These parameters are also utilised in the preparation of the visualisations for each of the different assessment periods included within the assessment of the selected viewpoints.

3.6 Selection of Viewpoints for Assessment

3.6.1 Using a desk-based analysis of OS maps of the An Camas Mòr site and its surrounding context, an initial series of potential viewpoints for visual assessment were selected. This selection aimed to identify popular locations, such as roads, local hilltops and viewpoints and other attractions/features where it might be likely that views to An Camas Mòr would be available. This selection identified locations based on different orientations, elevations and distances, in order to provide a representative range of viewpoints from where An Camas Mòr might be seen by both locals and visitors.

3.6.2 The ZTV maps provided information on the likelihood of whether these selected viewpoints would actually have theoretical visibility with An Camas Mòr. Site verification at specific viewpoints confirmed if particular existing detailed features, not incorporated into the ZTV mapping, would act as screening features and therefore influence the final selection of viewpoints for assessment. Viewpoints were only used in the assessment where the ZTV maps indicated that they would experience theoretical visibility with An Camas Mòr, and site verification confirmed that some part of An Camas Mòr site would be visible from the selected location. As noted above, the ZTV plans do not generally correspond with locations which people normally frequent, and this is borne out by the final viewpoint selection.

3.6.3 Equally, because the visibility of an object decreases as the distance from it increases, there is a certain distance beyond which it is unlikely that a proposed development would have a significant effect on visual amenity. This distance is determined primarily in relation to the nature of the proposed development concerned, the distribution of the population in relation to the site of the proposed development and the visual character and sensitivity of the Study Area. Normally, for a development of a new community, a distance of 5km would be used as a distance beyond which the development would be considered to be unlikely to have a significant effect on visual amenity. However, given the location of the proposed new community of An Camas Mòr within both the Cairngorms National Park and The Cairngorm Mountains National Scenic Area, it is considered that this distance should be increased to 10 km, although the potential screening effect of the extensive woodlands around An Camas Mòr may result in this increase being unnecessary. Consequently, only viewpoints within 10 km from the boundary of An Camas Mòr have been selected for detailed visual assessment.

3.6.4 Consultation with CNPA and THC, using the draft viewpoint list and the ZTV plans and a series of panoramic photographs from the draft viewpoints, resulted in confirmation of the list of viewpoints below for visual assessment (Figure 4.4 – Viewpoint List).

		eastwards towards site		
5	Ski Road – Approach to Cairngorm Ski Centre	Important visitor route providing panorama over wide area	298700 807045	552m
6	Upper Tullochgrue	Local road offering elevated view over wide area	291175 809361	313m
7	Summit of Ord Ban	Locally important focal feature offering elevated views along Strathspey	289167 808501	425m
8	Craigellachie	Elevated viewpoint on west side of Spey valley offering views eastwards – popular due to National Nature Reserve status	288121 812408	492m
9	Highburnside	Recent housing development west of A9 offering views eastwards over Aviemore	289186 814121	251m
10	Pityoulish Crag	Locally important elevated viewpoint close to site	292845 813303	437m
11	Dalfer Lodges/Golf Course	Residential and recreation area on west side of River Spey	290664 813263	213m
12	Speyside Way	Long distance walkway and adjacent to Strathspey Railway Line offering views southwards	291459 815601	233m
13	Craiggowrie Summit	Locally popular elevated viewpoint offering views westwards over site and wider area	296281 813490	683m

Note: all viewpoints are located within the Cairngorms National Park. All viewpoints are within The Cairngorm Mountains NSA, with the exception of Craigellachie, Speyside Way and Highburnside.

3.6.5 Where it has been feasible to estimate the number of visitors to the selected viewpoints, this information has been included. Elsewhere, some general commentary is given regarding the relative popularity of particular viewpoints.

3.7 Assessment of Effects

General Visibility of the Proposed New Community – Analysis of Zone of Theoretical Visibility Plans

Table 4.1: Viewpoint Location List

Viewpoint Number	Location	Reason for Selection	Grid reference	Altitude AOD
1	B970: North end of An Camas Mòr site	Local road and national cycle route adjacent to site	291374 813020	225m
2	B970: Vicinity of Guislich Farm access road	Local road and national cycle route adjacent to site	291241 812144	220m
3	Rothiemurchus Fishery	Local tourist attraction providing views from the south	289823 811547	209m
4	Aviemore Station – pedestrian bridge over railway	Major facility in village offering elevated view	289561 812267	216m

'Bare Ground' ZTV – Assessment Period D 2027 (Figure 4.5)

- 3.7.1** This ZTV was generated to indicate the potential spread of theoretical visibility of the completed new community in 2027 without the potential screening effect of existing and proposed woodlands and tree blocks, both within the An Camas Mòr site and throughout the wider Study Area. It therefore represents a 'worst case' scenario of the likely spread of visibility of An Camas Mòr, and provides a useful basis for comparison with the ZTVs generated with the potential screening effect of trees included for each of the assessment periods.
- 3.7.2** The ZTV indicates extensive and continuous theoretical visibility in the area immediately surrounding the site of An Camas Mòr, covering much of the area around Aviemore and to the south of Coylumbridge. The pattern of theoretical visibility extends along the River Spey corridor to the north and south for around 5 km, and also along the western flank of the Monadhliath Hills to the west and the low foothills to the east. Beyond this core area of theoretical visibility, the pattern becomes more fragmented in its extent, limited to the areas of rising ground with views towards the site of An Camas Mòr, particularly to the north of Boat of Garten, the western edge of the hills extending from Craiggowrie to Meall a' Bhuachaille and the north facing ground to the south of Loch Morlich and to the ridges and plateaux of the Cairngorm Mountains, at distances in the region of 10 km.

'With Trees' ZTV – Assessment Period A 2011 (Figure 4.6)

- 3.7.3** This ZTV indicates a very limited and fragmented spread of theoretical visibility of An Camas Mòr throughout the study area, being restricted to an area immediately east of the site around Guislich Farm, (resulting from the introduction of buildings associated with the east end of the High Street and related tree removal), elevated areas on the hills extending from Craiggowrie to Meall a' Bhuachaille and the north facing ground to the south of Loch Morlich and to the ridges and plateau of the Cairngorm Mountains, at distances in the region of 10 km. Theoretical visibility is also restricted to a few limited elevated locations in the vicinity of Craigellachie National Nature Reserve to the south-west, and in the vicinity of Upper Tullochgrue to the south. A large percentage of the study area would have no theoretical visibility with the proposed new community, including most of the key settlements and major roads in the area, and in particular it is noted that there are very few areas where the pattern of theoretical visibility corresponds with Aviemore or the A9.

'With Trees ZTV – Assessment Period B 2016 (Figure 4.7)

- 3.7.4** This ZTV follows an almost identical pattern of theoretical visibility as that for Assessment Period A.

'With Trees ZTV – Assessment Period C 2018 (Figure 4.8)

- 3.7.5** This ZTV follows an almost identical pattern of theoretical visibility as those for Assessment Periods A and B. A small area of additional theoretical visibility is introduced to the north of the site of An Camas Mòr adjacent to the Strathspey Railway, and an area north of the A95 in the vicinity of Gartenbeg, although this is at a distance of c10 km from the site of An Camas Mòr.

'With Trees ZTV – Assessment Period D 2027 (Figure 4.9)

- 3.7.6** This ZTV follows a similar pattern and spread of theoretical visibility as Assessment Period C, but with some general increases in the extent of specific areas of visibility as well some additional areas which do not occur in the Assessment Period C ZTV. An area of theoretical visibility is introduced to the immediate west of the site of An Camas Mòr, on the river terrace east of the River Spey, as well as a fragmented pattern of visibility extending throughout Aviemore, both resulting from the introduction of buildings associated with the west end of the High Street and associated tree removal. The area of theoretical visibility adjacent to the Strathspey Railway north of the site increases in size between Assessment Periods C and D, and some other minor areas of theoretical visibility are also introduced into this general area.

Summary

- 3.7.7** Comparison of the 'bare ground' and 'with trees' ZTVs indicates the important role that existing and proposed woodlands and tree belts play in reducing and limiting the spread of theoretical visibility of An Camas Mòr. The overall spread and pattern of theoretical visibility for the 'with trees' ZTVs all indicate a substantial reduction in the extent and spread of visibility of An Camas Mòr throughout the study area, compared with the 'bare ground' ZTV, emphasising the important role that woodlands and tree belts play in screening views to An Camas Mòr and contributing to its woodland setting. This in turn indicates the importance of the long term management and retention of the general woodland and tree belt cover on and around the site of An Camas Mòr, to continue and sustain the important screening role which these trees play. A statement on woodland management for the Rothiemurchus Estate is contained in the Indicative Land Use Plan Strategies Document. Equally, the ZTVs for Assessment Periods A, B and C all indicate a very similar pattern and spread of theoretical visibility, with Assessment Period D showing only a slight increase in the extent of visibility and some additional areas of theoretical visibility, predominantly in areas reasonably close to the An Camas Mòr site.
- 3.7.8** Consequently, the important role of trees and their associated growth in relation to the visibility of the proposed new community necessitates consideration of all selected viewpoints at each of the assessment periods, to ensure that the full effects of the changing pattern and growth of existing and new tree planting on the site is considered in the assessment.

3.8 Assessment of Effects on Visual Amenity at Selected Viewpoints**Introduction**

- 3.8.1** This section considers the likely effect on visual amenity at the selected viewpoints indicated in Table 4.1, through a consideration of:
- Information regarding the viewpoint location and the people using it;
 - The existing visual amenity at the viewpoint; and
 - The change to visual amenity resulting from the introduction of the proposed new community.

- 3.8.2** These considerations are outlined in more detail in Appendix A. It should be noted that not all considerations are always relevant for every viewpoint.
- 3.8.3** As described earlier within this Environmental Statement, the assessment of the effect of An Camas Mòr on the selected viewpoints is considered at four separate stages of the development process, and which are related to time periods and extents of development specified in the Local Plan. These key assessment stages in the development process are:
- Period A – 2011, with the completion of 100 units in total;
 - Period B – 2016, with the completion of 400 units in total;
 - Period C – 2018, with the completion of 600 units in total; and
 - Period D – 2027, with the completion of 1500 units in total.
- 3.8.4** Additionally, although not part of the Environmental Impact Assessment, an indication is given of the level of effect for the period 2070, when existing tree planting will be reaching full maturity and new tree planting undertaken during Assessment Period A would have reached a height of 20m.
- 3.8.5** For each viewpoint, a context photograph is presented which indicates the general extent and character of the view available. A computer generated visualisation has been prepared for each viewpoint, for each of the four assessment periods and for the 2070 period, based on the 3D model of the Indicative Land Use Plan, and superimposed into the context photo to indicate the extent to which the An Camas Mòr development would be visible within the view. In addition, a more detailed enlargement of the computer generated visualisation has been presented, in order to assist in the visual assessment process, where appropriate.
- 3.8.6** To assist the assessment process, the visualisations have been colour rendered to pick out the relationship between tree blocks and buildings. Various alternative methods of rendering the visualisations were tested, using viewpoints of differing orientation and distance from An Camas Mòr, aiming to provide clarity of understanding to the assessor in terms of the extent to which the proposed new community would be visible within the view.
- 3.8.7** For viewpoint 1, a visualisation without tree cover has been provided to assist in identifying the extent of built development, which has been rendered, which might be visible within the view. Additionally, for Viewpoint 2, proposed buildings have been rendered to assist in defining their extent within the view.

Viewpoint No 1 –B970: North End of An Camas Mòr Site

The Viewpoint and its Users

- 3.8.8** The B970 forms a local access and tourist route between Aviemore and Nethy Bridge, and offers a more scenic route than the alternative A95 route. The B970 also forms part of the National Cycle Network. The view is that seen when approaching southwards along the B970 from Nethy Bridge, and is indicative of the general view for users of the B970. The average daily all-vehicle flow is approximately 750. The viewpoint is located on the B970 road at the northern end of the An Camas Mòr site, where an existing access track joins the public road.

The viewpoint is located immediately adjacent to the An Camas Mòr site boundary. The view would be seen by all users of the B970, specifically those travelling in a southerly direction, who would obtain a view into the northern section of the An Camas Mòr site. The view is looking in a generally south-westerly direction. The viewpoint is located within the Cairngorms National Park and The Cairngorm Mountains NSA.

Description of Existing Visual Amenity

- 3.8.9** The view comprises a relatively limited view over the northern section of the site, which is contained and framed by existing forestry plantations to the west and south-east. Foreground fences and gates define the site boundary from where gently rising grassland with sporadic tree cover extends into the site, behind which rises a backcloth of the canopy of the tree groups along the River Spey and the more distant skyline profile of the Monadhliath Mountains beyond. There are no key visual foci in the view, and the character of the view is strongly rural, and whilst there are no existing buildings visible from the viewpoint, the view is not of a particularly high scenic quality within the context of its wider landscape setting. The view comprises a simple composition of a limited number of components, and vegetated forms and colours predominate. Whilst the overall scale of the site is not evident in this view, the distant mountain skyline indicates part of the wider landscape setting in which the An Camas Mòr site is located, although adjacent forest plantations restrict views to the Cairngorm Mountains to the south-east.
- 3.8.10** Whilst the view is not of a particularly high scenic quality, considering that the viewpoint is located within the Cairngorms National Park and The Cairngorm Mountains NSA, and that the B970 is a tourist route and a designated national cycle route, it is considered that the sensitivity of the visual resource to changes associated with An Camas Mòr at the viewpoint would be **medium**.

Change to Visual Amenity – Period A (Figure 4.10)

- 3.8.11** An Camas Mòr would introduce a limited extent of built development at the eastern section of the site, although this development would be effectively screened from view by existing coniferous trees and scrub vegetation, such that no part of the development would be visible. Intervening tree planting along the north-eastern boundary of the site would offer some additional screening, although this would not be very well established at this period.
- 3.8.12** The magnitude of change is considered to be no change, as there would be no change to the existing view.

Assessment of Effect – Period A

- 3.8.13** The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:
- New built development would not be visible within the view, being screened by existing coniferous planting; and
 - The sensitivity of the viewpoint is considered to be medium.
- 3.8.14** Given the above considerations, it is concluded that An Camas Mòr would have **no effect on visual amenity at viewpoint no. 1 during Period A**.

Change to Visual Amenity – Period B (Figure 4.11)

- 3.8.15** An Camas Mòr would introduce further built development into the site, although this development would be effectively screened from view by existing coniferous trees and scrub vegetation, such that no part of the development would be visible. Intervening tree planting along the north-eastern boundary of the site would offer some additional screening, although this would not be very well established at this period.
- 3.8.16** The magnitude of change is considered to be no change, as there would be no change to the existing view.

Assessment of Effect – Period B

- 3.8.17** The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:
- New built development would not be visible within the view, being screened by existing coniferous planting; and
 - The sensitivity of the viewpoint is considered to be medium.
- 3.8.18** Given the above considerations, it is concluded that An Camas Mòr would have **no effect on visual amenity at viewpoint no. 1 during Period B.**

Change to Visual Amenity – Period C (Figure 4.12)

- 3.8.19** An Camas Mòr would introduce further built development into the site, although this development would be effectively screened from view by existing coniferous trees and scrub vegetation, such that no part of the development would be visible. Intervening tree planting along the north-eastern boundary of the site would offer further additional screening, having had around 8-9 years of growth.
- 3.8.20** The magnitude of change is considered to be negligible, as there would be a discernable change to the existing view resulting from tree growth in the immediate foreground of the view.

Assessment of Effect – Period C

- 3.8.21** The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:
- New built development would not be visible within the view, being screened by a combination of existing coniferous planting and boundary tree growth; and
 - The sensitivity of the viewpoint is considered to be medium.
- 3.8.22** Given the above considerations, it is concluded that An Camas Mòr would have **no effect on visual amenity at viewpoint no. 1 during Period C.**

Change to Visual Amenity – Period D (Figure 4.13)

- 3.8.23** An Camas Mòr would introduce further built development into the view, in close proximity to the viewpoint. Individual buildings would be partially visible, seen through the boundary tree planting along the north-eastern edge of the site. This tree planting would have had c18 years of growth and would be providing a well-established screen to the development, although some buildings would be visible beyond the 30 m depth tree belt.
- 3.8.24** The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period D

- 3.8.25** The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:
- Some buildings would be partially visible through the boundary tree belt, although the predominant impression would be of the boundary tree belt; and
 - The sensitivity of the viewpoint is considered to be medium.
- 3.8.26** Given the above considerations, it is concluded that An Camas Mòr would have **a slight adverse effect on visual amenity at viewpoint no. 1 during Period D.**

Assessment of Effect – 2070 (Figure 4.14)

- 3.8.27** Whilst it is noted that there would be a slight adverse effect of the new community on this viewpoint at Assessment Period D, by 2070, any new tree planting undertaken within Assessment Period A would have reached a height of 20 m, and existing trees would have reached full maturity. It is considered that at this date, the boundary planting would be providing an effective screening to the built development behind, such that only minor glimpses to the buildings behind would be available, resulting in a negligible magnitude of change. As a result, An Camas Mòr would have **no effect on visual amenity at viewpoint no. 1 at 2070.**

Viewpoint No 2 - B970: Vicinity of Guislich Farm Access Road

The Viewpoint and its Users

- 3.8.28** The B970 forms a local access and tourist route between Aviemore and Nethy Bridge, and offers a more scenic route than the alternative A95 route. The B970 also forms part of the National Cycle Network. The view is that seen on approaching An Camas Mòr from the south. The average daily all-vehicle flow is approximately 750. The viewpoint is located on the B970 road, slightly to the north of its junction with the Guislich Farm access road, at a point where an existing estate access track joins the B970 from the west from within the An Camas Mòr site. This location is close to the point where the proposed B970 realignment deviates from the existing alignment to the proposed roundabout. The viewpoint is located immediately adjacent to the An Camas Mòr site boundary. The view would be seen by all users of the B970, but

specifically those travelling in a northerly direction approaching the proposed roundabout. The view would be looking in a generally north-westerly direction. The viewpoint is located within the Cairngorms National Park and The Cairngorm Mountains NSA.

Description of Existing Visual Amenity

3.8.29 The view comprises a limited view of the An Camas Mòr site, which is largely hidden behind a combination of existing stands of mature trees and more informal groups of younger trees which restrict views into the main section of the site. The B970 road leads the eye along the edge of the An Camas Mòr site and towards the prominent wooded outline of Callart Hill to the immediate north-east of the site, and which forms an important skyline profile. Above the younger groups of trees, the background skyline of the Monadhliath Hills is partly visible, although much of the wider surrounding landscape is not visible from this viewpoint. The open pastures to the east of the B970 contrast with the more wooded character of the An Camas Mòr site to its west. There are no key visual foci in the view, and the character of the view is strongly rural, and whilst there are no existing buildings visible from the viewpoint, the view is not of a particularly high scenic quality within the context of its wider landscape setting. The view comprises a simple composition of a limited number of components, and vegetated forms and colours predominate.

3.8.30 Whilst the view is not of a particularly high scenic quality, considering that the viewpoint is located within the Cairngorms National Park and The Cairngorm Mountains NSA, and that the B970 is a tourist route and a designated national cycle route, it is considered that the sensitivity of the visual resource to changes associated with An Camas Mòr at the viewpoint would be *medium*.

Change to Visual Amenity – Period A (Figure 4.15)

3.8.31 An Camas Mòr would introduce new buildings which form the east end of the High Street into the existing view where none are currently present. The scale of these buildings would form new skyline features due to their scale and mass. The foreground of the view would comprise part of the realigned B970 as it approaches the proposed roundabout, and the alignment of the existing linear section of the B970 would be removed and returned to agricultural use, as a continuation of the fields to the east of the B970 (both not shown in the visualisation). A block of new tree planting would be introduced to the east of the proposed roundabout in the foreground of the view.

3.8.32 The magnitude of change is considered to be high, as there would be a fundamental change to the existing view.

Assessment of Effect – Period A

3.8.33 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The introduction of new buildings into the view and associated changes to the existing road alignment would fundamentally alter the existing rural character of the existing view;

- New tree planting to the east of the proposed roundabout would not be effective in screening the proposed buildings; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.34 Given the above considerations, it is concluded that An Camas Mòr would have a **substantial adverse effect on visual amenity at viewpoint no. 2 during Period A**.

Change to Visual Amenity – Period B (Figure 4.16)

3.8.35 An Camas Mòr would introduce further buildings into the view and which would occupy much of the extent of the view. The scale of these buildings would form new skyline features due to their scale and mass. The foreground of the view would comprise part of the realigned B970 as it approaches the proposed roundabout, and the alignment of the existing linear section of the B970 would be removed and returned to agricultural use, as a continuation of the fields to the east of the B970 (both not shown in the visualisation). A block of new tree planting would be introduced to the east of the proposed roundabout in the foreground of the view. This would offer some partial screening of the lower sections of several buildings.

3.8.36 The magnitude of change is considered to be high, as there would be a fundamental change to the existing view.

Assessment of Effect – Period B

3.8.37 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The introduction of new buildings into the view and associated changes to the existing road alignment would fundamentally alter the existing rural character of the existing view;
- New tree planting to the east of the proposed roundabout would not be effective in screening the proposed buildings; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.38 Given the above considerations, it is concluded that An Camas Mòr would have a **substantial adverse effect on visual amenity at viewpoint no. 2 during Period B**.

Change to Visual Amenity – Period C (Figure 4.17)

3.8.39 An Camas Mòr would introduce further buildings as part of this Assessment Period but these would not be visible within the view, being screened by buildings already introduced in Assessment Period B. The foreground of the view would comprise part of the realigned B970 as it approaches the proposed roundabout, and the alignment of the existing linear section of the B970 would be removed and returned to agricultural use, as a continuation of the fields to the east of the B970 (both not shown in the visualisation). A block of new tree planting would be

introduced to the east of the proposed roundabout in the foreground of the view. This would offer some partial screening of several buildings, although they would still form skyline features.

3.8.40 The magnitude of change is considered to be high, as there would be a fundamental change to the existing view.

Assessment of Effect – Period C

3.8.41 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The introduction of new buildings into the view and associated changes to the existing road alignment would fundamentally alter the existing rural character of the existing view;
- New tree planting to the east of the proposed roundabout would not be effective in screening the proposed buildings; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.42 Given the above considerations, it is concluded that An Camas Mòr would have a **substantial adverse effect on visual amenity at viewpoint no. 2 during Period C.**

Change to Visual Amenity – Period D (Figure 4.18)

3.8.43 An Camas Mòr would introduce further buildings as part of this Assessment Period but these would not be visible within the view, being screened by buildings already introduced in Assessment Period B. The foreground of the view would comprise part of the realigned B970 as it approaches the proposed roundabout, and the alignment of the existing linear section of the B970 would be removed and returned to agricultural use, as a continuation of the fields to the east of the B970 (both not shown in the visualisation). A block of new tree planting would be introduced to the east of the proposed roundabout in the foreground of the view. This would offer screening of several buildings, although several other buildings would still be visible and would form skyline features.

3.8.44 The magnitude of change is considered to be medium, as there would be a considerable change to the existing view.

Assessment of Effect – Period D

3.8.45 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The introduction of new buildings into the view and associated changes to the existing road alignment would considerably alter the existing rural character of the existing view;
- New tree planting to the east of the proposed roundabout would only be partially effective in screening the proposed buildings; and

- The sensitivity of the viewpoint is considered to be medium.

3.8.46 Given the above considerations, it is concluded that An Camas Mòr would have a **moderate adverse effect on visual amenity at viewpoint no. 2 during Period D.**

Assessment of Effect – 2070 (Figure 4.19)

3.8.47 Whilst new tree planting undertaken in Assessment Period A would have reached a height of 20 m by 2070, and would be effective in acting as a screening component within the view, this would not alter the extent of buildings which would remain visible within the view from that within Assessment Period D and the associated road realignments to the B970 which occupy the foreground of the view. Consequently, there would be a medium change to the existing view, and as a result, An Camas Mòr would have a **moderate adverse effect on visual amenity at viewpoint no. 2 at 2070.**

Viewpoint No 3 - Rothiemurchus Fishery

The Viewpoint and its Users

3.8.48 The viewpoint is located within the Rothiemurchus Fishery, a local visitor attraction operated by Rothiemurchus Estate. The viewpoint is located at the north-eastern end of the Fishery, at a location indicated as a viewing and feeding area and which provides an open view towards the An Camas Mòr site. The view is looking in a north-easterly direction. The view would be seen by all visitors and staff at the Fishery. The Fishery attracts approximately 10,000 visitors per year. The viewpoint is approximately 0.5 km from the boundary of the An Camas Mòr site. The viewpoint is located within the Cairngorms National Park and The Cairngorm Mountains NSA.

Description of Existing Visual Amenity

3.8.49 The view comprises an open panorama across the trout rearing ponds to the escarpment edge of the southern part of the An Camas Mòr site, beyond which rises the backdrop of the open hill ridge of Craiggowrie. Numerous fences, information boards, water pipes, ponds and feeding infrastructure of the trout ponds form a complex pattern of foreground features, beyond which low lying agricultural fields lead to the steep edge of the escarpment, topped with distinctive groups of individual larch trees which lead into a more wooded edge along the top of the escarpment. This wooded edge defines the southern boundary to the An Camas Mòr site, forming a prominent intermediate horizon within the view which is backclothed by low forested hills and the open slopes leading to the Craiggowrie skyline. The large majority of the An Camas Mòr site is not visible from this viewpoint. Further eastwards, the distant backdrop of the Cairngorm Mountains forms a distinctive skyline, and indicates the wider landscape setting of the Fishery and the An Camas Mòr site. This is a visually complex view, with many components and including frequent movement from visitors and water, although a single larch tree atop the escarpment acts as a prominent local feature. A large overhead electricity line crosses the view and is locally prominent.

3.8.50 Whilst the view is not particularly scenically attractive in itself, due to the extensive fishery infrastructure, the viewpoint is located within the Cairngorms National Park and The Cairngorm Mountains NSA, and the fishery is visited by a considerable number of visitors, and therefore it

is considered that the sensitivity of the visual resource to changes associated with An Camas Mòr at the viewpoint would be **medium**.

Change to Visual Amenity – Period A (Figure 4.20)

- 3.8.51** No part of the built development associated with Assessment Period A would be visible, being screened by existing woodland along the top of the escarpment. A small section of the pedestrian / cycleway route linking An Camas Mòr to the B970 near the sub-station (not shown in the visualisation) would be partially visible but would form a minor component of the view.
- 3.8.52** The magnitude of change is considered to be negligible, as there would be no discernable change to the existing view.

Assessment of Effect – Period A

- 3.8.53** The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:
- No part of the built development associated with Assessment Period A would be visible;
 - There would be no discernable change to the existing view; and
 - The sensitivity of the viewpoint is considered to be medium.
- 3.8.54** Given the above considerations, it is concluded that An Camas Mòr would have **no effect on visual amenity at viewpoint no. 3 during Period A**.

Change to Visual Amenity – Period B (Figure 4.21)

- 3.8.55** No part of the built development associated with Assessment Period B would be visible, being screened by existing woodland along the top of the escarpment. A small section of the pedestrian/cycleway route linking An Camas Mòr to the B970 near the sub-station (not shown in the visualisation) would be partially visible but would form a minor component of the view. Tree planting undertaken at the south-west corner of the site in Assessment Period A would be beginning to be visible along the top of the escarpment, reinforcing the existing tree planting along this edge of the site.
- 3.8.56** The magnitude of change is considered to be negligible, as there would be no discernable change to the existing view.

Assessment of Effect – Period B

- 3.8.57** The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:
- No part of the built development associated with Assessment Period B would be visible;

- There would be no discernable change to the existing view; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.58 Given the above considerations, it is concluded that An Camas Mòr would have **no effect on visual amenity at viewpoint no. 3 during Period B**.

Change to Visual Amenity – Period C (Figure 4.22)

- 3.8.59** No part of the built development associated with Assessment Period C would be visible, being screened by existing woodland along the top of the escarpment. The northern section of the construction access route linking An Camas Mòr to the B970 near the substation (not shown in the visualisation) would be visible where its earthworks grade into the existing escarpment, although this would be comprise a minor feature of the view. Construction traffic would be visible using this access route, and are likely to catch the eye due to their movement, although movement by visitors and water is present within the view. A small section of the pedestrian / cycleway route linking An Camas Mòr to the B970 near the sub-station (not shown in the visualisation) would be partially visible but would form a minor component of the view. Tree planting undertaken at the south-west corner of the site in Assessment Period A would be beginning to be visible along the top of the escarpment, reinforcing the existing tree planting along this edge of the site.
- 3.8.60** The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period C

- 3.8.61** The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:
- No part of the built development associated with Assessment Period C would be visible;
 - Sections of the construction access route and associated construction traffic would be visible within the view;
 - The key characteristics of the existing view would be retained; and
 - The sensitivity of the viewpoint is considered to be medium.

3.8.62 Given the above considerations, it is concluded that An Camas Mòr would have **a slight adverse effect on visual amenity at viewpoint no. 3 during Period C**.

Change to Visual Amenity – Period D (Figure 4.23)

- 3.8.63** No part of the built development associated with Assessment Period D would be visible, being screened by existing woodland along the top of the escarpment. The northern section of the district distributor route linking An Camas Mòr to the B970 near the substation (not shown in the visualisation) would be visible where its earthworks grade into the existing escarpment, although this would be comprise a minor feature of the view. Traffic accessing the new community would

be visible using this route, and are likely to catch the eye due to their movement, although movement by visitors and water is present within the view. A small section of the pedestrian / cycleway route linking An Camas Mòr to the B970 near the sub-station (not shown in the visualisation) would be partially visible but would form a minor component of the view. Tree planting undertaken at the south-west corner of the site in Assessment Period A would be visible along the top of the escarpment, reinforcing the existing tree planting along this edge of the site.

3.8.64 The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period D

3.8.65 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- No part of the built development associated with Assessment Period D would be visible;
- Sections of the construction access route and associated construction traffic would be visible within the view;
- The key characteristics of the existing view would be retained; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.66 Given the above considerations, it is concluded that An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 3 during Period D.**

Assessment of Impact – 2070 (Figure 4.24)

3.8.67 Whilst any new tree planting undertaken within Assessment Period A would have reached a height of 20 m, and existing trees would have reached full maturity, and would screen the development of An Camas Mòr, the slight adverse effect identified in Assessment Period D results from the introduction of the district distributor route where such tree planting would not have any effect. As a result, An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 3 at 2070.**

Viewpoint No 4 - Aviemore Station – Pedestrian Bridge over Railway

The Viewpoint and its Users

3.8.68 The viewpoint is located on the pedestrian footbridge over the railway line at Aviemore Station, providing an elevated view eastwards towards the An Camas Mòr site. This location is considered to be the most appropriate, if not the only, location from which to obtain a view to the site of An Camas Mòr from within the main village of Aviemore. The view would be experienced by all users of the footbridge, which is often used to view stream trains on the adjacent Strathspey Railway, as well as cross between platforms. The view is looking eastwards and the viewpoint is located approximately 0.7 km from the boundary to the An Camas Mòr site. The viewpoint is located within the Cairngorms National Park, and is just inside the boundary to the

Cairngorm Mountains NSA, although the direction of view is looking towards the core of the NSA.

Description of Existing Visual Amenity

3.8.69 The view comprises an extensive 180 degree panorama over the eastern edge of Aviemore and extending over 10km to the Cairngorm Mountains. A few buildings are partially visible amongst the densely wooded edge to the village, but the predominant feature of the view is the combination of trees, woodlands and forests, which form a dense and almost continuous horizontal pattern of tree canopies extending across the view and towards the distant backdrop of the rising mountains behind, whose skyline profile also presents a strongly horizontal outline. Only a few small areas of open land lying between the viewpoint and the An Camas Mòr site are visible, and it is difficult to establish within the view the precise location of the site of An Camas Mòr, given the complex tree cover pattern. Given the extensive nature of the view, the An Camas Mòr site forms a relatively small part of the overall view. Despite the foreground railway features, this view is strongly rural in character, and clearly indicates the manner in which a range of different landscape character areas combine and interrelate to create the wider landscape setting of Aviemore and An Camas Mòr. The view provides a strong impression of the large scale of the overall landscape, with the eye being led into the view across the woodland canopy to the rising mountainous backdrop beyond.

3.8.70 Whilst the viewpoint is located within the Cairngorms National Park and is looking into The Cairngorm Mountains NSA, the extensive woodland component of the view and limited extent of the An Camas Mòr site which is discernable within the view would limit the extent to which the view may change, and therefore it is considered that the sensitivity of the visual resource to changes associated with An Camas Mòr at the viewpoint would be **medium**.

Change to Visual Amenity – Period A (Figure 4.25)

3.8.71 Despite the elevated location of the viewpoint, no part of the built development associated with Assessment Period A would be visible within the view, being screened by intervening woodland and tree belts associated with the site and the River Spey. A small section of new tree planting in the south-west corner of the site would be partially visible, but would tend to merge with existing tree blocks within the view.

3.8.72 The magnitude of change is considered to be negligible, as there would be no discernable change to the existing view.

Assessment of Effect – Period A

3.8.73 The following considerations have been taken into account in determining the impact of An Camas Mòr on the viewpoint:

- No part of the built development associated with Assessment Period A would be visible within the view;
- The key characteristics of the existing view would be retained;
- There would be no discernable change to the existing view; and

- The sensitivity of the viewpoint is considered to be medium.

3.8.74 Given the above considerations, it is concluded that An Camas Mòr would have **no effect on visual amenity at viewpoint no. 4 during Period A.**

Change to Visual Amenity – Period B (Figure 4.26)

3.8.75 Despite the elevated location of the viewpoint, no part of the built development associated with Assessment Period B would be visible within the view, being screened by intervening woodland and tree belts associated with the site and the River Spey. A small section of new tree planting in the south-west corner of the site would be partially visible, but would tend to merge with existing tree blocks within the view.

3.9.76 The magnitude of change is considered to be negligible, as there would be no discernable change to the existing view.

Assessment of Effect – Period B

3.8.77 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- No part of the built development associated with Assessment Period B would be visible within the view;
- The key characteristics of the existing view would be retained;
- There would be no discernable change to the existing view; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.78 Given the above considerations, it is concluded that An Camas Mòr would have **no effect on visual amenity at viewpoint no. 4 during Period B.**

Change to Visual Amenity – Period C (Figure 4.27)

3.8.79 Despite the elevated location of the viewpoint, no part of the built development associated with Assessment Period C would be visible within the view, being screened by intervening woodland and tree belts associated with the site and the River Spey. A small section of new tree planting in the south-west corner of the site would be partially visible, but would tend to merge with existing tree blocks within the view.

3.4.80 The magnitude of change is considered to be negligible, as there would be no discernable change to the existing view.

Assessment of Effect – Period C

3.8.81 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- No part of the built development associated with Assessment Period C would be visible within the view;
- The key characteristics of the existing view would be retained;
- There would be no discernable change to the existing view; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.82 Given the above considerations, it is concluded that An Camas Mòr would have **no effect on visual amenity at viewpoint no. 4 during Period C.**

Change to Visual Amenity – Period D (Figure 4.28)

3.8.83 Despite the elevated location of the viewpoint, no part of the built development associated with Assessment Period D would be visible within the view, being screened by intervening woodland and tree belts associated with the site and the River Spey. A small section of new tree planting in the south-west corner of the site would be partially visible, but would tend to merge with existing tree blocks within the view.

3.8.84 The magnitude of change is considered to be negligible, as there would be no discernable change to the existing view.

Assessment of Effect – Period D

3.8.85 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- No part of the built development associated with Assessment Period D would be visible within the view;
- The key characteristics of the existing view would be retained;
- There would be no discernable change to the existing view; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.86 Given the above considerations, it is concluded that An Camas Mòr would have **no effect on visual amenity at viewpoint no. 4 during Period D.**

Assessment of Effect – 2070 (Figure 4.29)

3.8.87 Whilst it is noted that there would be no effect of the new community on this viewpoint during the assessment periods, by 2070, any new tree planting undertaken within Assessment Period A would have reached a height of 20 m, and existing trees would have reached full maturity, and

consequently An Camas Mòr would not be visible within the view, resulting in no magnitude of change. As a result, An Camas Mòr would have **no effect on visual amenity at viewpoint no. 4 at 2070.**

Viewpoint No 5 - Ski Road – Approach to Cairngorm Ski Centre

The Viewpoint and its Users

3.8.88 The viewpoint is located on the road accessing the Cairngorm Ski Centre, to the south of Glenmore. The viewpoint is located on a section of old road to the west of the ski road, approximately 1 km south of the Ski Centre. The view would be seen by all users of the ski road, particularly those travelling from the Ski Centre back to Glenmore and Aviemore. The route is used by a regular bus service to the Ski Centre. The view is looking north-westwards and the viewpoint is located approximately 9 km from the boundary of the An Camas Mòr site. The viewpoint is located within the Cairngorms National Park and The Cairngorm Mountains NSA.

Description of Existing Visual Amenity

3.8.89 The view comprises an open and extensive panorama over the Loch Morlich basin to Aviemore and the distant backdrop of the Monadhliath Mountains. Loch Morlich forms a focal feature within the view, nestled within a distinctive landform 'bowl' formed by the surrounding and enveloping hills, its waters contrasting against the surrounding forest landscape. The shapes and profiles of the surrounding hill slopes leads the eye down and into the landform 'bowl' and the central feature within this of Loch Morlich. The surrounding forests and woodlands of Glenmore and Rothiemurchus densely clothe the lower hill slopes and these rise up the hillsides before giving way to open moorland which covers the rounded and smooth hilltops. Beyond Loch Morlich, Aviemore is visible as a narrow linear band of built development, although it is difficult to discern individual buildings at such a distance. Only a few other isolated and scattered buildings are visible within the view, which is dominated by natural features. Areas of river bank erosion along the Allt Mòr reveal a sequence of light coloured gravels which contrast with the adjacent trees and heathers, forming local foreground features. This is a view of considerable scenic attractiveness, where the combination and inter-relationship of various landscape character areas can be readily recognised, and which typifies much of the character of the northern flanks of the Cairngorm Mountains.

3.8.90 The viewpoint provides an important and popular view of an extensive area valued for its scenic attractiveness, and which typifies the northern section of the Cairngorm Mountains and the associated woodlands and forests of Glenmore and Rothiemurchus, and therefore it is considered that the sensitivity of the visual resource to changes associated with An Camas Mòr at the viewpoint would be **high**.

Change to Visual Amenity – Period A (Figure 4.30)

3.8.91 An Camas Mòr would introduce new buildings into the view, but at a distance of 9 km from the viewpoint. The combination of this distance, and the surrounding woodland pattern, would result in individual buildings being difficult to discern within the overall view. Woodland would separate Aviemore and An Camas Mòr within the view. Loch Morlich would remain the focal feature of the view, and the scenic attractiveness of the view would not be reduced by the introduction of the new community.

3.8.92 The magnitude of change is considered to be negligible, as there would be no discernable change to the existing view.

Assessment of Effect – Period A

3.8.93 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- Whilst built development would be visible within the view, this would be at a distance of 9 km, where it would form a minor component within an expansive panoramic view and would be barely perceptible within the overall view, except in conditions of exceptionally clear visibility;
- Loch Morlich would remain the key focal feature of the view;
- The key visual characteristics of the view would not be altered; and
- The sensitivity of the viewpoint is considered to be high.

3.8.94 Given the above considerations, it is concluded that An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 5 during Period A.**

Change to Visual Amenity – Period B (Figure 4.31)

3.8.95 An Camas Mòr would introduce further new buildings into the view, but at a distance of 9km from the viewpoint. The combination of this distance, and the surrounding woodland pattern, would result in individual buildings being difficult to discern within the overall view, although the higher density development around the High Street may be perceptible, particularly in exceptionally clear visibility. Woodland would separate Aviemore and An Camas Mòr within the view. Loch Morlich would remain the focal feature of the view, and the scenic attractiveness of the view would not be reduced by the introduction of the new community.

3.8.96 The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period B

3.8.97 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- Whilst built development would be visible within the view, this would be at a distance of 9km, where it would form a minor component within an expansive panoramic view and would be barely perceptible within the overall view, except in conditions of exceptionally clear visibility;
- Loch Morlich would remain the key focal feature of the view;
- The key visual characteristics of the view would not be altered; and

- The sensitivity of the viewpoint is considered to be high.

3.8.98 Given the above considerations, it is concluded that An Camas Mòr would have **slight adverse effect on visual amenity at viewpoint no. 5 during Period B.**

Change to Visual Amenity – Period C (Figure 4.32)

3.8.99 An Camas Mòr would introduce further new buildings into the view, but at a distance of 9 km from the viewpoint. The combination of this distance, and the surrounding woodland pattern, would result in individual buildings being difficult to discern within the overall view, although the higher density development around the High Street may be perceptible, particularly in exceptionally clear visibility. Intervening tree planting on the west side of the B970 would have some minor effect in screening buildings within this view. Woodland would separate Aviemore and An Camas Mòr within the view. Loch Morlich would remain the focal feature of the view, and the scenic attractiveness of the view would not be reduced by the introduction of the new community.

3.8.100 The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period C

3.8.101 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- Whilst built development would be visible within the view, this would be at a distance of 9km, where it would form a minor component within an expansive panoramic view and would be barely perceptible within the overall view, except in conditions of exceptionally clear visibility;
- Loch Morlich would remain the key focal feature of the view;
- The key visual characteristics of the view would not be altered; and
- The sensitivity of the viewpoint is considered to be high.

3.8.102 Given the above considerations, it is concluded that An Camas Mòr would have **a slight adverse effect on visual amenity at viewpoint no. 5 during Period C.**

Change to Visual Amenity – Period D (Figure 4.33)

3.8.103 An Camas Mòr would introduce further new buildings into the view, but at a distance of 9 km from the viewpoint. The combination of this distance, and the surrounding woodland pattern, would result in individual buildings being difficult to discern within the overall view, although the higher density development around the High Street roofscape may be perceptible, particularly in exceptionally clear visibility. Intervening tree planting on the west side of the B970, having had 18 years of growth, would assist in screening buildings within this view. Woodland would separate Aviemore and An Camas Mòr within the view. Loch Morlich would remain the focal

feature of the view, and the scenic attractiveness of the view would not be reduced by the introduction of the new community.

3.8.104 The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period D

3.8.105 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- Whilst built development would be visible within the view, this would be at a distance of 9 km, where it would form a minor component within an expansive panoramic view and would be barely perceptible within the overall view, except in conditions of exceptionally clear visibility;
- Loch Morlich would remain the key focal feature of the view;
- The key visual characteristics of the view would not be altered; and
- The sensitivity of the viewpoint is considered to be high.

3.8.106 Given the above considerations, it is concluded that An Camas Mòr would have **a slight adverse effect on visual amenity at viewpoint no. 5 during Period D.**

Assessment of Effect – 2070 (Figure 4.34)

3.8.107 It is noted that by 2070, when any new tree planting undertaken within Assessment Period A would have reached a height of 20 m, and existing trees would have reached full maturity, the extent of buildings and roofscape which would be visible would be considerably reduced from that visible at 2027, such that the buildings of An Camas Mòr would be hardly discernable within the view, resulting in a negligible magnitude of change. As a result, An Camas Mòr would have **no effect on visual amenity at viewpoint no. 5 at 2070.**

Viewpoint No 6 - Upper Tullochgrue

The Viewpoint and its Users

3.8.108 The viewpoint is located on the minor road leading to Whitewell, just to the north-west of Upper Tullochgrue, a local farmstead, approximately 3 km to the south –east of Aviemore. The road provides access to both Upper Tullochgrue and Whitewell farms, as well as a recreational car park used by walkers accessing both Gleann Einich and the Lairig Ghru. The view would be seen by all users of the road, particularly those travelling in a northerly direction towards Aviemore. The view is looking northwards, and the viewpoint is located approximately 3km from the boundary of the An Camas Mòr site. The viewpoint is located within the Cairngorms National Park and The Cairngorm Mountains NSA.

Description of Existing Visual Amenity

- 3.8.109** The view comprises an open panorama over falling ground to the valley of Strathspey and the rising flank of the Monadhliath Mountains beyond. Foreground agricultural pastures lead down to an extensive swathe of forests and woodlands, which extend through much of the mid ground of the view, beyond and above which rise open moorland hills. The extensive swathe of woodland across the view produces a strongly horizontal character to the visual character, and the associated hills are relatively low in height and their smooth flowing outlines complement and reinforce this horizontal emphasis to the view. The built development pattern of Aviemore is visible as a narrow linear band of buildings, set within surrounding woodland, with the MacDonald Four Seasons Hotel appearing as an isolated and recognisable feature due to its considerable height and colour contrast against the surrounding forest landscape. The roofscape of the Coylumbridge Hotel and timeshare complex is visible within its woodland surroundings, appearing in front of the An Camas Mòr site. A few other isolated buildings are visible within the view. Loch Pityoulish and the adjacent Callart Hill are recognisable features in the vicinity of the An Camas Mòr site within the view, although the site itself is difficult to discern within the complex interwoven pattern of woodlands and forests. The view is scenically attractive, although not of the highest quality in the context of the surrounding area, and provides an impression of the wider landscape setting of Aviemore.
- 3.8.110** Whilst the view is not of the highest scenic quality, considering that the viewpoint is located within the Cairngorms National Park and The Cairngorm Mountains NSA, it is considered that the sensitivity of the visual resource to changes associated with An Camas Mòr at the viewpoint would be **medium**.

Change to Visual Amenity – Period A (Figure 4.35)

- 3.8.111** An Camas Mòr would introduce a limited number of new buildings into the view at the east end of the High Street, although the majority of new buildings would be screened by existing intervening woodland. These visible buildings would form small-scale new components within the view, but would not form a prominent feature within the view. The key visual characteristics of the existing view would not be altered by the introduction of An Camas Mòr.
- 3.8.112** The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period A

- 3.8.113** The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:
- A small number of buildings would be visible within the view, but would form minor features within the overall panorama;
 - The majority of new buildings would be screened by intervening woodlands and tree belts;
 - The key visual characteristics of the view would remain unaltered; and
 - The sensitivity of the viewpoint is considered to be medium.

- 3.8.114** Given the above considerations, it is concluded that An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 6 during Period A**.

Change to Visual Amenity – Period B (Figure 4.36)

- 3.8.115** An Camas Mòr would introduce a limited number of new buildings into the view at the east end of the High Street, as well as a cluster of buildings within the higher and medium density zones towards the western section of the developed area within Assessment Period B. These visible buildings would form small-scale new components within the view, but would not form prominent features within the view. Mostly, only the roofscape of these buildings would be visible, similar in extent to the visible roofscape of the Coylumbridge Hotel but further away. The key visual characteristics of the existing view would not be altered by the introduction of An Camas Mòr.
- 3.8.116** The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period B

- 3.8.117** The following considerations have been taken into account in determining the impact of An Camas Mòr on the viewpoint:
- A number of buildings would be visible within the view, but would form minor features within the overall panorama;
 - Visible buildings would mostly be seen as a roofscape, rather than as complete buildings;
 - The majority of new buildings would be screened by intervening woodlands and tree belts;
 - The key visual characteristics of the view would remain unaltered; and
 - The sensitivity of the viewpoint is considered to be medium.

- 3.8.118** Given the above considerations, it is concluded that An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 6 during Period B**.

Change to Visual Amenity – Period C (Figure 4.37)

- 3.8.119** An Camas Mòr would introduce new buildings into the view at the east end of the High Street, as well as a dense cluster of buildings within the higher and medium density zones along the High Street. These visible buildings would not form prominent features within the view, although a linear band of roofscape would be visible along the High Street framed between bands of woodland, similar to the appearance of Aviemore within the view. Mostly, only the roofscape of these buildings would be visible, although collectively they would be of greater extent than the visible roofscape of the Coylumbridge Hotel but further away. The key visual characteristics of the existing view would not be altered by the introduction of An Camas Mòr.

3.8.120 The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period C

3.8.121 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- A number of buildings would be visible within the view, but would form minor features within the overall panorama;
- Visible buildings would mostly be seen as a roofscape, rather than as complete buildings;
- The majority of new buildings would be screened by intervening woodlands and tree belts;
- The key visual characteristics of the view would remain unaltered; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.123 Given the above considerations, it is concluded that An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 6 during Period C.**

Change to Visual Amenity – Period D (Figure 4.38)

3.8.124 An Camas Mòr would introduce new buildings into the view at the east end of the High Street, as well as a dense cluster of buildings within the higher and medium density zones along the High Street. A linear band of roofscape would be visible along the majority of the High Street framed between bands of woodland, and similar to the appearance of Aviemore within the view. Mostly, only the roofscape of these buildings would be visible, although collectively they would be of greater extent than the visible roofscape of the Coylumbridge Hotel but further away. These visible buildings would not form prominent features within the view. The key visual characteristics of the existing view would not be altered by the introduction of An Camas Mòr.

3.8.125 The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period D

3.8.126 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- A number of buildings would be visible within the view;
- New buildings would form minor features within the overall panorama;

- Visible buildings would mostly be seen as a roofscape, rather than as complete buildings;
- The majority of new buildings would be screened by intervening woodlands and tree belts;
- The key visual characteristics of the view would remain unaltered; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.127 Given the above considerations, it is concluded that An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 6 during Period D.**

Assessment of Impact – 2070 (Figure 4.39)

3.8.128 It is noted that by 2070, when any new tree planting undertaken within Assessment Period A would have reached a height of 20 m, and existing trees would have reached full maturity, the extent of roofscape which would be visible would be considerably reduced from that visible at 2027, such that the buildings of An Camas Mòr would be hardly discernable within the view, resulting in a negligible magnitude of change. As a result, An Camas Mòr would have **no effect on visual amenity at viewpoint no. 6 at 2070.**

Viewpoint No 7 - Summit of Ord Ban

The Viewpoint and its Users

3.8.129 The viewpoint is located on the summit of Ord Ban, a local hill to the north-west of Loch an Eilein, a popular attraction for locals and visitors where there is a visitor centre. Ord Ban is located approximately 3 km to the south of Aviemore. The route to the summit is not signed, nor included within any literature available from the visitor centre. The view is looking north-westwards and the viewpoint is located approximately 4 km from the boundary of the An Camas Mòr site. The viewpoint is located within the Cairngorms National Park and The Cairngorm Mountains NSA.

Description of Existing Visual Amenity

3.8.130 The view comprises a 360 degree panorama over the surrounding landscape, providing an overview of the combination and inter-relationship of the different landscape character areas of Strathspey and its surroundings. The broad river valley of Strathspey forms a key component of the view, flanked by rising hillsides which accentuate its form and alignment. The valley floor illustrates a clear pattern of pastures, fields, woodlands and policies which extend over the river terraces and flood plain, interspersed with isolated buildings, small communities and the Coylumbridge Hotel and timeshare complex, with the woodlands merging into the more extensive and denser forests and woodlands of the Rothiemurchus and Glenmore basin. Rounded, open hills frame the lower lying areas and lead to the backdrop of the Cairngorm Plateau, whilst the rolling, uniform hills of the Monadhliaths clearly define the western edge of Strathspey. Aviemore is visible at the base of the Monadhliaths, contained by surrounding woodlands and forming a small component within the overall view. Loch Pityoulish and the adjacent Callart Hill are recognisable features in the vicinity of the An Camas Mòr site within the view, although the site itself is difficult to discern within the complex

interwoven pattern of woodlands, forests and pastures. The agricultural fields to the south of the An Camas Mòr site form a noticeable feature within the middle ground of the view. The view is of considerable scenic attractiveness, where the combination and inter-relationship of various landscape character areas can be readily recognised, and which typifies much of the character of the northern flanks of the Cairngorm Mountains and of Strathspey.

- 3.8.131** The viewpoint provides an important and popular view of an extensive area valued for its scenic attractiveness, and which typifies the northern section of the Cairngorm Mountains, the associated woodlands and forests of Glenmore and Rothiemurchus and the river valley of Strathspey, and therefore it is considered that the sensitivity of the visual resource to changes associated with An Camas Mòr at the viewpoint would be **high**.

Change to Visual Amenity – Period A (Figure 4.40)

- 3.8.132** An Camas Mòr would introduce new buildings into the view. The majority of the buildings introduced would be visible, predominantly their upper levels and roofscape, and would be seen as a dense cluster set within a pattern of surrounding woodland. The new buildings would form a small-scale component of the overall view and would not become a prominent feature within the view. The key visual characteristics of the existing view would not be altered by the introduction of An Camas Mòr.

- 3.8.133** The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period A

- 3.8.134** The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The majority of buildings introduced would be visible within the view, but would collectively form a minor new feature within the overall panorama;
- The key visual characteristics of the view would remain unaltered; and
- The viewpoint is valued as a popular viewpoint and the sensitivity of the viewpoint is considered to be high.

- 3.8.135** Given the above considerations, it is concluded that An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 7 during Period A**.

Change to Visual Amenity – Period B (Figure 4.41)

- 3.8.136** An Camas Mòr would introduce a larger and more dense cluster of built development into the view, set within a pattern of surrounding woodland. This development would be seen as a tightly grouped collection of roofs and upper storeys, comprising an unbroken roofscape, uninterrupted by tree groups, although the scale of this built component within the view would be limited, and it would not form a prominent feature within the view. The key visual characteristics of the view would remain unaltered, and built development would not form a key component within the view.

- 3.8.137** The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period B

- 3.8.138** The following considerations have been taken into account in determining the impact of An Camas Mòr on the viewpoint:

- The majority of buildings introduced would be visible within the view, but would collectively form a minor feature within the overall panorama;
- The key visual characteristics of the view would remain unaltered; and
- The viewpoint is valued as a popular viewpoint and the sensitivity of the viewpoint is considered to be high.

- 3.8.139** Given the above considerations, it is concluded that An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 7 during Period B**.

Change to Visual Amenity – Period C (Figure 4.42)

- 3.8.140** An Camas Mòr would introduce a larger and more dense grouping of built development into the view, extending westwards across the centre of the An Camas Mòr site, and set within a pattern of surrounding woodland, although this pattern would be of a reduced extent compared to that present at Assessment Period B. The built development would comprise an unbroken roofscape, uninterrupted by tree groups. Although the scale of this new built component within the overall view would be limited, it would form a locally prominent feature within the view. The construction access route (not shown in the visualisation) would be visible crossing the open agricultural land south of the An Camas Mòr site within the middle ground of the view and would appear locally prominent, particularly as vehicle movements would be visible. The key visual characteristics of the view would remain unaltered, and whilst built development would not form a key component within the view, it would occupy a more prominent extent within the view.

- 3.8.141** The magnitude of change is considered to be medium, as there would be a considerable change to the existing view.

Assessment of Effect – Period C

- 3.8.142** The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The majority of buildings introduced would be visible within the view, and would form a locally prominent feature within the overall panorama;
- Built development would not form a key element of the view;
- The construction access route would be locally prominent, crossing a pronounced area of open land within the view;

- The key visual characteristics of the view would remain unaltered; and
- The viewpoint is valued as a popular viewpoint and the sensitivity of the viewpoint is considered to be high.

3.8.143 Given the above considerations, it is concluded that An Camas Mòr would have a **moderate adverse effect on visual amenity at viewpoint no. 7 during Period C.**

Change to Visual Amenity – Period D (Figure 4.43)

3.8.144 An Camas Mòr would introduce a larger and more dense grouping of built development into the view, extending westwards across the centre of the An Camas Mòr site, and set within a pattern of surrounding woodland, although this pattern would be of a reduced extent compared to that present at Assessment Period C. The built development would be partially fragmented by tree groups, although the roofscape would still be locally prominent. Although the scale of this new built component within the overall view would be limited, it would form a locally prominent feature within the view. The district distributor route (not shown in the visualisation) would be visible crossing the open agricultural land south of the An Camas Mòr site within the middle ground of the view and would appear locally prominent, particularly as vehicle movements would be visible. The key visual characteristics of the view would remain unaltered, and whilst built development would not form a key component within the view, it would occupy a more prominent extent within the view.

3.8.145 The magnitude of change is considered to be medium, as there would be a considerable change to the existing view.

Assessment of Effect – Period D

3.8.146 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The majority of buildings introduced would be visible within the view, and would form a locally prominent feature within the overall panorama;
- Built development would not form a key element of the view;
- The district distributor route would be locally prominent, crossing a pronounced area of open land within the view;
- The key visual characteristics of the view would remain unaltered; and
- The viewpoint is valued as a popular viewpoint and the sensitivity of the viewpoint is considered to be high.

3.8.147 Given the above considerations, it is concluded that An Camas Mòr would have a **moderate adverse effect on visual amenity at viewpoint no. 7 during Period D.**

Assessment of Effect – 2070 (Figure 4.44)

3.8.148 It is noted that by 2070, when any new tree planting undertaken within Assessment Period A would have reached a height of 20 m, and existing trees would have reached full maturity, the extent of built development which would be visible would be considerably reduced from that visible at 2027, such that the buildings of An Camas Mòr would be hardly discernable within the view, resulting in a negligible magnitude of change. The district distributor route would remain visible. As a result, An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 7 at 2070.**

Viewpoint No 8 – Craigellachie

The Viewpoint and its Users

3.8.149 The viewpoint is located at a distinctive cairn near the top of the footpath network which extends throughout Craigellachie, a National Nature Reserve (NNR), occupying an elevated position on the west side of Strathspey immediately above Aviemore. The view would be seen by all those visiting the cairn. The view is looking eastwards and the viewpoint is located approximately 1.5 km from the boundary of the An Camas Mòr site. The viewpoint is located within the Cairngorms National Park, but is outside the boundary to The Cairngorm Mountains NSA, although is looking into the NSA.

Description of Existing Visual Amenity

3.8.150 The view comprises an extensive panorama over Aviemore and Strathspey to the Rothiemurchus and Glenmore basin and the mountainous backdrop of the Cairngorm Mountains. Foreground heather and rocks quickly and steeply fall away below the viewpoint into dense woodland which flanks the western edge of Aviemore. The village spreads itself out along the base of the wooded slopes, with several large buildings associated with the Aviemore Centre and local hotels being locally prominent, and recent housing development on the northern edge of the village is clearly visible due to its overall extent and lack of tree cover to break down its scale and density. The roofscape of the Coylumbridge Hotel complex and some isolated houses and small communities are just visible within the view. The meandering course of the River Spey is visible beyond Aviemore, frequently lost amongst dense stands of riverside woodland and tree belts. Beyond these lies a clear and distinctive pattern of cultivated fields, pastures and trees belts located on the river terrace immediately west of the An Camas Mòr site, which appears as a substantial block of woodland and forest within the centre of the view. These woodlands and forests connect into the wider pattern of woodlands and forests of the wider area. This is a complex visual composition, comprising of a wide range of components arranged in varied and diverse patterns, which adds considerably to the overall interest and scenic attractiveness of the view. The view provides a clear impression of the inter-relationship of a number of different landscape character areas which characterise Strathspey and its surroundings and of the wider setting of An Camas Mòr. Only the recent northern expansion of Aviemore detracts from the high scenic quality of the view.

3.8.151 Whilst the viewpoint is located outwith the boundary of The Cairngorm Mountains NSA, for those visiting the cairn it provides a view looking into an extensive area valued for its scenic attractiveness, and which typifies the northern section of the Cairngorm Mountains and the diverse river valley landscape of Strathspey, and considering that the site of An Camas Mòr is clearly visible within the view, it is considered that the sensitivity of the visual resource to changes associated with An Camas Mòr at the viewpoint would be **high**.

Change to Visual Amenity – Period A (Figure 4.45)

- 3.8.152** An Camas Mòr would introduce new built development into the view, seen along the eastern side of the site. Individual buildings would be perceptible within the view and would be seen against the backdrop of the heathland / pasture to the east of the B970, rather than against a woodland backcloth. Most buildings introduced within Assessment Period A would be visible, some merging to form a more continuous extent of built development. Whilst the extent of built development introduced into the view would be relatively limited in relation to the overall view, it would form a noticeable new component within the view. The key characteristics of the view however would be retained.
- 3.8.153** The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period A

- 3.8.154** The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:
- The majority of buildings introduced would be visible within the view, but would collectively form a minor new feature within the overall panorama;
 - The key visual characteristics of the view would remain unaltered; and
 - The sensitivity of the viewpoint at the cairn is considered to be high.
- 3.8.155** Given the above considerations, it is concluded that An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 8 during Period A.**

Change to Visual Amenity – Period B (Figure 4.46)

- 3.8.156** An Camas Mòr would introduce new built development into the view, with a clearly recognisable reduction in the extent of tree cover on the site. Clear patterns and scales/heights of buildings would be discernable related to the different densities of development proposed. Some tree belts / open spaces within the proposed development would be visible, but would not be effective in screening the associated buildings or breaking down the overall scale of the development. An Camas Mòr would form a tightly grouped, densely developed pattern of buildings, forming a more compact settlement pattern within the view than Aviemore. Whilst existing woodland would enclose An Camas Mòr on the south, west and north sides, the new community would be seen against the backdrop of the heathland/pasture to the east, increasing its prominence within the view. An Camas Mòr would form a prominent new feature within the view, although the key characteristics of the view would be retained.
- 3.8.157** The magnitude of change is considered to be medium, as there would be a considerable change to the existing view.

Assessment of Effect – Period B

- 3.8.158** The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:
- An Camas Mòr would form a new prominent feature within the view;
 - Tree planting within the development would not be effective in reducing the visibility of buildings, or breaking down the overall scale of development;
 - The key visual characteristics of the view would remain unaltered; and
 - The sensitivity of the viewpoint at the cairn is considered to be high.
- 3.8.159** Given the above considerations, it is concluded that An Camas Mòr would have a **moderate adverse effect on visual amenity at viewpoint no. 8 during Period B.**

Change to Visual Amenity – Period C (Figure 4.47)

- 3.8.160** An Camas Mòr would introduce new built development into the view, with clear patterns and scales/heights of buildings being discernable related to the different densities of development proposed. Some tree belts/open spaces within the proposed development would be visible, but would not be effective in screening the associated buildings or breaking down the overall scale of the development, particularly within the core of the development. An Camas Mòr would form a tightly grouped, densely developed pattern of buildings, forming a more compact settlement pattern within the view than Aviemore. Whilst existing woodland would enclose An Camas Mòr on the south, west and north sides, the new community would be seen against the backdrop of the heathland / pasture to the east, increasing its prominence within the view. The construction access route would be visible crossing the open agricultural land to the south of the An Camas Mòr site, and would visually fragment the continuity of this component within the view. An Camas Mòr would form a prominent new feature within the view, although the key characteristics of the view would be retained.
- 3.8.161** The magnitude of change is considered to be medium, as there would be a considerable change to the existing view.

Assessment of Effect – Period C

- 3.8.162** The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:
- An Camas Mòr would form a new prominent feature within the view;
 - Tree planting within the development would not be effective in reducing the visibility of buildings, or breaking down the overall scale of development, particularly in the core of the development;
 - The key visual characteristics of the view would remain unaltered; and
 - The sensitivity of the viewpoint at the cairn is considered to be high.

3.8.163 Given the above considerations, it is concluded that An Camas Mòr would have a **moderate adverse effect on visual amenity at viewpoint no. 8 during Period C.**

Change to Visual Amenity – Period D (Figure 4.48)

3.8.164 An Camas Mòr would introduce new built development into the view, with clear patterns and scales/heights of buildings being discernable related to the different densities of development proposed. The introduction of the buildings associated with the western end of the High Street would break the continuity of the western woodland boundary to the site, and would be locally dominant within the view. Internal tree belts would partially fragment the continuity of the High Street, providing linkages into the lower density areas, where tree planting would be effective in screening the buildings in these areas. At this Assessment Period, tree planting would be contributing to playing down the overall scale and density of An Camas Mòr within the view, and it would appear as a community within a woodland setting, although some buildings on its eastern side would remain backclothed against the heathland / pasture to the east of the B970. The district distributor route would be visible crossing the open agricultural land to the south of the An Camas Mòr site, and would visually fragment the continuity of this component within the view. An Camas Mòr would form a prominent new feature within the view, particularly the western end of the High Street. Although the key characteristics of the view would be retained, there would be a considerable change to an important and valued view.

3.8.165 The magnitude of change is considered to be medium, as there would be a considerable change to the existing view.

Assessment of Effect – Period D

3.8.166 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- An Camas Mòr would form a new prominent feature within the view;
- The western end of the High Street would be locally dominant within the view;
- Tree planting within the development would be effective in reducing the visibility of buildings, particularly within the lower density areas, and breaking down the overall scale of development;
- The key visual characteristics of the view would remain unaltered; and
- The sensitivity of the viewpoint at the cairn is considered to be high.

3.8.167 Given the above considerations, it is concluded that An Camas Mòr would have a **substantial adverse effect on visual amenity at viewpoint no. 8 during Period D.**

Assessment of Effect – 2070 (Figure 4.49)

3.8.168 It is noted that by 2070, when any new tree planting undertaken within Assessment Period A would have reached a height of 20 m, and existing trees would have reached full maturity, the extent of built development which would be visible would be considerably reduced from that visible at 2027. Only those buildings located at the western end of the High Street would remain locally dominant, with the remaining buildings effectively screened or their visibility played down by tree planting around and within the development. Tree planting along the eastern boundary of the site would also be forming a woodland edge to the development, such that the buildings in this area are not seen against the backcloth of the heathland / pasture east of the B970. The district distributor road would remain visible crossing the agricultural land to the south of An Camas Mòr. Considering these factors, An Camas Mòr would result in a low magnitude of change. As a result, An Camas Mòr would have a **moderate adverse effect on visual amenity at viewpoint no. 8 at 2070.** However, it is recognised that the area between An Camas Mòr and the River Spey is proposed as a parkland corridor and that part of this proposal would include for additional tree planting to create shelter and woodland blocks. This proposal would clearly influence the extent to which the western end of the High Street would be visible, as intervening tree planting would play down the visibility of these buildings and connect into the boundary woodland of the site itself. Assuming that this proposal is implemented, it is considered that An Camas Mòr would have a slight adverse effect on visual amenity at viewpoint no. 8 at 2070.

Viewpoint No 9 – Highburnside

The Viewpoint and its Users

3.8.169 The viewpoint is located within the new residential development which is under construction to the west of the A9, on the most elevated section of the road layout which has currently been constructed. The view would be seen by all users of the road, although it should be noted that future buildings may obstruct the view from this location once they are constructed. The view may be available from these future buildings. The view is looking eastwards and the viewpoint is located approximately 2 km from the boundary of the An Camas Mòr site. The viewpoint is located within the Cairngorms National Park, but is outside the boundary to The Cairngorm Mountains NSA, although is looking into the NSA.

Description of Existing Visual Amenity

3.8.170 The view comprises an open panorama over the A9 and Aviemore to the dramatic backdrop of the Cairngorm Mountains. Foreground construction activities currently detract from the character of the view. Recent residential development at North Aviemore forms a dense grouping of buildings immediately beyond the A9 road and forms a prominent foreground feature, detracting from the overall quality of the view. However, it is the scale and extent of the mid ground woodlands and forests which form a key component of this view, which merge to form an extensive and almost continuous forest landscape leading to the rising foothills and rolling plateau of the Cairngorm Mountains beyond, whose scale and sheer mass form an impressive backdrop. This view encompasses some of the key characteristics of the Cairngorm National Park landscape – the settled wooded straths, the rising forested foothills and the open mountain plateau, sculpted by glacial action into dramatic corries. Despite the foreground detractors, this is a view of great scenic quality typifying the key characteristics and large scale of the Cairngorm landscape and clearly displaying the landscape setting in which both Aviemore and An Camas Mòr are located. The view provides a clear impression of the

inter-relationship of a number of different landscape character areas which characterise Strathspey and its surroundings.

3.8.171 Whilst the viewpoint is located outwith the boundary of The Cairngorm Mountains NSA, it provides a view looking into an extensive area valued for its scenic attractiveness, and which typifies the northern section of the Cairngorm Mountains and of Strathspey. However, given the foreground detractor of North Aviemore, it is considered that the sensitivity of the visual resource to changes associated with An Camas Mòr at the viewpoint would be **medium**.

Change to Visual Amenity – Period A (Figure 4.50)

3.8.172 An Camas Mòr would introduce a cluster of new built development into the view, seen above a belt of existing woodland. The roofscape of these buildings would be seen against as backdrop of heathland / pasture, and would not be backclothed by woodland. Individual buildings would be perceptible. Whilst the extent of built development introduced into the view would be relatively limited in relation to the overall view, it would form a noticeable new component within the view. The key characteristics of the view however would be retained.

3.8.173 The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period A

3.8.174 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The majority of buildings introduced would be visible within the view, but would collectively form a minor new feature within the overall panorama;
- The key visual characteristics of the view would remain unaltered; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.175 Given the above considerations, it is concluded that An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 9 during Period A**.

Change to Visual Amenity – Period B (Figure 4.51)

3.8.176 An Camas Mòr would introduce a generally linear band of new built development into the view, seen above and within a belt of existing woodland. The roofscape of these buildings would be seen partially against a backdrop of heathland / pasture and woodland. Individual buildings would be perceptible. Whilst the extent of built development introduced into the view would be relatively limited in relation to the overall view, it would form a noticeable new component within the view. The key characteristics of the view however would be retained.

3.8.177 The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Impact – Period B

3.8.178 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The majority of buildings introduced would be visible within the view, but would collectively form a minor new feature within the overall panorama;
- The key visual characteristics of the view would remain unaltered; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.179 Given the above considerations, it is concluded that An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 9 during Period B**.

Change to Visual Amenity – Period C (Figure 4.52)

3.8.180 An Camas Mòr would introduce a generally linear band of new built development into the view, seen above and within a belt of existing woodland. Only sections of the roofscape of these buildings would be visible, seen partially against a backdrop of heathland/ pasture and woodland. Individual buildings would be perceptible. Whilst the extent of built development introduced into the view would be relatively limited in relation to the overall view, it would form a noticeable new component within the view. The key characteristics of the view however would be retained.

3.8.181 The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period C

3.8.182 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The majority of buildings introduced would be visible within the view, but would collectively form a minor new feature within the overall panorama;
- The key visual characteristics of the view would remain unaltered; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.183 Given the above considerations, it is concluded that An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 9 during Period C**.

Change to Visual Amenity – Period D (Figure 4.53)

3.8.184 At this Assessment Period, boundary tree growth on the An Camas Mòr site would effectively screen the large majority of new built development in the view, with only very small sections of the roofscape of these buildings being visible. Any change within the view would be negligible. The key characteristics of the view would be retained.

3.8.185 The magnitude of change is considered to be negligible, as there would be a discernable change to the existing view.

Assessment of Effect – Period D

3.8.186 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The majority of buildings introduced would be screened from view by existing boundary tree planting;
- The key visual characteristics of the view would remain unaltered; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.187 Given the above considerations, it is concluded that An Camas Mòr would have **no effect on visual amenity at viewpoint no. 9 during Period D.**

Assessment of Effect – 2070 (Figure 4.54)

3.8.188 Whilst it is noted that there would be no effect of the new community on this viewpoint at Assessment Period D, by 2070, any new tree planting undertaken within Assessment Period A would have reached a height of 20 m, and existing trees would have reached full maturity, and consequently An Camas Mòr would not be visible within the view, resulting in no magnitude of change. As a result, An Camas Mòr would have **no effect on visual amenity at viewpoint no. 9 at 2070.**

Viewpoint No 10 - Pityoulish Crag

The Viewpoint and its Users

3.8.189 The viewpoint is located on the summit of Pityoulish Crag, a low lying but locally prominent hill to the immediate north-east of the An Camas Mòr site. There is a small cairn on the summit, and a few paths through heather lead to the summit. It is likely that the summit is visited by locals but is not considered to be a popular hilltop in the context of the surrounding hills and mountains. The view to An Camas Mòr is looking south-westwards and the viewpoint is located approximately 1 km from the boundary of the An Camas Mòr site. The viewpoint is located within the Cairngorms National Park and The Cairngorm Mountains NSA, although is looking predominantly out of the NSA.

Description of Existing Visual Amenity

3.8.190 The view comprises an open panorama over Aviemore and Strathspey, extending southwards along Strathspey to distant hills and mountains. Below the viewpoint, following recent forest restructuring, there is now open ground extending downhill through forested slopes and on to the open pastures of Guislich Farm and the woodlands of An Camas Mòr which form much of the mid ground of the view. The river valley form of Strathspey is clearly visible, flanked by the rising hillsides on each side, although only a short section of the River Spey itself is visible, hidden by riverside trees and vegetation. Aviemore forms a linear band of built development, extending along the wooded base of the Monadhliath Hills, which compose the backdrop to the view. The MacDonald Four Seasons Hotel is locally prominent, due to its height above the tree canopy and contrast with the wooded backcloth. Apart from some inappropriately prominent buildings, this is a scenically attractive view, comprising of a large scale, extensive and varied landscape which illustrates the inter-relationship of various landscape character areas of the Aviemore and Strathspey area.

3.8.191 The viewpoint provides a view of an extensive area of Strathspey, valued for its scenic attractiveness, and whilst visitor numbers to the viewpoint may not be as high as other similar locations, it is considered that the sensitivity of the visual resource to changes associated with An Camas Mòr at the viewpoint would be **high**.

Change to Visual Amenity – Period A (Figure 4.55)

3.8.192 An Camas Mòr would introduce built development into the view, seen along the eastern side of the site. Individual buildings would be perceptible within the view and would be seen against the backdrop of woodland. Most buildings introduced within Assessment Period A would be visible, some merging to form a more continuous extent of built development. Whilst the extent of built development introduced into the view would be relatively limited in relation to the overall extent of view, it would form a noticeable new component within the view, and would become a new focal feature within the view, occupying a central location within the mid-ground of the view. Existing tree planting along the eastern boundary of the site would not be effective in screening the new built development. The key characteristics of the view however would be retained.

3.8.193 The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period A

3.8.194 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The majority of buildings introduced would be visible within the view and would become a new focal feature;
- Tree planting would not be effective in screening the development;
- The key visual characteristics of the view would remain unaltered; and
- The sensitivity of the viewpoint is considered to be high.

3.8.195 Given the above considerations, it is concluded that An Camas Mòr would have a **moderate adverse effect on visual amenity at viewpoint no. 10 during Period A.**

Change to Visual Amenity – Period B (Figure 4.56)

3.8.196 An Camas Mòr would introduce additional built development into the view, seen along the eastern side of the site. Individual buildings would be perceptible within the view and would be seen against the backdrop of woodland with Aviemore beyond. Most buildings introduced within Assessment Period B would be visible, some merging to form a more continuous extent of built development. Whilst the extent of built development introduced into the view would be relatively limited in relation to the overall extent of view, it would form a prominent new component within the view, and would become a new focal feature within the view, occupying a central location within the mid-ground of the view. Existing tree planting along the eastern boundary of the site would not be effective in screening the new built development, nor breaking down the scale of the development.

3.8.197 The magnitude of change is considered to be medium, as there would be a considerable change to the existing view.

Assessment of Effect – Period B

3.8.198 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The majority of buildings introduced would be visible within the view and would become a new focal feature;
- The new community would form a prominent feature within the mid ground of the view;
- Tree planting would not be effective in screening the development;
- There would be a considerable change to the overall character of the view; and
- The sensitivity of the viewpoint is considered to be high.

3.8.199 Given the above considerations, it is concluded that An Camas Mòr would have a **substantial adverse effect on visual amenity at viewpoint no. 10 during Period B.**

Change to Visual Amenity – Period C (Figure 4.57)

3.8.200 An Camas Mòr would introduce additional built development into the view, seen along the eastern side of the site and extending deep into the core of the site. Individual buildings would be perceptible within the view and would be seen against the backdrop of woodland with Aviemore beyond. Most buildings introduced within Assessment Period C would be visible, some merging to form a more continuous extent of built development. The extent of built development introduced into the view would be quite considerable in relation to the overall extent of view, and would form a prominent new component within the view. The new community would become a new focal feature within the view, occupying a central location within the mid-ground of the view. Existing tree planting along the eastern boundary of the site

and within the site would not be effective in screening the new built development, nor breaking down the scale of the development.

3.8.201 The magnitude of change is considered to be medium, as there would be a considerable change to the existing view.

Assessment of Effect – Period C

3.8.202 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The majority of buildings introduced would be visible within the view and would become a new focal feature;
- The new community would form a prominent feature within the mid ground of the view;
- Tree planting would not be effective in screening the development;
- There would be a considerable change to the overall character of the view; and
- The sensitivity of the viewpoint is considered to be high.

3.8.203 Given the above considerations, it is concluded that An Camas Mòr would have a **substantial adverse effect on visual amenity at viewpoint no. 10 during Period C.**

Change to Visual Amenity – Period D (Figure 4.58)

3.8.204 An Camas Mòr would introduce additional built development through much of the central section of the view. Individual buildings would be perceptible within the view and would be seen against the backdrop of woodland and tree planting with Aviemore beyond. The extent of built development introduced into the view would be quite considerable in relation to the overall extent of view, and would form a prominent new component within the view. The new community would become a new focal feature within the view, occupying a central location within the mid-ground of the view. By this date (2027), tree planting throughout the development would be beginning to be effective in screening the new built development, particularly within the lower density areas, and internal tree belts would be assisting in breaking down the overall scale of the development.

3.8.205 The magnitude of change is considered to be medium, as there would be a considerable change to the existing view.

Assessment of Effect – Period D

3.8.206 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The buildings introduced would be seen within a framework pattern of tree planting;

- The new community would be visible within the view and would become a new focal feature;
- The new community would form a prominent feature within the mid ground of the view;
- Tree planting would be effective in screening large areas of the development and breaking down the overall scale of the development;
- There would be a considerable change to the overall character of the view; and
- The sensitivity of the viewpoint is considered to be high.

3.8.207 Given the above considerations, it is concluded that An Camas Mòr would have a **moderate adverse effect on visual amenity at viewpoint no. 10 during Period D.**

Assessment of Effect – 2070 (Figure 4.59)

3.8.208 It is noted that by 2070, when any new tree planting undertaken within Assessment Period A would have reached a height of 20 m, and existing trees would have reached full maturity, the extent of built development which would be visible would be considerably reduced from that visible at 2027. Only the roofscape of buildings located along the High Street would remain visible, with the remaining buildings effectively screened or their visibility played down by tree planting around and within the development. Considering these factors, An Camas Mòr would result in a low magnitude of change. As a result, An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 10 at 2070.**

Viewpoint No 11 - Dalfaber Lodges/Golf Course

The Viewpoint and its Users

3.8.209 The viewpoint is located adjacent to the access road leading through Dalfaber at the point where it crosses the golf course, near a public bench. The road forms the only access route for vehicles, pedestrians and cyclists into the Dalfaber lodges development, and therefore the view would be seen by all users of the route. The view is looking south-eastwards and the viewpoint is located approximately 0.4 km from the boundary of the An Camas Mòr site. The viewpoint is located within the Cairngorms National Park, and is just inside the boundary to the Cairngorm Mountains NSA.

Description of Existing Visual Amenity

3.8.210 The view comprises predominantly of a foreground golf course and various lodges/chalets, which limit the extent of view to the surrounding landscape. Groups of trees associated with the lodges / chalets also limit views to the wider landscape. Although located close to the River Spey, the river itself is not visible in the view, hidden by wooded river terraces, which merge into a more extensive woodland pattern forming an intermediate horizon in the view. The merging of areas of woodland within the view makes it difficult to determine the extent of the An Camas Mòr site. Beyond these extensive woodlands rise the elevated rounded mountains of the Cairngorms, although their true extent is screened by intervening trees and

buildings. Whilst built development forms a key component of the view, the viewpoint does provide an indication of the wider landscape setting of Aviemore.

3.8.211 Whilst the viewpoint is located within the Cairngorms National Park and is looking into The Cairngorm Mountains NSA, the foreground screening by buildings and trees and the limited extent of the An Camas Mòr site which is discernable within the view would limit the extent to which the view may change, and therefore it is considered that the sensitivity of the visual resource to changes associated with An Camas Mòr at the viewpoint would be **medium.**

Change to Visual Amenity – Period A (Figure 4.60)

3.8.212 No part of the built development associated with Assessment Period A would be visible within the view, being screened by intervening woodland and tree belts associated with the site.

3.8.213 The magnitude of change is considered to be no change, as there would be no change to the existing view.

Assessment of Effect – Period A

3.8.214 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- No part of the new community would be visible within the view;
- The key visual characteristics of the view would be retained; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.215 Given the above considerations, it is concluded that An Camas Mòr would have **no effect on visual amenity at viewpoint no. 11 during Period A.**

Change to Visual Amenity – Period B (Figure 4.61)

3.8.211 No part of the built development associated with Assessment Period A would be visible within the view, being screened by intervening woodland and tree belts associated with the site.

3.8.216 The magnitude of change is considered to be no change, as there would be no change to the existing view.

Assessment of Effect – Period B

3.8.217 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- No part of the new community would be visible within the view;
- The key visual characteristics of the view would be retained; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.218 Given the above considerations, it is concluded that An Camas Mòr would have **no effect on visual amenity at viewpoint no. 11 during Period B.**

Change to Visual Amenity – Period C (Figure 4.62)

3.8.219 No part of the built development associated with Assessment Period A would be visible within the view, being screened by intervening woodland and tree belts associated with the site.

3.8.220 The magnitude of change is considered to be no change, as there would be no change to the existing view.

Assessment of Effect – Period C

3.8.221 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- No part of the new community would be visible within the view;
- The key visual characteristics of the view would be retained; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.222 Given the above considerations, it is concluded that An Camas Mòr would have **no effect on visual amenity at viewpoint no. 11 during Period C.**

Change to Visual Amenity – Period D (Figure 4.63)

3.8.223 No part of the built development associated with Assessment Period A would be visible within the view, being screened by intervening woodland and tree belts associated with the site.

3.8.224 The magnitude of change is considered to be no change, as there would be no change to the existing view.

Assessment of Effect – Period D

3.8.225 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- No part of the new community would be visible within the view;
- The key visual characteristics of the view would be retained; and
- The sensitivity of the viewpoint is considered to be medium.

3.8.226 Given the above considerations, it is concluded that An Camas Mòr would have **no effect on visual amenity at viewpoint no. 11 during Period D.**

Assessment of Effect – 2070 (Figure 4.64)

3.8.227 Whilst it is noted that there would be no effect of the new community on this viewpoint during the assessment periods, by 2070, any new tree planting undertaken within Assessment Period A would have reached a height of 20 m, and existing trees would have reached full maturity. Whilst An Camas Mòr would not be visible within the view, this tree growth would partially obstruct the existing view to the backdrop of the Cairngorm Mountains, and consequently there would be a reduction in the connection between this viewpoint and its wider landscape setting. This would result in a low magnitude of change, as there would be a noticeable change to the existing view. As a result, An Camas Mòr would have **a slight adverse effect on visual amenity at viewpoint no. 11 at 2070.**

Viewpoint No 12 - Speyside Way

The Viewpoint and its Users

3.8.228 The viewpoint is located on the Speyside Way, a popular long distance walkway forming one of the four long distance footpaths in Scotland, where the route passes close to The Strathspey Railway, a local tourist attraction. The Speyside Way also forms a popular cycle and horse riding route, and the view would be seen by all users of the route travelling in a southerly direction, as well as train passengers on the railway. The view is looking southwards, and the viewpoints are located approximately 2 km from the boundary of An Camas Mòr. The viewpoint is located within the Cairngorms National Park, but is located outwith The Cairngorm Mountains NSA, although it is looking towards the NSA.

Description of Existing Visual Amenity

3.8.229 The view comprises an open view over heather moorland interspersed with sporadic trees to the backdrop of the Cairngorm Mountains beyond. The view has a strongly rural character, with a complete absence of built development, and comprises a simple composition of a limited number of landscape elements – moorland, trees, woodlands and hills. The elevated backdrop of the mountains contain the view and provide an indication of the landscape setting of the viewpoint and the inter-relationship of different landscape character areas. Evidence of natural regeneration of trees within the foreground heather moorland may result in the extent of view currently available becoming more limited in the future. The view is scenically attractive and typifies views from the area to the north of Aviemore.

3.8.230 Whilst the viewpoint is located outwith the boundary of The Cairngorm Mountains NSA, it provides a view looking into an extensive area valued for its scenic attractiveness, and which typifies the northern section of the Cairngorm Mountains and of Strathspey. Given that the viewpoint is located on a popular long distance walkway and adjacent to a tourist railway, it is considered that the sensitivity of the visual resource to changes associated with An Camas Mòr at the viewpoint would be **high**.

Change to Visual Amenity – Period A (Figure 4.65)

3.8.231 No part of the built development associated with Assessment Period A would be visible within the view, being screened by intervening woodland and tree belts associated with the site.

3.8.232 The magnitude of change is considered to be no change, as there would be no change to the existing view.

Assessment of Effect – Period A

3.8.233 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- No part of the new community would be visible within the view;
- The key visual characteristics of the view would be retained; and
- The sensitivity of the viewpoint is considered to be high.

3.8.234 Given the above considerations, it is concluded that An Camas Mòr would have **no effect on visual amenity at viewpoint no. 12 during Period A.**

Change to Visual Amenity – Period B (Figure 4.66)

3.8.235 No part of the built development associated with Assessment Period A would be visible within the view, being screened by intervening woodland and tree belts associated with the site.

3.8.236 The magnitude of change is considered to be no change, as there would be no change to the existing view.

Assessment of Effect – Period B

3.8.237 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- No part of the new community would be visible within the view;
- The key visual characteristics of the view would be retained; and
- The sensitivity of the viewpoint is considered to be high.

3.8.238 Given the above considerations, it is concluded that An Camas Mòr would have **no effect on visual amenity at viewpoint no. 12 during Period B.**

Change to Visual Amenity – Period C (Figure 4.67)

3.8.239 A few roofs of the new community would be visible set amongst woodland and tree belts, although the majority of buildings would not be visible, being screened by existing woodland. These roofs would form a very small new feature within the existing view, and the key characteristics of the view would remain unaltered.

3.8.240 The magnitude of change is considered to be negligible, as there would be a discernable change to the existing view.

Assessment of Effect – Period C

3.8.241 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- Only a very small section of the new community would be visible;
- The key visual characteristics of the view would be retained; and
- The sensitivity of the viewpoint is considered to be high.

3.8.242 Given the above considerations, it is concluded that An Camas Mòr would have **slight adverse effect on visual amenity at viewpoint no. 12 during Period C.**

Change to Visual Amenity – Period D (Figure 4.68)

3.8.243 A few roofs of the new community would be visible set amongst woodland and tree belts, although the majority of buildings would not be visible, being screened by existing woodland. A small section of the western end of the High Street buildings would be visible where they break the western woodland tree belt. These buildings would form a very small new feature within the existing view, and the key characteristics of the view would remain unaltered.

3.8.244 The magnitude of change is considered to be negligible, as there would be a discernable change to the existing view.

Assessment of Effect – Period D

3.8.245 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- Only a very small section of the new community would be visible;
- The key visual characteristics of the view would be retained; and
- The sensitivity of the viewpoint is considered to be high.

3.8.246 Given the above considerations, it is concluded that An Camas Mòr would have **a slight adverse effect on visual amenity at viewpoint no. 12 during Period D.**

Assessment of Effect – 2070 (Figure 4.69)

3.8.247 It is noted that by 2070, when any new tree planting undertaken within Assessment Period A would have reached a height of 20 m, and existing trees would have reached full maturity, the extent of built development which would be visible would be limited to a small section of the western end of the High Street, with the remaining buildings effectively screened by tree planting around and within the development. Considering these factors, An Camas Mòr would result in a negligible magnitude of change. As a result, An Camas Mòr would have **no effect on visual amenity at viewpoint no. 12 at 2070.**

Viewpoint No 13 – Craiggowrie Summit

The Viewpoint and its Users

3.8.248 The viewpoint is located on the summit of Craiggowrie, a local hilltop approximately 6km to the east of Aviemore. Craiggowrie forms the north-westerly summit of the ridge extending north-westwards from Meall a' Bhuachaille, a popular local hill walk, and many people often walk along the ridge between the two hills. There is also a more direct path to the summit from the An Slugain path to the west. The view would be seen by all visitors to the summit. The view is looking westwards and the viewpoint is located approximately 5 km from the boundary of the An Camas Mòr site. The viewpoint is located within the Cairngorms National Park and The Cairngorm Mountains NSA.

Description of Existing Visual Amenity

3.8.249 The view comprises an extensive panorama which encompasses a significant length of Strathspey and its mountainous surroundings. Boulder-strewn, rounded and flowing heather slopes form a foreground which leads to afforested lower slopes and the rich pattern of woodlands and agricultural lands which characterise the valley floor of Strathspey. Aviemore is located centrally within the view, partially obscured by the intervening Pityoulish Crag, which forms a prominent mid-ground feature. It is the sweep and scale of Strathspey though which forms the dominant feature of the view, flanked by the backdrop of the Monadhliaths and eventually disappearing to the north and south amongst lower interlocking ranges of hills and glens. Shapely hills rise south-eastwards to the Cairngorm Plateau, but the scale of these hills are partially obstructed by the foreground slopes of Craiggowrie. The site of An Camas Mòr is visible in the middle ground, partially hidden by the profile of Pityoulish Crag but defined by its adjacent heathlands and pastures. This is a view of considerable scenic attractiveness, where the inter-relationship and combination of various landscape character areas is clearly recognisable and which typifies much of the character of the northern flanks of the Cairngorm Mountains and of Strathspey.

3.8.250 The viewpoint provides a view of an extensive area valued for its scenic attractiveness, and whilst visitor numbers to the viewpoint may not be as high as other similar locations, it is considered that the sensitivity of the visual resource to changes associated with An Camas Mòr at the viewpoint would be **high**.

Change to Visual Amenity – Period A (Figure 4.70)

3.8.251 An Camas Mòr would introduce new built development into the view, seen along the eastern side of the site. Individual buildings would tend to merge into an overall cluster of built development within the view at this distance, and would be seen against the backdrop of woodland with Aviemore beyond. Part of the development would be screened by the intervening Pityoulish Hill. Whilst the extent of built development introduced into the view would be relatively limited in relation to the overall extent of view, it would form a noticeable new component within the view. Existing tree planting along the eastern boundary of the site would not be effective in screening the new built development. The key characteristics of the view would be retained.

3.8.252 The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period A

3.8.253 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The majority of buildings introduced would be visible within the view;
- Tree planting would not be effective in screening the development;
- The key visual characteristics of the view would remain unaltered; and
- The sensitivity of the viewpoint is considered to be high.

3.8.254 Given the above considerations, it is concluded that An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 13 during Period A**.

Change to Visual Amenity – Period B (Figure 4.71)

3.8.255 An Camas Mòr would introduce new built development into the view, seen along the eastern side of the site. Individual buildings would tend to merge into an overall cluster of built development within the view at this distance, and would be seen against the backdrop of woodland with Aviemore beyond. Part of the development would be screened by the intervening Pityoulish Hill. The extent of built development introduced into the view would be relatively limited in relation to the overall extent of view. Existing tree planting along the eastern boundary of and within the site would not be effective in screening the new built development, nor breaking down the scale of the development. The key characteristics of the view would be retained.

3.8.256 The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period B

3.8.257 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The majority of buildings introduced would be visible within the view;
- Tree planting would not be effective in screening the development;
- The key visual characteristics of the view would remain unaltered; and
- The sensitivity of the viewpoint is considered to be high.

3.8.258 Given the above considerations, it is concluded that An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 13 during Period B.**

Change to Visual Amenity – Period C (Figure 4.72)

3.8.259 An Camas Mòr would introduce new built development into the view, seen along the eastern side of the site, and extending into the core of the site. Individual buildings would tend to merge into an overall dense cluster of built development within the view at this distance, and the new community would be seen as a tightly grouped collection of buildings, set within a woodland framework, and with Aviemore beyond. Part of the development would be screened by the intervening Pityoulish Hill. The extent of built development introduced into the view would be relatively limited in relation to the overall extent of view, although it would form an area of development which would be prominent within the view, although Aviemore would be more prominent beyond. Existing tree planting along the eastern boundary of and within the site would not be effective in screening the new built development, nor breaking down the scale of the development. The key characteristics of the view would be retained.

3.8.260 The magnitude of change is considered to be medium, as there would be a considerable change to the existing view.

Assessment of Effect – Period C

3.8.261 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The majority of buildings introduced would be visible within the view;
- The built development would form a prominent feature within the view, due to its dense development pattern;
- Tree planting would not be effective in screening the development;
- The key visual characteristics of the view would remain unaltered; and
- The sensitivity of the viewpoint is considered to be high.

3.8.262 Given the above considerations, it is concluded that An Camas Mòr would have a **moderate adverse effect on visual amenity at viewpoint no. 13 during Period C.**

Change to Visual Amenity – Period D (Figure 4.73)

3.8.263 An Camas Mòr would introduce built development into the view, seen along the eastern side of the site, and extending into the core of the site. Individual buildings would tend to merge into an overall dense cluster of built development within the view at this distance, and the new community would be seen as a tightly grouped collection of buildings, set within a woodland framework. Part of the development would be screened by the intervening Pityoulish Hill. The extent of built development introduced into the view would be relatively limited in relation to the overall extent of view, although it would form a dense area of development which would be prominent within the view. Existing tree planting along the eastern boundary of and within the site would be effective in playing down the overall scale of the development and screening the

lower density development zone. Predominantly only the roofscape of the higher density zone would be visible above the tree canopy level. The key characteristics of the view would be retained.

3.8.264 The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period D

3.8.265 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- The new buildings introduced would be seen within a framework pattern of tree planting;
- Tree planting would be effective in screening large areas of the development and breaking down the overall scale of the development;
- The key visual characteristics of the view would remain unaltered; and
- The sensitivity of the viewpoint is considered to be high.

3.8.266 Given the above considerations, it is concluded that An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 13 during Period D.**

Assessment of Effect – 2070 (Figure 4.74)

3.8.267 It is noted that by 2070, when any new tree planting undertaken within Assessment Period A would have reached a height of 20 m, and existing trees would have reached full maturity, the extent of built development which would be visible would be limited to a small section of roofscape of the High Street, with the remaining buildings effectively screened by tree planting around and within the development. Considering these factors, An Camas Mòr would result in a low magnitude of change. As a result, An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 13 at 2070.**

Summary of Assessment of Effects on Visual Amenity at Selected Viewpoints

Table 4.2: Summary of Assessment of Visual Effect on Selected Viewpoints

Viewpoint	Sensitivity	Effect at Assessment Period A	Effect at Assessment Period B	Effect at Assessment Period C	Effect at Assessment Period D	Indication of Effect at 2070
1 B970: North end of An Camas Mòr site	Medium	No Effect	No Effect	No Effect	Not Significant (Slight Adverse)	No Effect
2 B970: Vicinity of Guislich Farm access road	Medium	Significant (Substantial) Adverse	Significant (Substantial) Adverse	Significant (Substantial) Adverse	Significant (Moderate) Adverse	Significant (Moderate) Adverse
3 Rothiemurchus Fishery	Medium	No Effect	No Effect	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse
4 Aviemore Station – pedestrian bridge over railway	Medium	No Effect	No Effect	No Effect	No Effect	No Effect
5 Ski Road – Approach to Cairngorm Ski Centre	High	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	No Effect
6 Upper Tullochgrue	Medium	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	No Effect
7 Summit of Ord Ban	High	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	Significant (Moderate) Adverse	Significant (Moderate) Adverse	Not Significant (Slight) Adverse
8 Craigellachie	High	Not Significant (Slight) Adverse	Significant (Moderate) Adverse	Significant (Moderate) Adverse	Significant (Substantial) Adverse	Significant (Moderate) Adverse
9 Highburnside	Medium	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	No Effect	No Effect

		Adverse	Adverse	Adverse		
10 Pityoulish Crag	High	Significant (Moderate) Adverse	Significant (Substantial) Adverse	Significant (Substantial) Adverse	Significant (Moderate) Adverse	Not Significant (Slight) Adverse
11 Dalfaber Lodges/Golf Course	Medium	No Effect	No Effect	No Effect	No Effect	Not Significant (Slight)
12 Speyside Way	High	No Effect	No Effect	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	No Effect
13 Craiggowrie summit	High	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	Significant (Moderate) Adverse	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse

Note: moderate and substantial effects are considered to be significant.

3.9 Mitigation Measures

Introduction

3.9.1 Chapter 2 and Supporting Documents, Proposed Masterplan Report and Design & Access Statement describe the comprehensive design development process which has accompanied the preparation of the layout of the proposed new community at An Camas Mòr. This process has aimed to prevent, reduce and where possible offset any significant adverse effects on visual amenity through consideration of the general layout, built form and character, retention of existing trees and areas of woodland, open space and internal tree block provision and treatment of boundaries.

3.9.2 Significant adverse effects have been identified on particular selected viewpoints as part of the assessment process, and therefore potential mitigation measures require to be considered for these areas.

Viewpoint 2

General

3.9.3 Viewpoint 2 (B970: Vicinity of Guislich Farm access road) is located immediately adjacent to the site of An Camas Mòr, close to the eastern end of the High Street and therefore there would inevitably be considerable changes to, and associated effects on, the visual character of the view as a result of the introduction of the proposed new community, associated with both the introduction of new buildings at the east end of the High Street and alterations to the alignment and layout of the B970. The close proximity of these changes to the viewpoint location, and the magnitude of change from a strongly rural character to one where new buildings would form a dominant feature in the view, are the main contributors to the significant effect identified at this viewpoint.

3.9.4 During the assessment process, consideration by An Camas Mòr, LLP and the Masterplan Architects of these factors led to a reconsideration of the proposed layout and relationship of the buildings at the east end of the High Street in relation to the B970. Consequently, a revised Indicative Land Use Plan was developed for this area (see Figures 5.2 – 5.5), which relocated proposed buildings further away from the B970, allowing a 30 m width of existing tree planting adjacent to the B970 to be retained, as well as reducing the overall building heights in this area to 2.5 storeys for the proposed hotel and 1.5 storeys for the information centre. These modifications to the ILUP were introduced into a revised version of the 3D model.

3.9.5 Currently, revised visualisations for Viewpoint 2, incorporating these design modifications into the existing viewpoint photograph, are not available for inclusion within this Environmental Statement, however it is anticipated that they will be issued as Additional Information, together with a revised assessment for Viewpoint 2, as well as additional revised visualisations for other viewpoints where this design modification may change the extent of visibility of the proposed new community and potentially reduce the level of the current assessments of effect. These other viewpoints are considered to be Viewpoints 8 – Craigellachie, Viewpoint 10 – Pityoulish Crag and Viewpoint 13 – Craiggowrie summit.

3.9.6 To inform this section of the assessment in relation to Viewpoint 2, interim images from the revised 3D model have been generated for each of the assessment periods and presented in association with the original visualisations, in order that these can be considered in terms of their effectiveness in reducing the levels of effects identified on this viewpoint. This procedure is considered adequate to inform an outline assessment of the revised level of effect which these modifications would have on Viewpoint 2.

Viewpoint 2 – Revised Assessment of Effect - Period A (Figure 4.75)

Change to Visual Amenity – Period A

3.9.7 The foreground of the view would comprise part of the realigned B970 as it approaches the proposed roundabout, set within an area of existing retained trees. The alignment of the existing linear section of the B970 would be removed and returned to agricultural use, as a continuation of the fields to the east of the B970. An Camas Mòr would introduce new buildings which form the east end of the High Street, set behind the existing retained tree belt. In places, these buildings would form new skyline features, but predominantly would be screened either in full or in part by the retained tree belt along the western side of the B970.

3.9.8 The magnitude of change is considered to be medium, as there would be a considerable change to the existing view.

Assessment of Effect – Period A

3.9.9 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- Changes to the existing road alignment would considerably alter the foreground character of the existing view;

- New buildings would be introduced into the view, which would alter the existing rural character of the existing view;
- Existing retained tree planting on the west side of the B970 would offer some partial screening of the proposed buildings; and
- The sensitivity of the viewpoint is considered to be medium.

3.9.10 Given the above considerations, it is concluded that An Camas Mòr would have a **moderate adverse effect on visual amenity at viewpoint no. 2 during Period A.**

Viewpoint 2 – Revised Assessment of Effect - Period B (Figure 4.76)

Change to Visual Amenity – Period B

3.9.11 The foreground of the view would comprise part of the realigned B970 as it approaches the proposed roundabout, set within an area of existing retained trees. The alignment of the existing linear section of the B970 would be removed and returned to agricultural use, as a continuation of the fields to the east of the B970. An Camas Mòr would introduce further buildings into the view, these being partially seen beyond an area of existing retained trees, with predominantly only their roofs being visible. Existing tree growth would predominantly screen those buildings introduced during Assessment Period A. Generally, there would be very limited views of the built component of An Camas Mòr.

3.9.12 The magnitude of change is considered to be medium, as there would be a considerable change to the existing view.

Assessment of Effect – Period B

3.9.13 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- Changes to the existing road alignment would considerably alter the foreground character of the existing view;
- New buildings would be introduced into the view, which would alter the existing rural character of the existing view, although tree blocks would form the predominant feature of the view;
- Existing retained tree planting on the west side of the B970 would offer considerable screening of the proposed buildings; and
- The sensitivity of the viewpoint is considered to be medium.

3.9.14 Given the above considerations, it is concluded that An Camas Mòr would have a **moderate adverse effect on visual amenity at viewpoint no. 2 during Period B.**

Viewpoint 2 – Revised Assessment of Effect - Period C (Figure 4.77)

Change to Visual Amenity – Period C

3.9.15 The foreground of the view would comprise part of the realigned B970 as it approaches the proposed roundabout, set within an area of existing retained trees. The alignment of the existing linear section of the B970 would be removed and returned to agricultural use, as a continuation of the fields to the east of the B970. An Camas Mòr would introduce further buildings although none of these would be visible within the view. Several buildings associated with Assessment Period B would be partially seen beyond an area of existing retained trees, with predominantly only their roofs being visible. Existing tree growth would predominantly screen those buildings introduced during Assessment Periods A and B. Generally, there would be very limited views of the built component of An Camas Mòr.

3.9.16 The magnitude of change is considered to be medium, as there would be a considerable change to the existing view.

Assessment of Effect – Period C

3.9.17 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- Changes to the existing road alignment would considerably alter the foreground character of the existing view;
- New buildings would be introduced into the view, which would alter the existing rural character of the existing view, although tree blocks would form the predominant feature of the view;
- Existing retained tree planting on the west side of the B970 would offer considerable screening of the proposed buildings; and
- The sensitivity of the viewpoint is considered to be medium.

3.9.18 Given the above considerations, it is concluded that An Camas Mòr would have a **moderate adverse effect on visual amenity at viewpoint no. 2 during Period C.**

Viewpoint 2 – Revised Assessment of Effect - Period D (Figure 4.78)

Change to Visual Amenity – Period D

3.9.19 The foreground of the view would comprise part of the realigned B970 as it approaches the proposed roundabout, set within an area of existing retained trees. The alignment of the existing linear section of the B970 would be removed and returned to agricultural use, as a continuation of the fields to the east of the B970. An Camas Mòr would introduce further buildings, although none of these would be visible within the view. Existing tree growth would predominantly screen all buildings associated with An Camas Mòr. The general rural character of the existing view would be retained.

3.9.20 The magnitude of change is considered to be low, as there would be a noticeable change to the existing view.

Assessment of Effect – Period D

3.9.21 The following considerations have been taken into account in determining the effect of An Camas Mòr on the viewpoint:

- Changes to the existing road alignment would considerably alter the foreground character of the existing view;
- Existing retained tree planting would be effective in screening the proposed buildings;
- The general rural character of the existing view would be retained; and
- The sensitivity of the viewpoint is considered to be medium.

3.9.22 Given the above considerations, it is concluded that An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 2 during Period D.**

Viewpoint 2 – Revised Assessment of Effect - 2070 (Figure 4.79)

3.9.23 Existing retained trees along the west side of the B970 would be fully effective in screening the built development of An Camas Mòr in 2070, having reached maturity. Only the road realignments to the B970, which occupy the foreground of the view, would be noticeable, although the general rural character of the existing view would be retained. Consequently, there would be a low change to the existing view, and as a result, An Camas Mòr would have a **slight adverse effect on visual amenity at viewpoint no. 2 at 2070.**

Summary

3.9.24 Comparison of Figures 4.15 – 4.19, indicating the initial design proposal (Volume 2 Annex A Figure 10) when seen from Viewpoint 2, with Figures 4.76 – 4.80 indicating the revised proposal (Volume 1, Chapter 5, Figures 5.2 to 5.5 and Volume 2, Annex A, Figures 4 to 7), demonstrates the role that the retention of existing trees along the west side of the B970 plays in screening the proposed buildings at the east end of the High Street. This, together with relocating these buildings further back from the B970, and reducing their height, makes a considerable contribution to reducing the overall level of effect on this viewpoint. Whilst the road realignment and roundabout proposals remain constant between the initial and revised proposals, these design modifications to building locations and heights would be effective in reducing the levels of effect at all stages of the assessment, and that by Assessment Period D, the level of effect predicted would be reduced from substantial adverse and significant to slight adverse, and therefore not significant.

Other Viewpoints

3.9.25 From local elevated viewpoints, within the early assessment stages, the buildings which would be visible tend to merge into a densely developed, tightly grouped pattern of buildings, where

the effect of internal tree belts and other tree planting is limited in breaking down the scale of the overall development. By 2027, it is considered that this internal pattern of tree planting would not be effective in terms of scale within the higher and medium density zones to reduce the effect of these areas on these viewpoints, due to lack of growth, although the combination of retained existing trees and newly planted trees within the lower density zones would be contributing positively to the woodland setting and character of these areas, and would break down the overall scale and extent of development in these areas and their associated visibility. Beyond 2027, further tree growth would increase and reinforce the woodland setting character of the new community, such that the level of effect on these viewpoints would gradually reduce over time. By 2070, when existing trees would have reached maturity and new planting would be 20 m in height, it is considered that the only remaining significant effects on the selected viewpoints would be at Viewpoint 8, the other viewpoints reducing from significant to not significant effects during this period.

3.9.26 It is the roofscape and upper sections of the buildings which will form the most visible component of An Camas Mòr within views from the elevated viewpoints. In terms of visibility of buildings from these locations, it is recognised that the Proposed Masterplan Report (see Supporting Documents, Proposed Masterplan Report) proposes a range of measures regarding materials for roofs and elevations which aim to play down the visibility and therefore impact of these from elevated views. Roofs would be formed in matt, dark grey non-reflective materials to minimise glare and reflection, whilst elevations would be predominantly of timber, harling or local stone, using a natural earthy colour scheme. White coloured buildings will be avoided. These committed measures will assist in reducing the actual visibility of buildings within these elevated views and minimising their impact.

3.9.27 It is considered that no further mitigation measures are feasible or appropriate to consider in terms of preventing, reducing and where possible offsetting the significant adverse effects which have been identified for Viewpoint 8. It is noted however, at Viewpoint 8, that the proposed parkland corridor between An Camas Mòr and the River Spey, which is not part of this development proposal, could affect the level of overall effect at this viewpoint, such that the level of effect would reduce to slight adverse effect, and not significant, at 2070.

Significance of Residual Effects

3.9.27 The residual effects of the proposed new community are those outlined in Table 4.3 below.

Table 4.3: Summary of Assessment of Residual Visual Effect on Selected Viewpoints

Viewpoint	Sensitivity	Effect at Assessment Period A	Effect at Assessment Period B	Effect at Assessment Period C	Effect at Assessment Period D	Indication of Effect at 2070
1 B970: North end of An Camas Mòr site	Medium	No Effect	No Effect	No Effect	Not Significant (Slight) Adverse	No Effect
2 B970: Vicinity of Guislich Farm access road	Medium	Significant (Moderate) Adverse	Significant (Moderate) Adverse	Significant (Moderate) Adverse	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse

3 Rothiemurchus Fishery	Medium	No Effect	No Effect	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse
4 Aviemore Station – pedestrian bridge over railway	Medium	No Effect	No Effect	No Effect	No Effect	No Effect
5 Ski Road – Approach to Cairngorm Ski Centre	High	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	No Effect
6 Upper Tullochgrue	Medium	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	No Effect
7 Summit of Ord Ban	High	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	Significant (Moderate) Adverse	Significant (Moderate) Adverse	Not Significant (Slight) Adverse
8 Craigellachie	High	Not Significant (Slight) Adverse	Significant (Moderate) Adverse	Significant (Moderate) Adverse	Significant (Substantial) Adverse	Significant (Moderate) Adverse
9 Highburnside	Medium	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	No Effect	No Effect
10 Pityoulish Crag	High	Significant (Moderate) Adverse	Significant (Substantial) Adverse	Significant (Substantial) Adverse	Significant (Moderate) Adverse	Not Significant (Slight) Adverse
11 Dalfaber Lodges/Golf Course	Medium	No Effect	No Effect	No Effect	No Effect	Not Significant (Slight) Adverse
12 Speyside Way	High	No Effect	No Effect	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	No Effect
13 Craiggowrie summit	High	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse	Significant (Moderate) Adverse	Not Significant (Slight) Adverse	Not Significant (Slight) Adverse

Note: moderate and substantial effects are considered to be significant.

3.10 Cumulative Effect

3.10.1 The Badenoch & 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.

3.11 Summary

Effect on Settlements

3.11.1 It is recognised that the introduction of a new community at An Camas Mòr would result in some changes to existing views. However, existing and proposed woodland and tree planting on the An Camas Mòr site and within its surrounding area play an important role in screening the proposed new community, during the various assessment periods and beyond. The spread and pattern of visibility of the proposed new community would be limited and fragmented within the wider landscape, as indicated by the 'with trees' ZTV plans, and generally would not correspond with existing settlements within the surrounding area. The importance of the screening role of tree planting is recognised both within the Indicative Land Use Plan layout as well as within the Rothiemurchus Estate Forest Plan, where the primary objective is to increase the general woodland cover over a 20 year period and to retain the generally wooded character of the An Camas Mòr site and its wider setting beyond the lifetime of the development of the new community. This approach would ensure that the visual effect of An Camas Mòr is limited within the immediate and wider landscape, through the perpetuation of the general wooded character of the area. Given the above considerations, it is considered that An Camas Mòr would have a **slight adverse effect on visual amenity of settlements** and would therefore be considered **not significant**.

Effect on Roads and Cycleways

3.11.2 Existing and proposed woodland and tree planting on the An Camas Mòr site and within its surrounding area plays an important role in screening the proposed new community, during the various assessment periods and beyond. The spread and pattern of visibility of the proposed new community would be limited and fragmented within the wider landscape, as indicated by the 'with trees' ZTV plans, and generally would not correspond with major roads including the A9 within the surrounding area. Viewpoint 2 (B970 in the vicinity of Guislich Farm) is located immediately adjacent to the site of An Camas Mòr, and whilst a significant effect would occur throughout Assessment Periods A-C, this level of effect would reduce to not significant at Assessment Period D and beyond. Given the above considerations, it is considered that An Camas Mòr would have a **slight adverse effect on visual amenity of roads and cycleways** and would therefore be considered **not significant**.

Effect on Footpaths and Other Recreation Locations

3.11.3 Assessment of the selected viewpoints indicates that significant adverse effects would only occur from a limited number of local elevated viewpoints in the vicinity of An Camas Mòr, where views would be available over the tops of the surrounding woodlands and tree groups and into the actual site of the proposed new community. For the majority of selected viewpoints within this category, existing trees and proposed woodland buffer zones play an important role in limiting the visibility of the proposed new community and therefore minimising any visual effect, through a combination of either direct screening of the proposed new community within views, limiting the extent of the development which would be visible or through forming a wider and

complex woodland pattern within which the proposed new community would form a minor component of the view. Significant adverse effects would occur within the assessment periods at the key elevated viewpoints of Ord Ban (7), Craigellachie (8) and Pityoulish Crag (10). By Assessment Period D, tree planting would be effective in the lower density areas in reducing the visual effect of these areas from these viewpoints, although the medium and higher density areas would still be visible within these views. Beyond Assessment Period D at 2027, further tree growth within the proposed new community would assist in reducing the overall level of visual effect from these viewpoints, and by 2070, the level of effect at these viewpoints would be not significant. Whilst Viewpoint 13 – Craiggowrie summit would have a significant effect during Assessment Period C, the effect of tree growth during Assessment Period D would reduce this to a not significant effect in 2027. Considering the above factors, it is concluded that An Camas Mòr would have a **slight adverse effect on the visual amenity of footpaths and other recreation locations** and would therefore be considered **not significant**.