

## THE SITE

The site comprises approximately 105 hectares of moorland and woodland east of the River Spey opposite Aviemore. Since the adoption of the 1997 Local Plan it has been converted from rough grazing mostly used for the shelter and wintering of cattle to mainly woodland. The site is in the control of An Camas Mòr LLP and its immediate surroundings east of the River Spey are in the ownership of Rothiemurchus Estate. To the west the land is arable and improved pasture with tree belts on the escarpment edge. This plan acknowledges the community's proposal for a community park on the land. To the north is plantation forestry, to the east is the B970 road from Coylum towards Nethy Bridge and beyond this the farmland of Guislich, to the south is ancient woodland and below the escarpment lies the arable land of the Dell of Rothiemurchus.

The site is not visually prominent and its wooded character, which would be enhanced by additional tree planting, would allow the new community to fit well into the landscape of the valley floor of Strathspey when viewed from surrounding hills.

It occupies free draining soil sitting on a natural terrace above the one in two hundred year flood risk area. It is a relatively flat site with a small number of kettleholes and water bodies which would be retained in the Masterplan layout.

## SERVICES

Water mains, sewers and mains electricity services are to the south of the River Druie at Inverdruie and new connections would be required to cross the river. There is no mains gas in Badenoch and Strathspey. A high voltage overhead electricity transmission line runs along the western boundary of the An Camas Mòr site.

## MICROCLIMATE

The prevailing wind is from the south west and is channelled across the site up the valley of the river Spey. The elevation of the site is about 230 metres above mean sea level. Annual rainfall is about 850mm with 150 days having measurable precipitation. Annual temperatures vary from winter lows of  $-10^{\circ}\text{C}$  to  $-25^{\circ}\text{C}$  and summer highs of  $20^{\circ}\text{C}$  to  $30^{\circ}\text{C}$ .



Aerial photo, May 2005

