

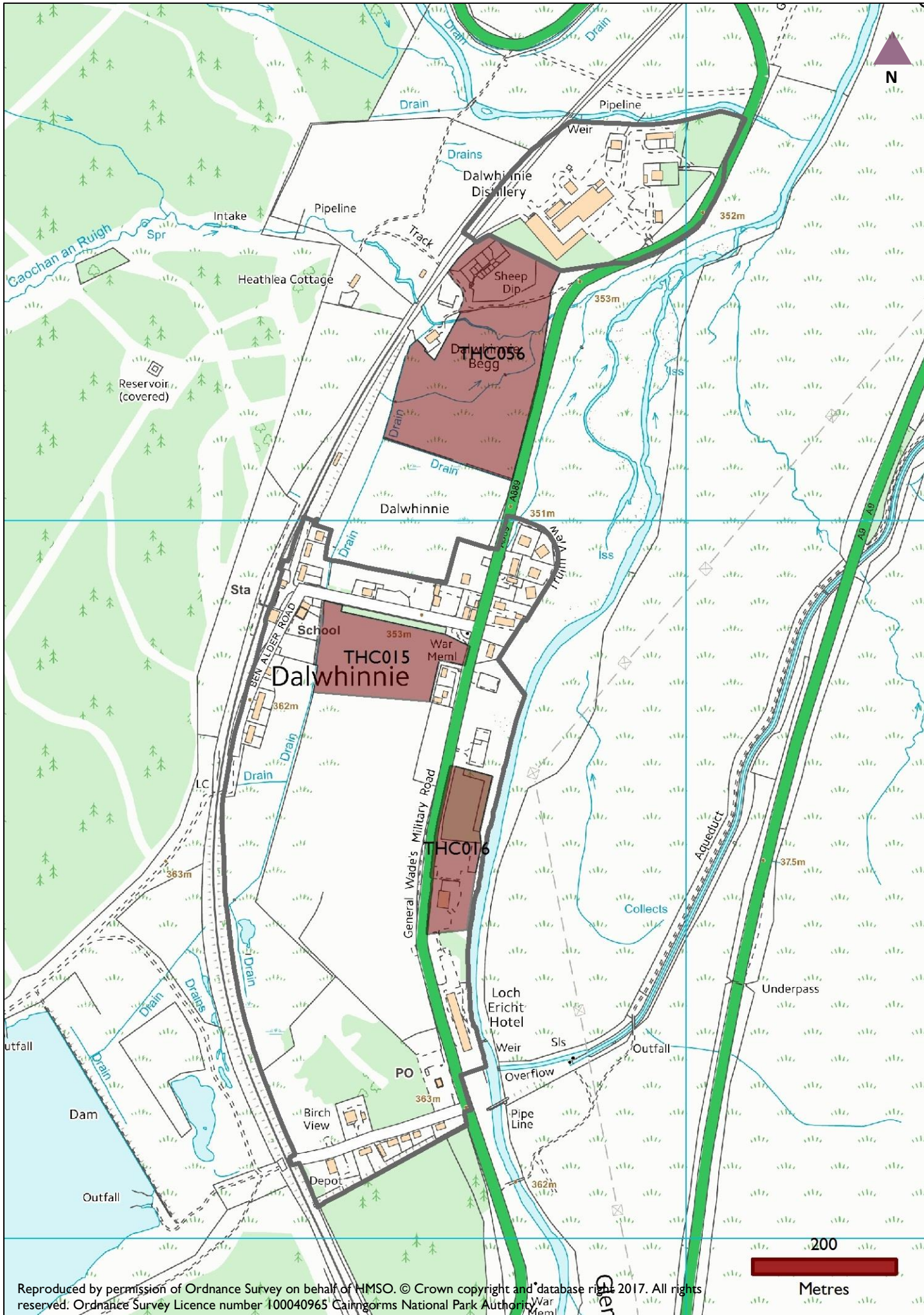
## **Rural Settlements**

Dalwhinnie	613
Dinnet	635
Glenshee	683
Insh	702
Inverdrue & Coylumbridge	709
Laggan	733

## **Landward Settlements**

Bridge of Gairn	743
Invercauld	750
Lynchat	758
Lynwilg	768

# DALWHINNIE

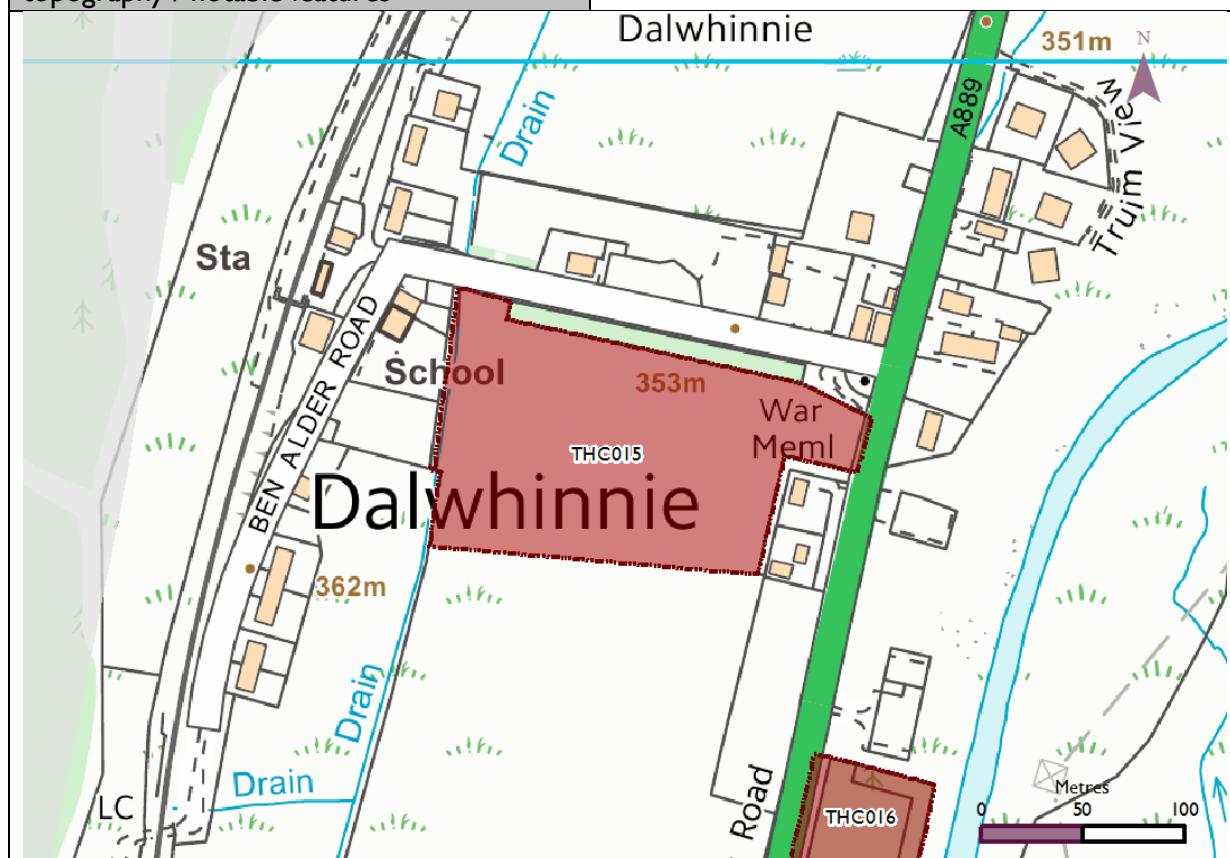


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC015
Site address	Land south of Station road, Dalwhinnie
OS grid reference (if available)	
Site area / size	1.9
Site description: current land use / topography / notable features	Open field used for grazing / agriculture.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	12
	Tenure	Market housing with affordable housing provision
	Affordable housing proportion	25%
Employment / mixed use		N/A

## STAGE 1 ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☒ / No ☐

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	About 60% of the site within area
River extent: Low probability 1:1000 yrs	✓	About 60% of the site within area
Surface water extent: Medium probability 1:200 years	✓	Small areas along western boundary. Combined about 5% of site area
Surface water extent: Low probability 1:1000 yrs	✓	Small areas along western boundary. Combined about 5% of site area
Potentially Vulnerable Area	✓	Within PVA 05/14

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	Within 100m of River Spey SAC
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat		

Prime agricultural land		
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### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	Dalwhinnie War Memorial, which is located next to the site's north eastern corner, is on the National Monuments Records.

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Core path runs along northern boundary of site

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site currently lies within the settlement boundary, between the core of the village and the distillery.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site is in close proximity to train station (less than 200m), shop & hotel (approx. 700m). Being a rural location, services are limited.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Good access from current through road (A889) and road leading to the station (Ben Alder Rd).
Wider transport network	<i>limited</i>	Site has good access to the surrounding road and transport network. Access to A9 around 2km away.
Access to public transport	<i>limited</i>	Good public transport provision for size of settlement. Train station (less than 200m away) and bus stop by A9 (2kms away). Being rural, the frequency of services is limited.
Access to active travel routes	<i>limited</i>	Site has good access to the surrounding village. A core path runs along the northern boundary of the site however there is not an extensive network in the area.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site lies within the existing settlement and relates well to the village, there are potentially significant constraints in respect of flooding and drainage (with more than 50% of the site lying within the 1 in 200 flood area).

## PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No



## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Agriculture – pastoral, semi-improved grassland (sheep grazing)
Habitats adjacent to the site	Pasture
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	-
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	-
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	Unknown

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Habitat within the site is of low ecological value (semi-improved pasture) except in that it provides foraging and nesting habitat for wading birds. A pair of oyster catchers and a pair of lapwings were seen during a site visit (July 2017).
Species likely to require survey at LDP or later stage – eg CNAP species	Wading birds
Possible protected species	Wading birds
Habitat connections	Adjacent to other similar pasture.
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Assessment of development on loss of habitat for breeding waders would be needed.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	Flood risk assessment required.
SUDs	Yes. The site is believed to have some flooding issues, if there were overcome, the SUDs of the site would have to be such as to minimise additional surface run off.

#### Summary:

The only survey required would be a breeding bird survey focusing on waders. The site comprises a portion of a larger field – it's unlikely that the portion within the site would be significant for wading birds but a survey is required to investigate this. Planting around the site would be restricted due to presence of wading birds.

### Overall Ecology Assessment

<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b>
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Up to 40 houses
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Flat site, within flood plane, mostly improved or semi improved pasture. Tree shelter belt to the west. Open aspect otherwise with clear views to and from surrounding areas. Within the centre of the village, though this is dispersed.
	<b>Siting</b>	No particular constraints as the field is open and flat
	<b>Design</b>	No particular constraints as the field is open and flat
<b>Landscape Special Qualities</b>		Strath and upper glen type areas
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		Site identified as having opportunity for housing to consolidate the settlement.
<b>Visual issues and sensitivities</b>		The site is well paced within the settlement, close to other dwellings and the village hall. The design if done well in terms of units and layout could complement the existing settlement. Clear views from surrounding areas however this is mitigated by the location within the settlement itself and so would have no further impact. The density is likely to be greater than existing however within limits this would be acceptable. Two storey limit is required on units.
<b>Potential for mitigation</b>		Yes, planning, design and layout
<b>Potential to complement?</b>		Yeas as above
<b>Potential to enhance?</b>		Some as above and opportunity to provide a focal point for the village via built form, open space and footpaths across the site
<b>Archaeological and Cultural/built Heritage</b>		
• <b>Listed Building and its setting</b>		
• <b>Scheduled Monument and its setting</b>		
• <b>Conservation Area</b>		
• <b>Gardens and Designed Landscapes</b>		
• <b>Battlefield</b>		

<ul style="list-style-type: none"> <li>Other archaeological feature (Canmore)</li> </ul>	
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### Overall Landscape Assessment

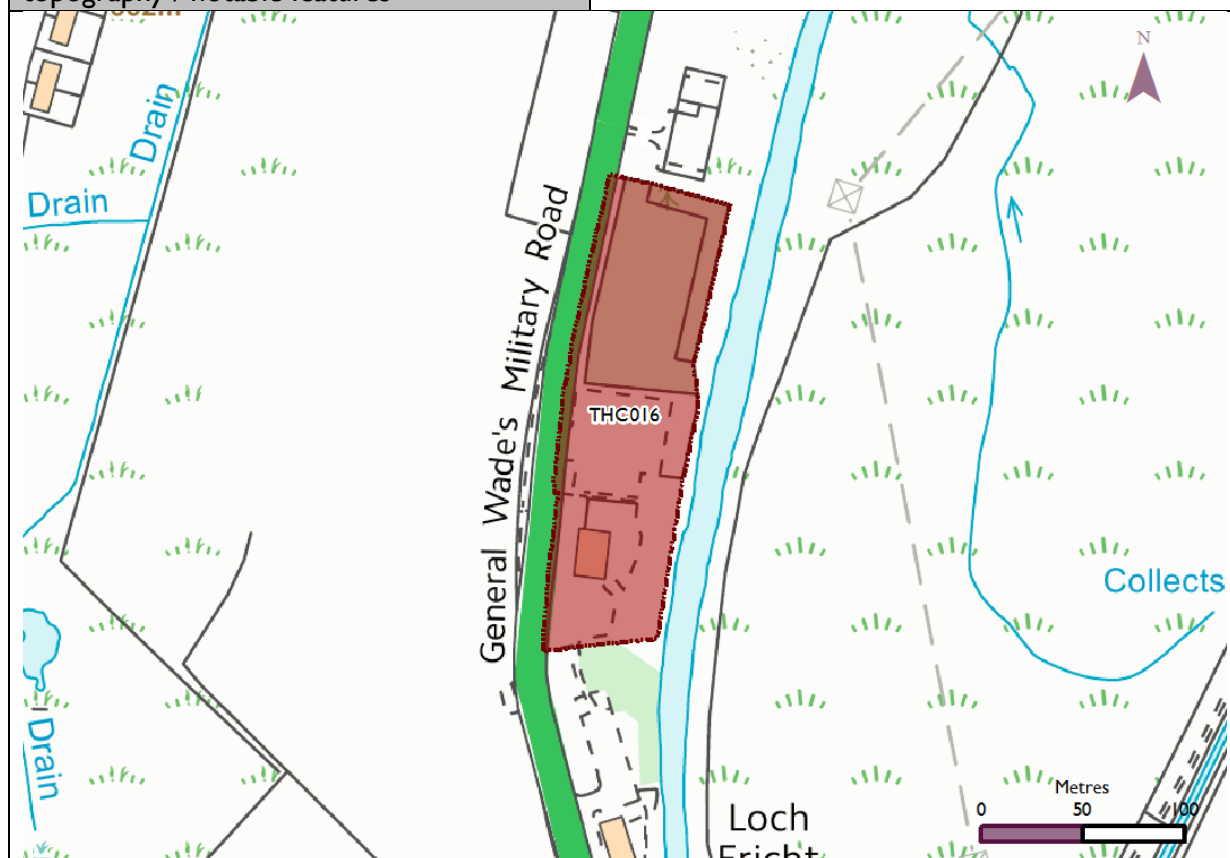
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>All of the site</b>
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC016
Site address	Artcom Tradebridge Ltd, Dalwhinnie
OS grid reference (if available)	
Site area / size	1.4
Site description: current land use / topography / notable features	Disused Industrial Compound



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### Proposed use

Proposed use		Employment
Housing	Approx no of houses	N/A
	Tenure	N/A
	Affordable housing proportion	N/A
Employment / mixed use		Existing shed on site has c. 450m <sup>2</sup> of floorspace with additional yard space available/ Space exists on site to provide a number of sheds on this scale.

## STAGE 1 ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☒ / No ☐

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	About 90% of the site within area
River extent: Low probability 1:1000 yrs	✓	100% of the site within area
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area	✓	Within PVA 05/14

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	The site is adjacent to River Spey SAC, which is just to its east
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat		

Prime agricultural land		
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### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site currently lies within the settlement boundary on the south eastern edge.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site is in close proximity to train station (approx. 600m from middle of the site), shop & hotel (approx. 350m). Being a rural location, services are limited.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site currently has an established access off the A889. Site previously developed.
Wider transport network	<i>Good</i>	Site has good access to the surrounding road and transport network. Access to A9 just under 2km away.
Access to public transport	<i>limited</i>	Good public transport provision for size of settlement. Train station (approx. 600m away) and bus stop by A9 (just under 2kms away). Being rural, the frequency of services is limited.
Access to active travel routes	<i>limited</i>	Site has good pedestrian access to the surrounding village. Nearest core path approx. 380m away.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site lies within the existing settlement and relates well to the village, there are potentially significant constraints in respect of flooding which could restrict potential development. However, the site is previously developed and may have redevelopment potential if flood risk issues can be satisfactorily addressed.

### PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes – subject to flood risk issues being satisfactorily addressed

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Derelict industrial compound. Comprises of hard standing or gravel.
Habitats adjacent to the site	Pasture, riparian woodland.
Nature and scale of development (inc off site effects)	As above. Off-site effects could include impacts on adjacent River Spey SAC.

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	Immediately adjacent to the River Spey, a HRA would be required as part of any proposal for this site.
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	-
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	None – site comprises of hard standing surrounded by fencing.
Species likely to require survey at LDP or later stage – eg CNAP species	None
Possible protected species	Otter and water vole
Habitat connections	Adjacent to the River Spey
ECOPS	N/A
Potential Mitigation	HRA to determine impact on River Spey and mitigation required.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	Flood risk assessment required
SUDs	Yes – surface water run-off will require to be minimal and of high quality. Drainage will need to ensure no pollution of the Spey.



**Summary:**

The site itself has no ecological value, the only constraint is that the site is adjacent to the River Spey and careful consideration of future use of the site would be required through the HRA process.

**Overall Ecology Assessment**

<b>RED</b>		<b>AMBER</b>	<b>X (due to adjacent River Spey)</b>	<b>GREEN</b>	
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for employment uses.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Abandoned industrial site, large shed and large areas of hard standing.
	<b>Siting</b>	The site occupies a prominent position within the settlement and its development should secure significant landscape enhancement.
	<b>Design</b>	The scale and design of built structures should not dominate the landscape context.
<b>Landscape Special Qualities</b>		
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		Site lies within settlement and previously developed. Re-development of the site has potential to enhance the existing site.
<b>Potential for mitigation</b>		
<b>Potential to complement?</b>		
<b>Potential to enhance?</b>		
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
<ul style="list-style-type: none"> <li>• <b>Listed Building and its setting</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Scheduled Monument and its setting</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Conservation Area</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Gardens and Designed Landscapes</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Battlefield</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Other archaeological feature (Canmore)</b></li> </ul>		

### Overall Landscape Assessment

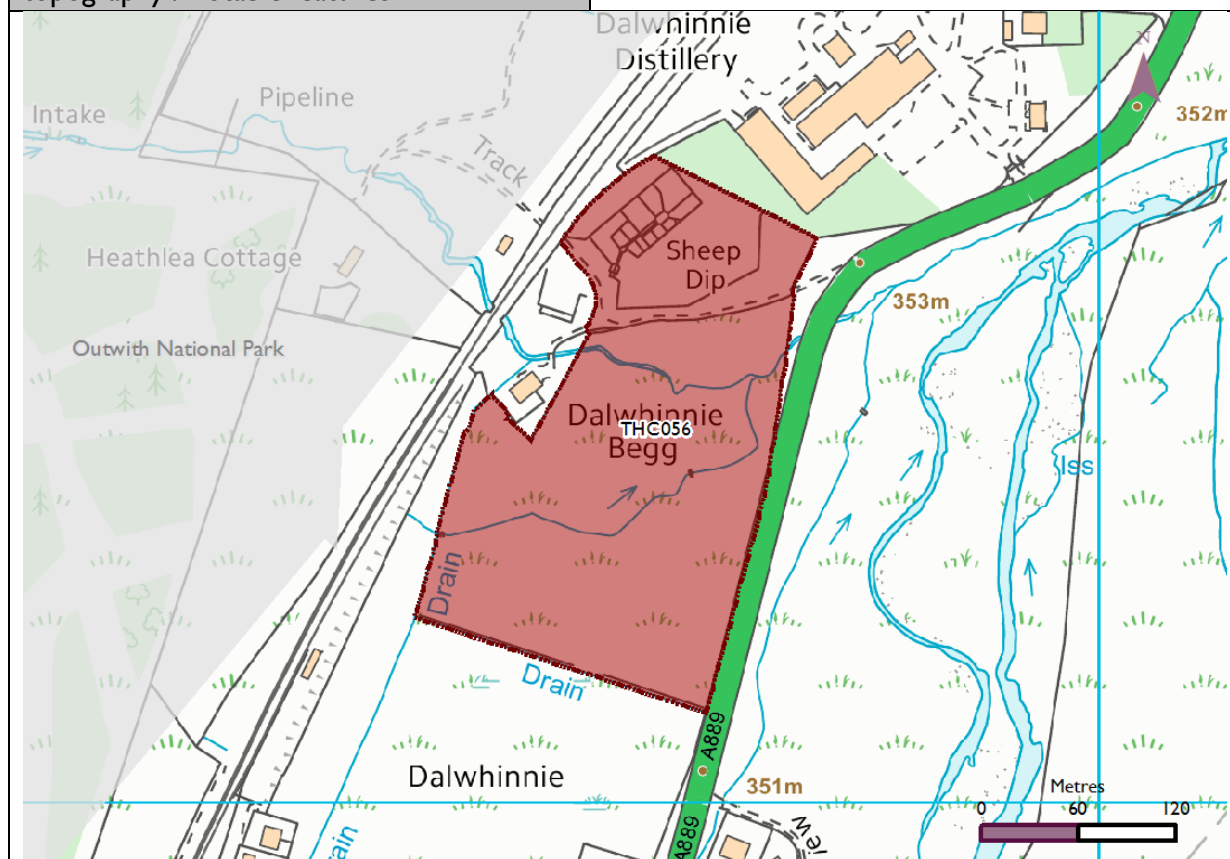
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b>
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC056
Site address	Site to the south of Dalwhinnie Distillery, Dalwhinnie
OS grid reference (if available)	
Site area / size	Approx. 4.8 Ha
Site description: current land use / topography / notable features	Site currently rough grassland – boggy.



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### Proposed use

Proposed use		Economic / Employment use
Housing	Approx no of houses	-
	Tenure	-
	Affordable housing proportion	-
Employment / mixed use		Economic / Employment use

## STAGE 1 ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☒ / No ☐

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	<input checked="" type="checkbox"/>	South eastern half (50%) of the site lies within medium probability flood risk.
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	South eastern half (50%) of the site lies within low probability flood risk.
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Very small contained area of surface water risk in north east of the site.
Surface water extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	Very small contained area of surface water risk in north east of the site.
Potentially Vulnerable Area	<input checked="" type="checkbox"/>	Whole site (100%) lies within PVA.

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)		River Spey SAC lies less than 100m to the east of the site.
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		

Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting	✓	Site lies immediately south of Dalwhinnie Distillery.
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	There is a Canmore site on the eastern boundary of the site.

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site currently lies within the settlement boundary, between the core of the village and the distillery.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site is in close proximity to train station (approx. 700m from middle of the site), shop & hotel (approx. 1km). Being a rural location, services are limited.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Good access from current through road (A889).
Wider transport network	<i>Good</i>	Site has good access to the surrounding road and transport network. Access to A9 just over 2km away.
Access to public transport	<i>limited</i>	Good public transport provision for size of settlement. Train station (approx. 700m away) and bus stop by A9 (2kms away). Being rural, the frequency of services is limited.
Access to active travel routes	<i>limited</i>	Site has good access to the surrounding village. Nearest core path approx. 350m away.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site lies within the existing settlement and relates well to the village, there are potentially significant constraints in respect of flooding and drainage which are likely to significantly restrict potential development. The scale of the site also significantly exceeds anticipated development needs.

### PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Wetland habitats – various drains flowing through wet grassland/mire habitat
Habitats adjacent to the site	Similar to above, distillery, railway
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	-
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	-
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Likely to be peat
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Wetland habitats
Species likely to require survey at LDP or later stage – eg CNAP species	NVC, peat depth survey
Possible protected species	Water vole, otter, waders
Habitat connections	
ECOPS	
Potential Mitigation	See below

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above
SUDs	See below

#### Summary:

The site will be challenging to develop due to the wet nature of the ground, presence of watercourses, potential for deep peat and also there is flooding risk.

#### Overall Ecology Assessment

RED	X	AMBER		GREEN	
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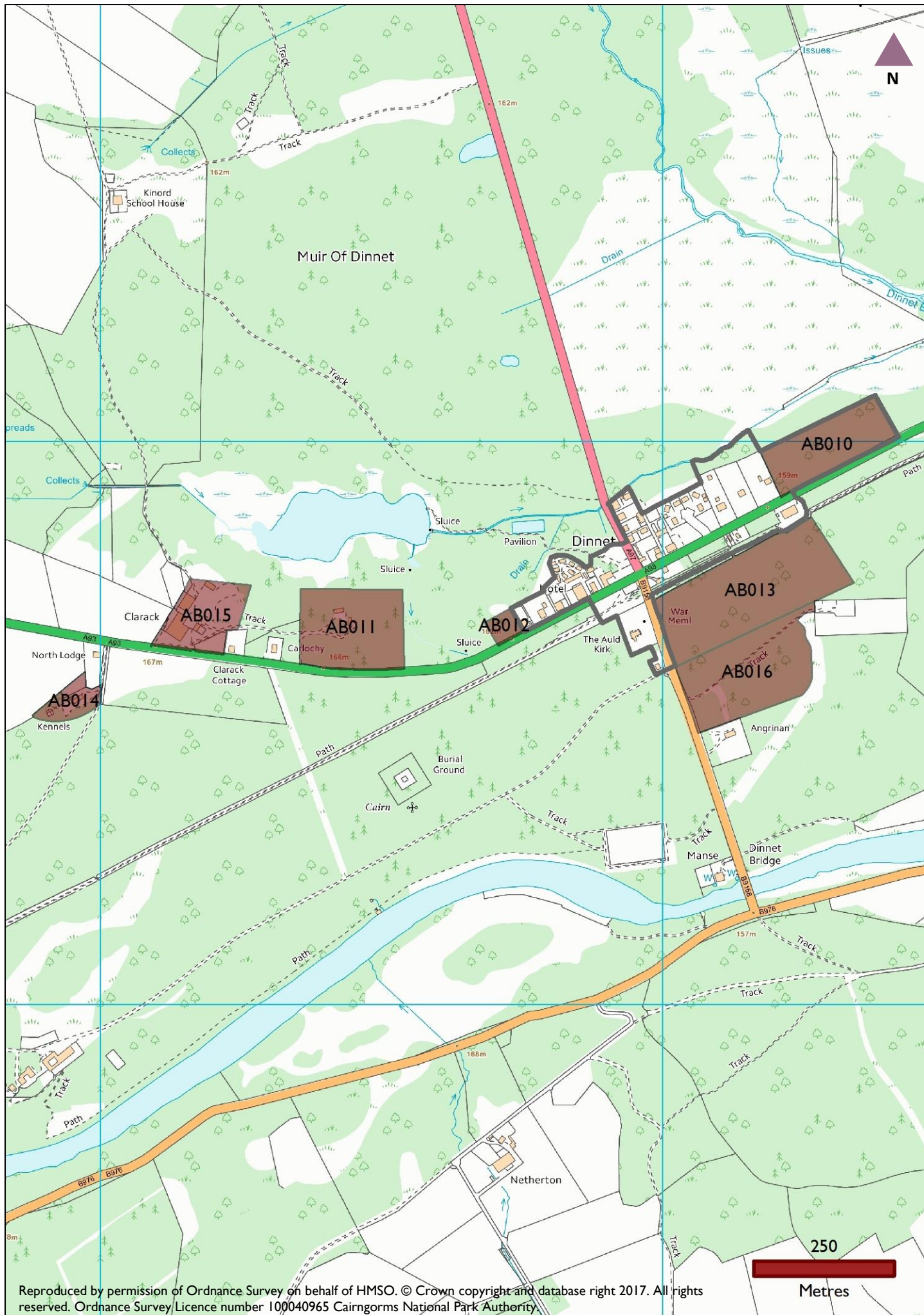
## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for employment use.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	This site has a semi-natural character and is a key part of the setting for the Dalwhinnie Distillery.
	<b>Siting</b>	Wet grassland/mire habitats. Two burns/drains flow through the site. There is likely to be deep peat and there is also flooding risk associated with the site.
	<b>Design</b>	
<b>Landscape Special Qualities</b>		
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		Potential impacts on setting of Dalwhinnie Distillery.
<b>Potential for mitigation</b>		
<b>Potential to complement?</b>		
<b>Potential to enhance?</b>		
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
• <b>Listed Building and its setting</b>		
• <b>Scheduled Monument and its setting</b>		
• <b>Conservation Area</b>		
• <b>Gardens and Designed Landscapes</b>		
• <b>Battlefield</b>		
• <b>Other archaeological feature (Canmore)</b>		

### Overall Landscape Assessment

<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# DINNET

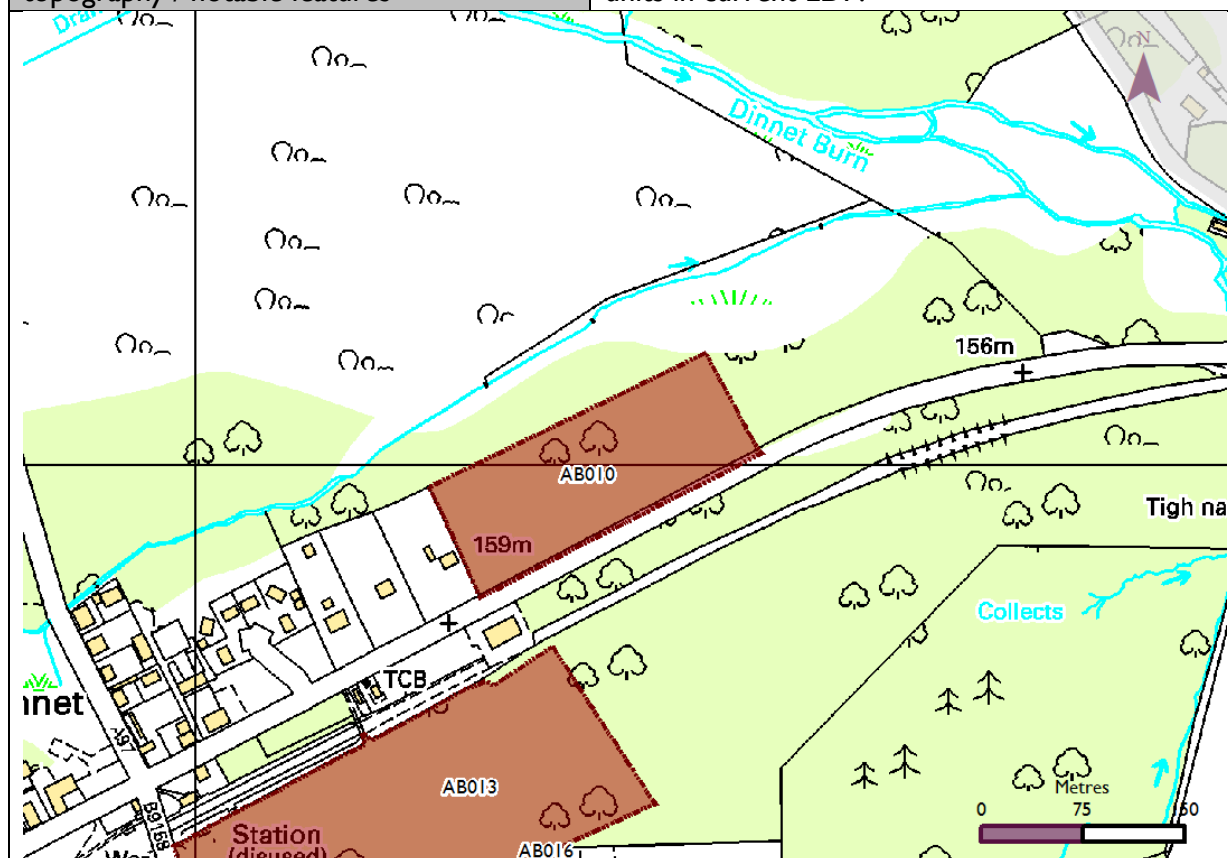


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB010
Site address	Site H2
OS grid reference (if available)	
Site area / size	2.01Ha
Site description: current land use / topography / notable features	Woodland Use, Greenfield Site. Allocated for 15 units in current LDP.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	15
	Tenure	Market housing with affordable housing provision on site and/or on existing allocation H1.
	Affordable housing proportion	25%
Employment / mixed use		N/A

## STAGE I ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☒ / No ☐

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	Area of medium probability flood risk running along the North of the site, within 45m.
River extent: Low probability 1:1000 yrs	✓	Area of low probability flood risk running along the North of the site, within 40m.
Surface water extent: Medium probability 1:200 years	✓	Small area of medium probability surface water located at the South-West corner of the Site.
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Muir of Dinnet SSSI running parallel to the North of the Site within 55m.
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		

Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Core path running parallel to the South of the Site, within 45m.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within current settlement boundary and forms a natural extension to the east of the existing village.
Access to key facilities (schools, shops, other facilities)	<i>Poor / limited</i>	There are limited facilities within Dinnet (Hotel / Garage and small book/antique shop). Bus stop is approx. 300m. The nearest service centre is Aboyne (approx. 6km to the east which has a school) and Ballater (approx. 10km to the west).
Immediate site access – adequacy of access for proposed development	<i>Good</i>	The A93 runs along the southern boundary of the site.
Wider transport network	<i>Limited</i>	Site has immediate access to the A93 which leads to Ballater/Braemar and Aberdeen. There are bus stops in the village but no train station nearby.
Access to public transport	<i>limited</i>	Site approx. 300m from nearest bus stop. Being rural, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	There is a core path less than 100m from the site and the southern corner of the site connects with a pavement route providing pedestrian access to the rest of the village.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site relates well to the village, is an existing allocation within the current LDP and there are no new significant changes or constraints. The site provides an appropriate scale of housing for the likely need in Dinnet. Although development would result in loss of semi-natural woodland, it is not AWI listed and there are no alternative sites to accommodate housing need in Dinnet which are not subject to similar/additional constraints. Maintaining the existing allocation is therefore considered appropriate.

### PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Woodland.
Habitats adjacent to the site	Woodland, housing
Nature and scale of development (inc off site effects)	As above.

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	-
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Woodland is not AWI listed
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Mature birch woodland with broom/grassland understory.
Species likely to require survey at LDP or later stage – eg CNAP species	NVC required to determine woodland type and if of botanical interest
Possible protected species	All protected mammals, breeding birds
Habitat connections	Adjacent woodland
ECOPS	
Potential Mitigation	See summary below

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	

#### Summary:

Development of this site would result in the loss of mature semi-natural woodland of ecological value. Mitigation restricted as site is entirely wooded, off-site compensation would be required to replace lost habitat.

#### Overall Ecology Assessment

RED	X	AMBER		GREEN	
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for 15 houses. Site currently allocated in current Local Development Plan.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site lies within the settlement of Dinnet. Covered by woodland.
	<b>Siting</b>	
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Development would disrupt the secluded character of the woodland and sense of enclosure which it provides.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		Development of the site would result in loss of woodland, however due to scale would be unlikely to have extensive landscape impacts due to being contained by woodland.
<b>Visual issues and sensitivities</b>		Development here constrained by the quality and attractiveness of the setting and the robustness of the existing settlement boundary.
<b>Potential for mitigation</b>		Retention of broad band of roadside trees and supplemental planting to retain generally wooded nature of settlement
<b>Potential to complement?</b>		Layout to allow retention of trees within and between plots, may mean fewer than 15 houses on the site
<b>Potential to enhance?</b>		
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
• <b>Listed Building and its setting</b>		
• <b>Scheduled Monument and its setting</b>		
• <b>Conservation Area</b>		
• <b>Gardens and Designed Landscapes</b>		
• <b>Battlefield</b>		
• <b>Other archaeological feature (Canmore)</b>		

### Overall Landscape Assessment

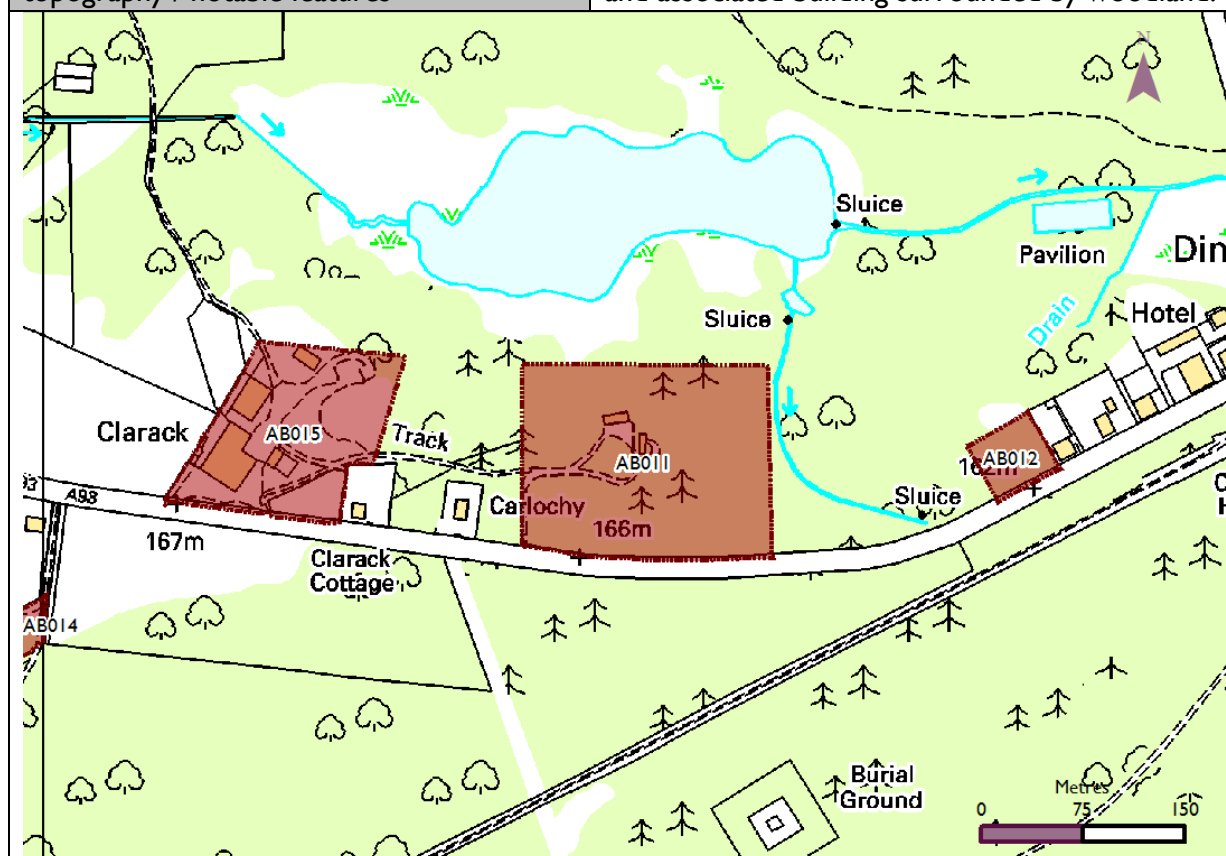
<b>RED</b>		<b>AMBER</b>	<b>X (possibly fewer than 15 houses on site)</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB011
Site address	Land at Former Sawmill
OS grid reference (if available)	
Site area / size	2.3Ha
Site description: current land use / topography / notable features	Site currently occupied by a derelict sawmill site and associated building surrounded by woodland.



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### Proposed use

Proposed use	Housing						
Housing	<table> <tr> <td>Approx no of houses</td><td>5</td></tr> <tr> <td>Tenure</td><td>Market Housing</td></tr> <tr> <td>Affordable housing proportion</td><td>It is anticipated that affordable housing will be commuted to another location, as whilst the site is large, the likely localised sensitivities of the site means that it will be best suited to low density development.</td></tr> </table>	Approx no of houses	5	Tenure	Market Housing	Affordable housing proportion	It is anticipated that affordable housing will be commuted to another location, as whilst the site is large, the likely localised sensitivities of the site means that it will be best suited to low density development.
Approx no of houses	5						
Tenure	Market Housing						
Affordable housing proportion	It is anticipated that affordable housing will be commuted to another location, as whilst the site is large, the likely localised sensitivities of the site means that it will be best suited to low density development.						
Employment / mixed use	N/A						

## STAGE I ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☒ / No ☐

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	Area of medium probability flood risk to the North of the site, with part of it over-lapping the Site.
River extent: Low probability 1:1000 yrs	✓	Area of low probability flood risk to the North of the site, with a small section of it over-lapping the Site.
Surface water extent: Medium probability 1:200 years	✓	A small area of medium probability surface water to the East of the site, approx. 75m away.
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	River Dee SAC runs along the North of the Site.
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	Large area of ancient woodland to the

		South of the Site, within 25m.
Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	Site lies approx. 150m from the western boundary of the village. It connects to the village via the A93 road.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	There are limited facilities within Dinnet (Hotel / Garage and small book/antique shop). Bus stop is approx. 500m. The nearest service centre is Aboyne (approx. 6km to the east which has a school) and Ballater (approx. 10km to the west).
Immediate site access – adequacy of access for proposed development	<i>Good</i>	The A93 runs along the southern boundary of the site.
Wider transport network	<i>limited</i>	Site has immediate access to the A93 which leads to Ballater/Braemar and Aberdeen. There are bus stops in the village (approx. 500m) but no train station nearby.
Access to public transport	<i>poor</i>	Site lies approx. 600m from the nearest bus stop. Being Rural, the frequency of services is limited.
Access to active travel routes	<i>Good / limited</i>	There is a core path around 200m to the south of the site however there is no direct path access to the Dinnet.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies to the west of Dinnet and is not connected to the existing village. The majority of the site is woodland with the former sawmill located in the centre. Any development would need to be focused on the previously developed part of the site and the woodland retained to contain development. However, the scale of the site is far in excess of what would be required for 5 houses, it is not considered that the site is suitable for any larger scale of development, and existing housing allocations are expected to meet local demand during the plan period.

## PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Woodland with a small dwelling
Habitats adjacent to the site	Woodland, wetland
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	River Dee SAC (Lochan to north) – less than 100m
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	Muir of Dinnet SSSI – less than 100m to north
National Nature Reserve	-
Ancient Woodland Inventory site	Woodland is not AWI listed
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	No

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Planted Scots pine, ground flora of heather and moss. Local value.
Species likely to require survey at LDP or later stage – eg CNAP species	Wood ants. Desk study for any other interests (plants, fungi) recommended.
Possible protected species	Protected mammal walkover survey – red squirrel, pine marten. Burn adjacent may have potential for otter.
Habitat connections	Surrounding woodland
ECOPS	
Potential Mitigation	See below. Tree loss will be inevitable, compensatory planting will be required which will likely involve off-site planting.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	Required.

#### Summary:

Development of this site would require significant tree loss. The woodland is of local ecological value only, being planted woodland at commercial density and relatively poor ground flora diversity. A walkover for wood ants is recommended prior to allocation. A protected mammal walkover survey should be conducted at application stage. As with any development in woodland, there is a risk of wind throw leading to further tree loss.



### Overall Ecology Assessment

<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for 5 houses. Site is a large area of woodland with former sawmill in the centre.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Development resulting in the removal of many trees would affect the setting of the village and possibly destabilise the remaining woodland.
	<b>Siting</b>	
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Site comprises mature managed pine woodland which contributes significantly to the setting of the village and creates a sense of 'gateway' from the west.
<b>Wildland Issues</b>		
<b>Landscape Capacity for Housing Report – status of site</b>		Possible scope for 1 or 2 houses set back from the road on site of former sawmill.
<b>Visual issues and sensitivities</b>		Potential for visual impacts as a result of woodland removal. As highlighted, small scale development could be accommodated in the former sawmill area but site as a whole not suitable for development.
<b>Potential for mitigation</b>		
<b>Potential to complement?</b>		
<b>Potential to enhance?</b>		
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
<ul style="list-style-type: none"> <li>• <b>Listed Building and its setting</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Scheduled Monument and its setting</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Conservation Area</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Gardens and Designed Landscapes</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Battlefield</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Other archaeological feature (Canmore)</b></li> </ul>		

### Overall Landscape Assessment

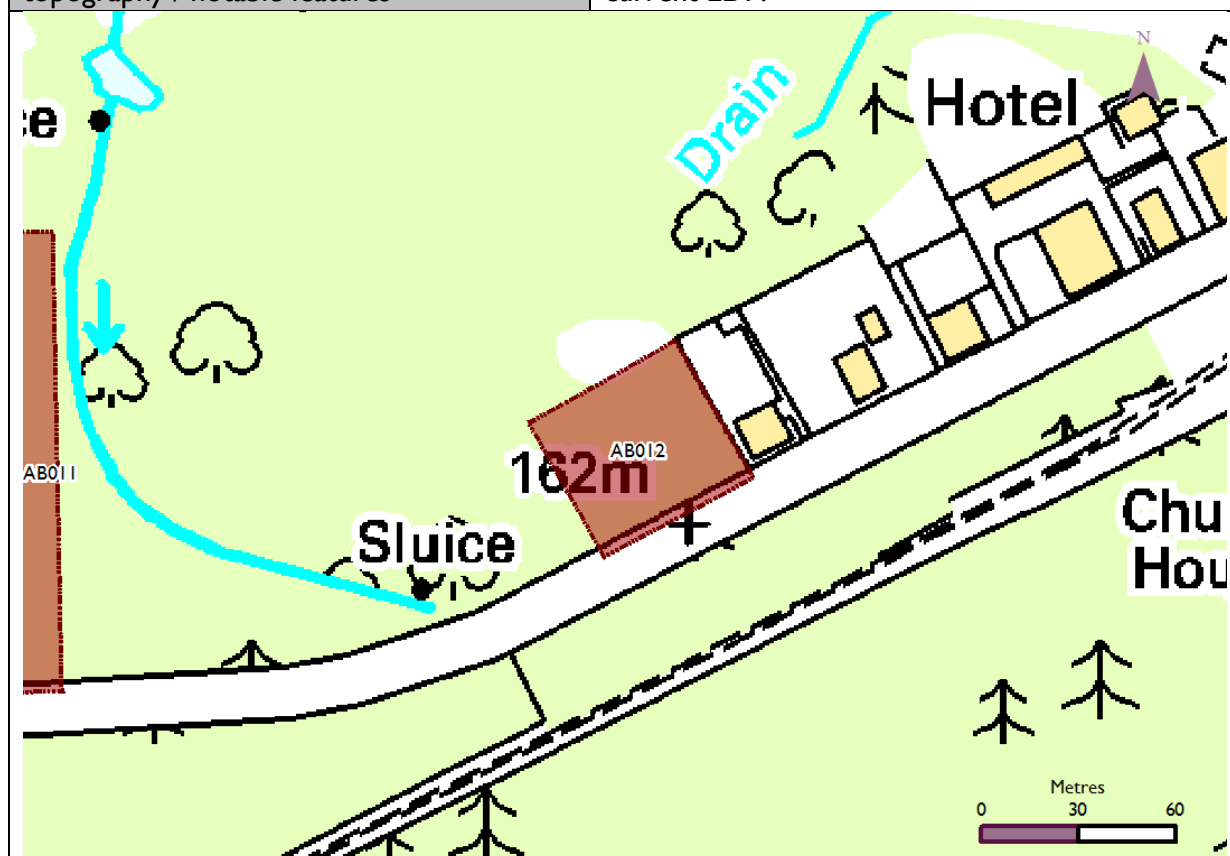
<b>RED</b>		<b>AMBER</b>	<b>X (whole site not suitable but small area of sawmill may be acceptable)</b>	<b>GREEN</b>	
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## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	AB012
Site address	Site H1, Aboyne
OS grid reference (if available)	
Site area / size	0.25 Ha
Site description: current land use / topography / notable features	Currently woodland. Allocated for 4 units in current LDP.



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#### Proposed use

Proposed use		The site promoter is making a submission that they have been unsuccessful in marketing the site due to issues which make it unviable. It is proposed that the allocation could be retained and amended to host 2 affordable units which could be delivered in conjunction with other sites.
Housing	Approx no of houses	N/A
	Tenure	Open market housing
	Affordable housing proportion	Potentially 100%

## STAGE 1 ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☒ / No ☐

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	50% of the Site is covered by medium probability flood risk.
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	There are 5 areas of medium probability surface water all within 100m of the Site.
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site		
Guide / criteria e.g. types of impacts.		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	There is a section of ancient woodland within 75m of the Site boundary, towards the South-West.
Natural and semi-natural woodland		

Tree preservation order (TPO)		
Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	A core path runs along the South of the Site, within 45m.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within current settlement boundary and forms a natural extension to the west of the existing village.
Access to key facilities (schools, shops, other facilities)	<i>Limited / Poor</i>	There are limited facilities within Dinnet (Hotel / Garage and small book/antique shop). Bus stop is approx. 200m. The nearest service centre is Aboyne (approx. 6km to the east which has a school) and Ballater (approx. 10km to the west).
Immediate site access – adequacy of access for proposed development	<i>Good</i>	The A93 runs along the southern boundary of the site.
Wider transport network	<i>Limited</i>	Site has immediate access to the A93 which leads to Ballater/Braemar and Aberdeen. There are bus stops in the village but no train station nearby.
Access to public transport	<i>limited</i>	Site approx. 200m from nearest bus stop. Being rural, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	There is a core path less than 100m from the site and the southern corner of the site connects with the pavement providing pedestrian access to the rest of the village.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

#### *Summary of any key constraints / issues*

The site is allocated in the current LDP for 4 houses. This proposal is to reduce the number of units to 2 due to site constraints including poor drainage. The north western part of the site also contains an area of medium probability flood risk, which would constrain the area of the site that could likely be developed. Whilst the proposal relates well to the existing village and is an existing allocation, there is evidence of delivery constraints. Reducing the number of houses on the site is unlikely to increase the chance of delivery. It is therefore considered that this small allocation should be deleted from the next LDP. The other existing allocation in Dinnet (H2) will address local housing needs during the plan period.

### PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Woodland
Habitats adjacent to the site	Woodland, housing
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	River Dee SAC to north (150m) but not connected to site
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	Muir of Dinnet SSSI to north (150m)
National Nature Reserve	-
Ancient Woodland Inventory site	Woodland is not AWI listed
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Woodland –natural regen, mix of Scots pine and broadleaves (birch, rowan)
Species likely to require survey at LDP or later stage – eg CNAP species	Wood ants. Desk study for any other interests (plants, fungi) recommended.
Possible protected species	Protected mammal walkover required. On Google street map it looks as though there is an animal track crossing the road and entering the site under the fence.
Habitat connections	Adjacent woodland
ECOPS	
Potential Mitigation	See below. Tree loss will be inevitable, compensatory planting will be required which will likely involve off-site planting.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	Required.

#### Summary:

Development of this site would require significant tree loss. The woodland is of local ecological value only likely comprising of young/semi-mature naturally self-seeded regeneration. Ground flora diversity looks relatively poor (heavily shaded). A walkover for wood ants is recommended prior to allocation. A protected mammal walkover survey should be conducted at application stage. As with any development in woodland, there is a risk of wind throw leading to further tree loss.

### Overall Ecology Assessment



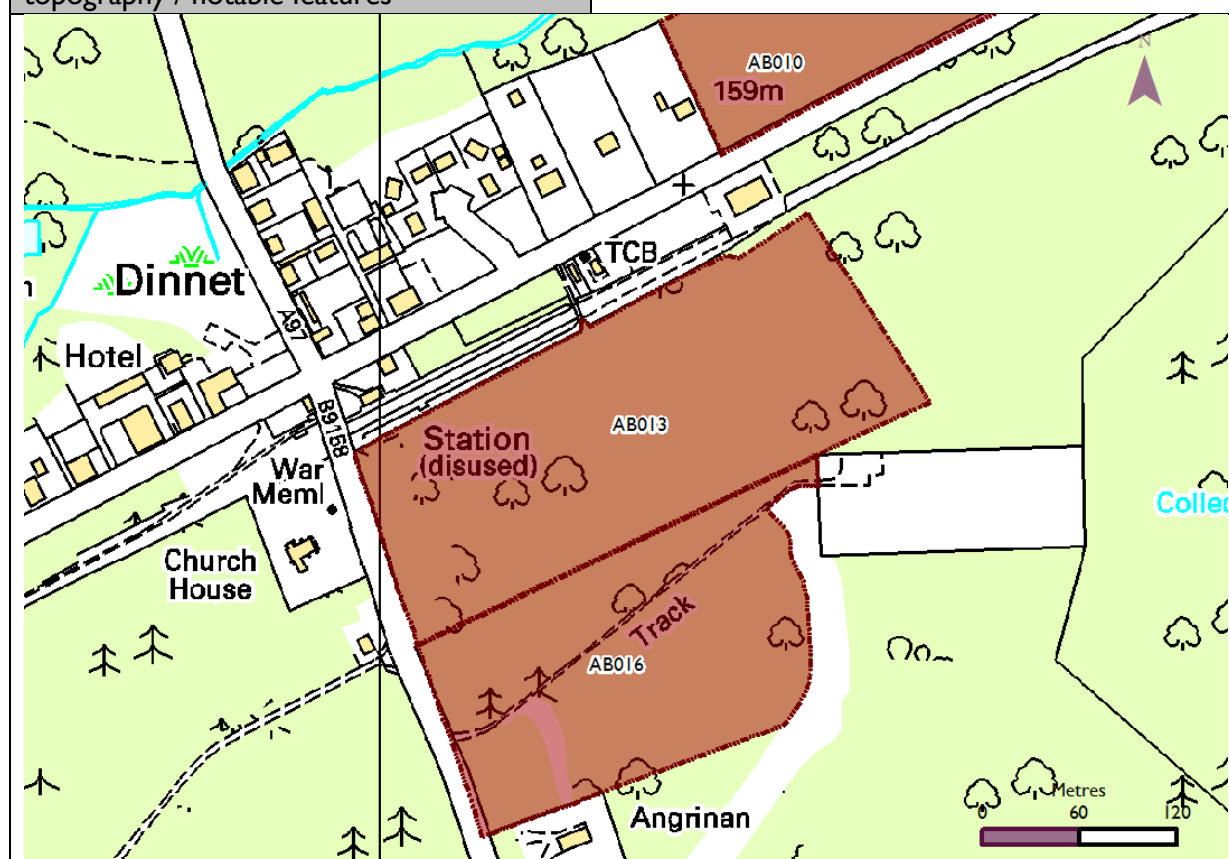
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB013
Site address	Land to South of Old Station/Estate Office
OS grid reference (if available)	
Site area / size	4.2Ha
Site description: current land use / topography / notable features	Woodland, Greenfield Site.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	56
	Tenure	Mixed Housing
	Affordable housing proportion	25%
Employment / mixed use		N/A

## STAGE 1 ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☐ / No ☒

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs	✓	Area of low probability flood risk to the North of the Site, approx. 90m away.
Surface water extent: Medium probability 1:200 years	✓	3 small areas of medium probability surface water all located to the North-East of the Site, all within 60m.
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site		
Guide / criteria e.g. types of impacts.		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		

Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Core path runs parallel along the North of the Site, 15m away.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	The north and western boundaries of the site adjoin Dinnet's settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Limited / Poor</i>	There are limited facilities within Dinnet (Hotel / Garage and small book/antique shop). Bus stop is approx. 200m. The nearest service centre is Aboyne (approx. 6km to the east which has a school) and Ballater (approx. 10km to the west).
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site has access from the B9158 and good access to the A93.
Wider transport network	<i>limited</i>	Site in very close proximity to the A93 which leads to Ballater/Braemar and Aberdeen. There are bus stops in the village but no train station nearby.
Access to public transport	<i>limited</i>	Site approx. 300m from nearest bus stop. Being rural, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	A core path runs along the northern boundary of the site. There are also a number of paths in and around Dinnet.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site relates well to the existing village, the scale of the proposal is far in excess of the likely housing need for this area. The scale of the site is also far in excess of what would be required for the proposed number of houses. Development would result in significant loss of semi-natural woodland and associated ecological impacts which are not justified in light of housing need and availability of existing housing allocations.

## PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Woodland – stands of planted Scots pine and stands of birch. Heavily grazed, likely to be used by livestock. Also some small glades within woodland.
Habitats adjacent to the site	Woodland, housing
Nature and scale of development (inc off site effects)	As above.

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	River Dee SAC is nearby but no connectivity with site.
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Woodland is not AWI
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Woodland – grazed and therefore little structural diversity. However still of value as habitat for wildlife and as part of woodland cover of the village
Species likely to require survey at LDP or later stage – eg CNAP species	NVC to determine if any botanical interest.
Possible protected species	Bats, red squirrel, badger, pine marten, breeding birds
Habitat connections	To wider woodland surrounding village
ECOPS	
Potential Mitigation	See summary

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	

#### Summary:

Development of this site will likely result in significant loss of semi-natural woodland. Mitigation will be restricted as the site is almost entirely wooded. Off-site compensation would be required to replace lost woodland.

#### Overall Ecology Assessment

RED	X	AMBER		GREEN	
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for 56 houses to the south of Dinnet settlement boundary.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site currently woodland adjacent to Dinnet village.
	<b>Siting</b>	Part of the site (a narrower site than shown adjacent to the old railway line) could be developed without jeopardising the quality of the village setting and retaining the form/linear pattern of the settlement.
	<b>Design</b>	Layout should be parallel to existing road and former railway alignment. The site is visible from the south Deeside cycle route.
<b>Landscape Special Qualities</b>		Site covered by woodland and development will require tree removal.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		
<b>Visual issues and sensitivities</b>		Any development on this site would require the removal of trees.
<b>Potential for mitigation</b>		Trees adjacent to the road should be retained and additional planting to reinforce wooded setting around houses.
<b>Potential to complement?</b>		
<b>Potential to enhance?</b>		
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
<ul style="list-style-type: none"> <li>• <b>Listed Building and its setting</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Scheduled Monument and its setting</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Conservation Area</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Gardens and Designed Landscapes</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Battlefield</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Other archaeological feature (Canmore)</b></li> </ul>		

### Overall Landscape Assessment

<b>RED</b>		<b>AMBER</b>	<b>X (partial development of proposed site)</b>	<b>GREEN</b>	
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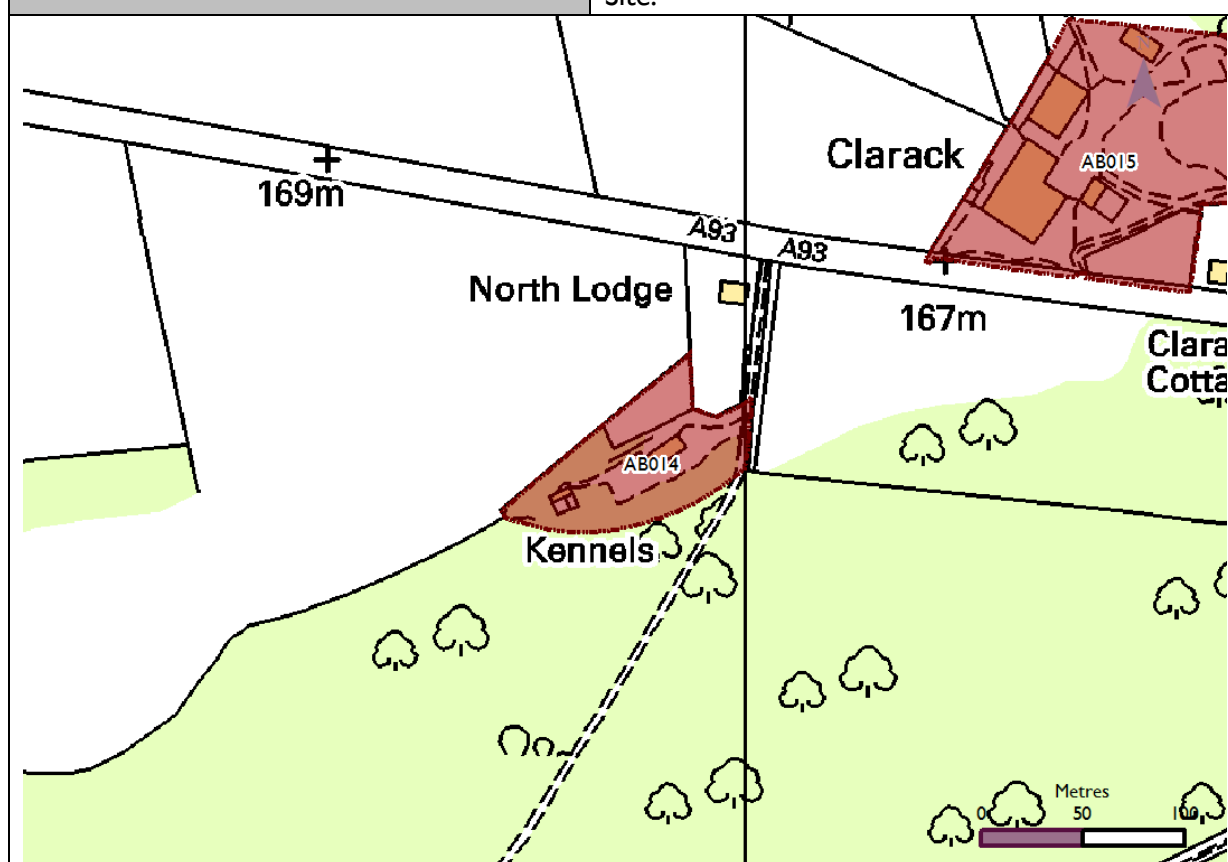


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB014
Site address	Land to the South of North Lodge, Aboyne
OS grid reference (if available)	
Site area / size	0.5Ha
Site description: current land use / topography / notable features	Small industrial unit (former smokery), laydown area for portable containerised deer larder. Hardstanding and former kennels. Brownfield Site.



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### Proposed use

Proposed use	Economic Development and Employment Use	
Housing	Approx no of houses	N/A
	Tenure	N/A
	Affordable housing proportion	N/A
Employment / mixed use		

## STAGE 1 ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☐ / No ☒

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site		
Guide / criteria e.g. types of impacts.		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Muir of Dinnet SSSI lies approx. 70m to the North of the Site.
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	An area of ancient woodland lies directly South of the site, with a small part of it over-lapping the South-East of the site.
Natural and semi-natural woodland	✓	An area of semi-natural woodland lies

		directly South of the site with part of it over-lapping the South-East of the site.
Tree preservation order (TPO)		
Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	3 within 100m of the site, one being directly on the site.

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	Site lies approx. 800m from the western boundary of the village. It connects to the village via the A93 road.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	There are limited facilities within Dinnet (Hotel / Garage and small book/antique shop). Bus stop is approx. 500m. The nearest service centre is Aboyne (approx. 6km to the east which has a school) and Ballater (approx. 10km to the west).
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	The site is accessed via a single track road off the A93, which lies to the north of the site.
Wider transport network	<i>limited / poor</i>	Site lies less than 100m from the A93 which leads to Ballater/Braemar and Aberdeen. There are bus stops in the village (approx. 1 km) but no train station nearby.
Access to public transport	<i>poor</i>	Site lies approx. 1 km from the nearest bus stop. Being Rural, the frequency of services is limited.
Access to active travel routes	<i>limited</i>	There is a track to the south of the site which leads to a core path route (700m away). There is no direct path route into Dinnet.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Part brownfield site, although part of the site is woodland which is AWI listed. Brownfield part of site may have some redevelopment potential in principle. However, this site is further from the settlement than AB015, which is identified as a preferred allocation for economic development. Allocation of this site is therefore not considered appropriate/necessary. Small scale development could potentially be pursued through a planning application, which would be assessed against LDP policies.

### PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Estate/farm building used for storage, hard standing, tall ruderal vegetation. Surrounded by mature birch woodland on southern side. Mature non-native conifers.
Habitats adjacent to the site	Farmland, woodland
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	-
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Woodland on southern side of site is AWI listed – category 2a
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	The site contains and is bordered by mature birch woodland. The majority of the site is brownfield/ farm or estate storage.
Species likely to require survey at LDP or later stage – eg CNAP species	NVC of woodland and fungi survey ( due to AWI status)
Possible protected species	Bats – in buildings and trees. Red squirrel (mature conifers on the site). Reptiles (stone walls, bare ground, cover).
Habitat connections	Adjoining woodland
ECOPS	
Potential Mitigation	Remove woodland from the site, focusing any development on the brownfield area/tall ruderal/existing buildings.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	Required.

**Summary:**

Removing the woodland component from the site would reduce the ecological impact significantly and reduce the need for detailed surveys of woodland habitat (NVC, fungi). This would leave only protected species surveys which are unlikely to be overly onerous.

The AWI component doesn't include the non-native conifers, these are less ecologically valuable than native trees but have potential to provide a food resource and nesting habitat for red squirrels.

**Overall Ecology Assessment**

<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X if AWI taken out.</b>
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is to use the site for employment use.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site is previously developed and lies within a woodland setting to the west of Dinnet.
	<b>Siting</b>	
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Woodland important contributor to the wider setting ad character of Dinnet.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		Low key development that is screened from the A93 and does not involve the removal of more than the occasional tree, or substantial upgrading of the entry on to the A93, would be possible.
<b>Potential for mitigation</b>		
<b>Potential to complement?</b>		
<b>Potential to enhance?</b>		
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
<ul style="list-style-type: none"> <li>• <b>Listed Building and its setting</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Scheduled Monument and its setting</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Conservation Area</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Gardens and Designed Landscapes</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Battlefield</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Other archaeological feature (Canmore)</b></li> </ul>		

### Overall Landscape Assessment

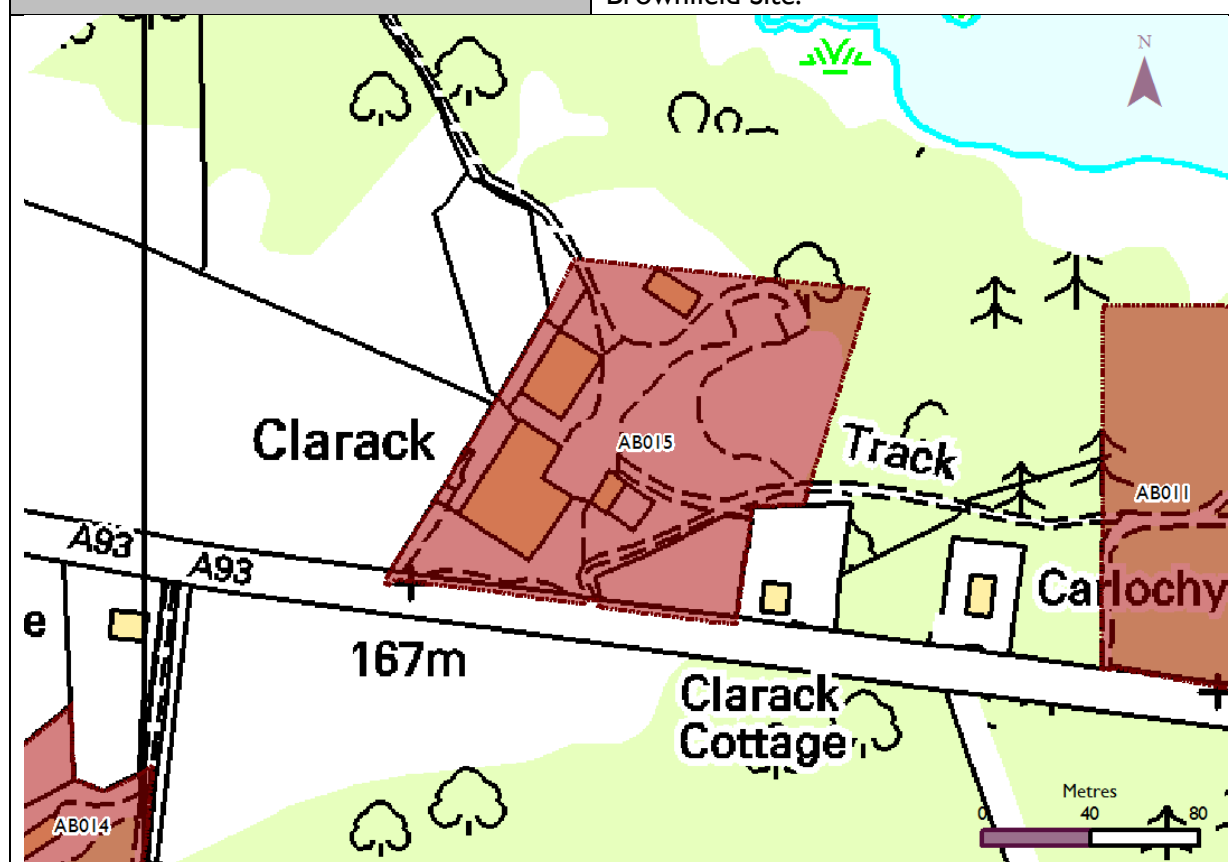
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b>
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB015
Site address	Land at the Clarack Farmhouse, Steading and the Old Dairy, Aboyne
OS grid reference (if available)	
Site area / size	1.5 Ha
Site description: current land use / topography / notable features	Site is occupied by a 'C' listed steading (in disrepair), other buildings associated with the listing, and some modern agricultural buildings. Brownfield Site.



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### Proposed use

Proposed use	Employment/Economic Development land with tourism and retail focus	
Housing	Approx no of houses	N/A
	Tenure	N/A
	Affordable housing proportion	N/A
Employment / mixed use		



## STAGE I ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☒ / No ☐

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	<input checked="" type="checkbox"/>	A large area of medium probability flood risk lies to the North of the site, with part of it directly on the boundary.
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	A small area of low probability flood risk lies on the northern boundary of the site.
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	A small area of medium probability surface water lies directly in the middle of the site.
Surface water extent: Low probability 1:1000 yrs	<input type="checkbox"/>	
Potentially Vulnerable Area	<input type="checkbox"/>	

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>	<input type="checkbox"/>	
Special Area of Conservation (SAC)	<input type="checkbox"/>	
Special Protection Area (SPA)	<input type="checkbox"/>	
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	<input checked="" type="checkbox"/>	Muir of Dinnet SSSI lies directly on the western boundary of the site.
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input type="checkbox"/>	
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		

Ancient woodland	✓	Ancient woodland lies approx. 40m south of the boundary.
Natural and semi-natural woodland	✓	Semi-natural woodland lies approx. 75m North-West of the boundary.
Tree preservation order (TPO)		
Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	4 within 100m of the site, 1 directly in the middle of the site.

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	Site lies approx. 600m from the western boundary of the village. It connects to the village via the A93 road.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	There are limited facilities within Dinnet (Hotel / Garage and small book/antique shop). Bus stop is approx. 800m. The nearest service centre is Aboyne (approx. 6km to the east which has a school) and Ballater (approx. 10km to the west).
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an existing access onto the site from the A93 which runs along the southern boundary of the site.
Wider transport network	<i>limited</i>	Site has immediate access to the A93 which leads to Ballater/Braemar and Aberdeen. There are bus stops in the village (approx. 800m) but no train station nearby.
Access to public transport	<i>poor</i>	Site lies approx. 800m from the nearest bus stop. Being Rural, the frequency of services is limited.
Access to active travel routes	<i>poor</i>	There are core paths in the vicinity but no access to a core path within 400m of the site. There is also no pedestrian access to Dinnet from the site.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site comprises a number of existing buildings of varying architectural merit. The site is not directly connected with Dinnet, however it lies within close proximity and provides a suitable brownfield redevelopment opportunity that would bring the site back into productive use for economic development purposes. No other over-riding constraints.

### PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Brownfield site – derelict steading and farm buildings. Some still in use? Hard standing, tall ruderal vegetation, species poor rank grassland.
Habitats adjacent to the site	Farmland, woodland
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	River dee SAC to north
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	Muir of Dinnet SSSI adjacent on western side.
National Nature Reserve	-
Ancient Woodland Inventory site	-
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Buildings of high potential to support bats and breeding birds (swallow, swifts, house martins). Scattered trees in NE side.
Species likely to require survey at LDP or later stage – eg CNAP species	None
Possible protected species	Bats, breeding birds
Habitat connections	
ECOPS	
Potential Mitigation	Depends on results of survey work (bats, birds)

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above.
SUDs	Required

#### Summary:

The main ecological constraints are bats primarily, and also breeding hirundines (swallows, swifts and house martins. Retain mature trees on NE side.

#### Overall Ecology Assessment

<b>RED</b>		<b>AMBER</b>	<b>X</b> Depending on survey results	<b>GREEN</b>	<b>X</b> Depending on survey results
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for employment and tourism use.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site lies on the A93 and contains a number of existing stone steadings / buildings.
	<b>Siting</b>	
	<b>Design</b>	Scope for retention and enhancement of 18th/19th century farm steading and farm house at entrance to Dinnet.
<b>Landscape Special Qualities</b>		Existing brownfield site lies within mature woodland setting. Development unlikely to impact on surrounding woodland.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		Any development to include enhancement of surrounds with substantial planting. Any additional buildings to be designed carefully in relation to the existing building cluster.
<b>Potential for mitigation</b>		Yes
<b>Potential to complement?</b>		Yes
<b>Potential to enhance?</b>		Yes
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
• <b>Listed Building and its setting</b>		
• <b>Scheduled Monument and its setting</b>		
• <b>Conservation Area</b>		
• <b>Gardens and Designed Landscapes</b>		
• <b>Battlefield</b>		
• <b>Other archaeological feature (Canmore)</b>		

### Overall Landscape Assessment

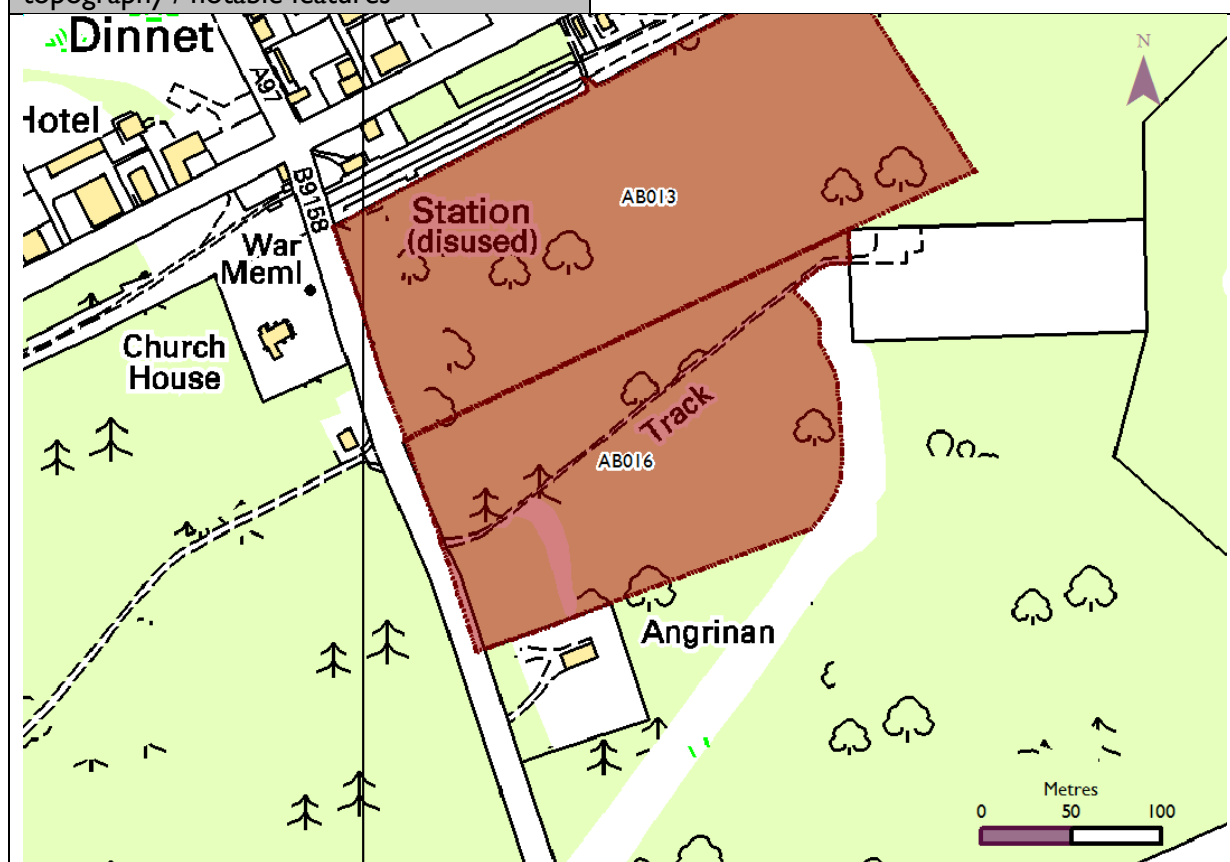
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b>
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB016
Site address	Land between Firmouth Road and Scottish Water Plant
OS grid reference (if available)	
Site area / size	3 Ha
Site description: current land use / topography / notable features	Light forest cover, greenfield site.



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### Proposed use

Proposed use		Self-catering tourism accommodation
Housing	Approx no of houses	N/A
	Tenure	N/A
	Affordable housing proportion	N/A
Employment / mixed use		Low impact development which is aesthetically sensitive to setting. Likely to consist of wooden constructed pods or chalets.

## STAGE I ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☐ / No ☒

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site		
Guide / criteria e.g. types of impacts.		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat		

Prime agricultural land		
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### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	4 within 100m.

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Core path runs along the North of the site, approx. 150m away.



## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	<i>Site lies approx. 150m to the south of the site.</i>
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	<i>There are limited facilities within Dinnet (Hotel / Garage and small book/antique shop). Bus stop is approx. 300m. The nearest service centre is Aboyne (approx. 6km to the east which has a school) and Ballater (approx. 10km to the west).</i>
Immediate site access – adequacy of access for proposed development	<i>Good</i>	<i>Site has access from the B9158 and good access to the A93.</i>
Wider transport network	<i>limited</i>	<i>Site in very close proximity to the A93 which leads to Ballater/Braemar and Aberdeen. There are bus stops in the village but no train station nearby.</i>
Access to public transport	<i>poor</i>	<i>Site approx. 300m from nearest bus stop. Being rural, the frequency of services is limited.</i>
Access to active travel routes	<i>Good</i>	<i>There is a core path approx.. 200m to the north of the site as well as other paths in and around the site.</i>

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Although this site lies in fairly close proximity to the village it does not adjoin the settlement boundary and there is currently no direct pedestrian access for visitors to the site. The site would be disconnected from the settlement if it was allocated without AB013, which is not identified as a preferred site allocation. Development in this location would also result in significant loss of semi-natural woodland.

### PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Woodland – stands of planted Scots pine and stands of birch. Heavily grazed, likely to be used by livestock. Also some small glades within woodland.
Habitats adjacent to the site	Woodland, housing
Nature and scale of development (inc off site effects)	As above.

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	River Dee SAC is nearby but no connectivity with site.
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Woodland is not AWI
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Woodland – grazed and therefore little structural diversity. However still of value as habitat for wildlife and as part of woodland cover of the village
Species likely to require survey at LDP or later stage – eg CNAP species	NVC to determine if any botanical interest.
Possible protected species	Bats, red squirrel, badger, pine marten, breeding birds
Habitat connections	To wider woodland surrounding village
ECOPS	
Potential Mitigation	See summary

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	

#### Summary:

Development of this site will likely result in significant loss of semi-natural woodland. Mitigation will be restricted as the site is almost entirely wooded. Off-site compensation would be required to replace lost woodland.

#### Overall Ecology Assessment

RED	X	AMBER		GREEN	
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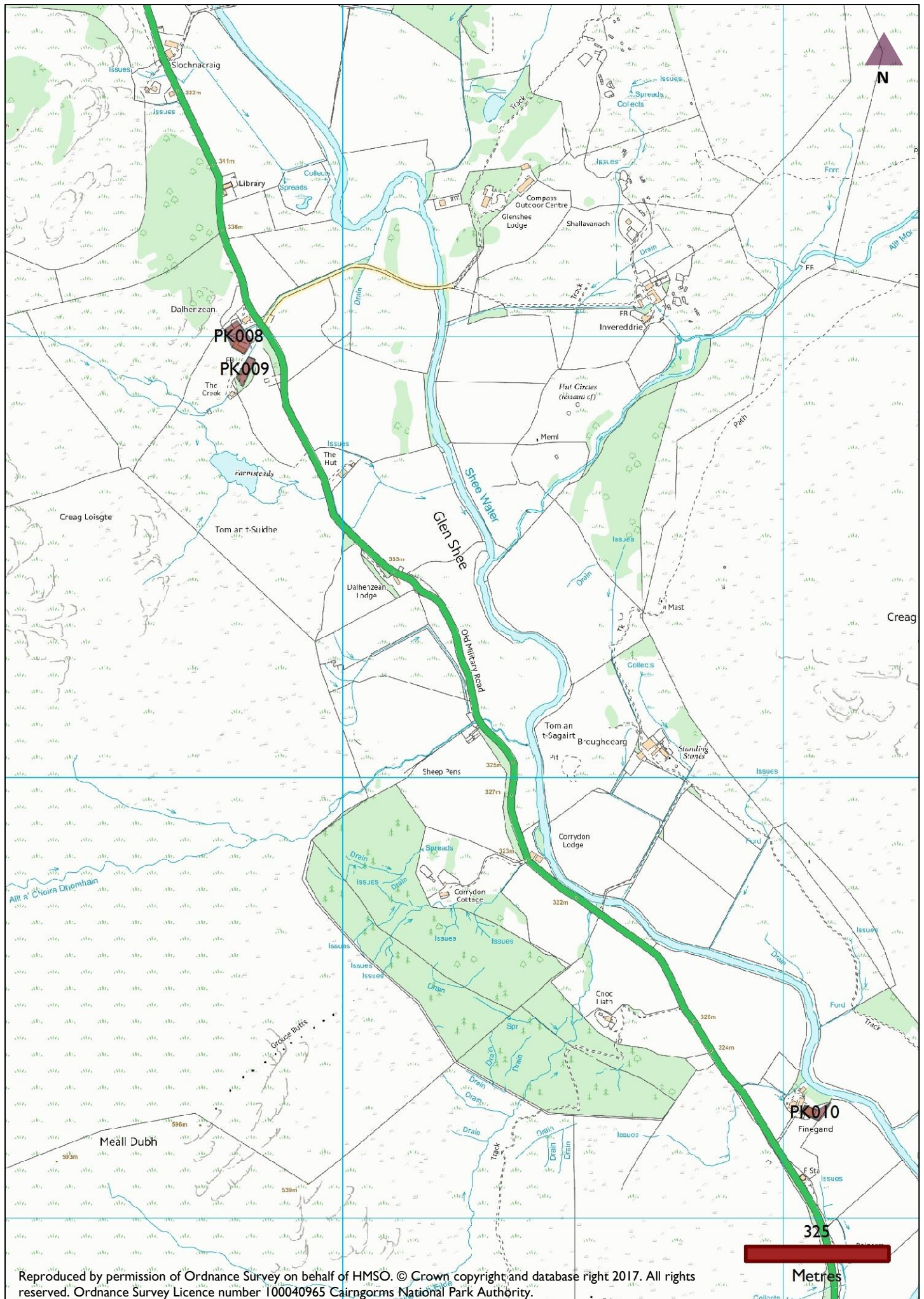
## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for tourism accommodation.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site lies to the south of Dinnet. Largely covered by woodland.
	<b>Siting</b>	
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Site covered by woodland and within a woodland setting. Development of the site would require tree removal.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		Development here would compromise the robust settlement form and the quality of the immediate setting of the village
<b>Potential for mitigation</b>		
<b>Potential to complement?</b>		
<b>Potential to enhance?</b>		
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
<ul style="list-style-type: none"> <li>• <b>Listed Building and its setting</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Scheduled Monument and its setting</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Conservation Area</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Gardens and Designed Landscapes</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Battlefield</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Other archaeological feature (Canmore)</b></li> </ul>		

### Overall Landscape Assessment

<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# GLENSHEE



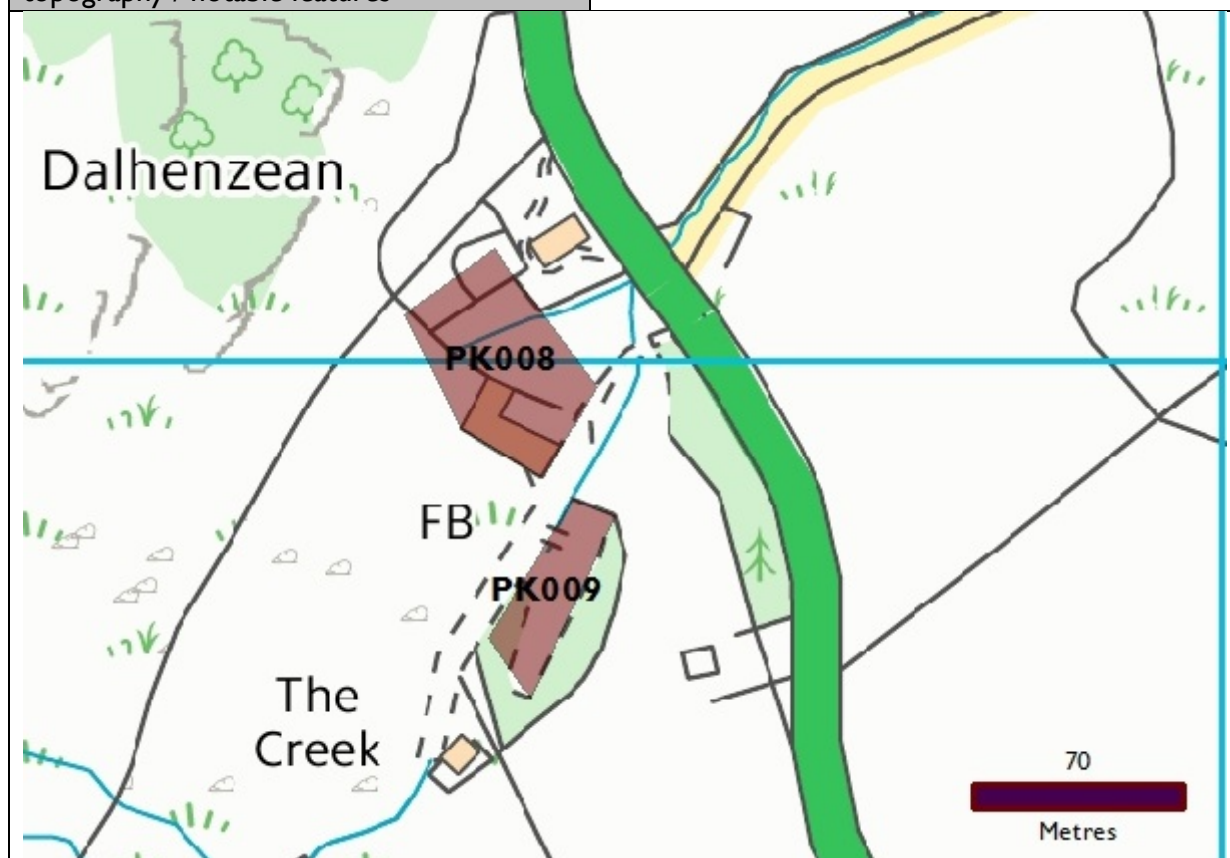
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## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	PKC008
Site address	Finegand Farm and Dalhenzean, Glenshee
OS grid reference (if available)	
Site area / size	
Site description: current land use / topography / notable features	Existing farm buildings



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#### Proposed use

Proposed use		Housing
Housing	Approx no of houses	3-4
	Tenure	Private & affordable
	Affordable housing proportion	Not Decided
Employment / mixed use		

## STAGE 1 ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☐ / No ☒

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)	✓	Forest of Clunie SPA lies within 20m of the site.
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Forest of Clunie SSSI lies within 20m of the site.
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		

Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes	✓	Glenshee Lodge/Runavey Designed Landscape Project Site lies within 45m to the East of the site.
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		



## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>poorly related</i>	Site lies approx. 25km to Braemar and 25km to Blairgowrie.
Access to key facilities (schools, shops, other facilities)	<i>poor</i>	Site is very isolated – approx. 25km to Braemar and 25km to Blairgowrie where there are local services and transport.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site has an existing access off the A93 (to Blairgowrie / Perth and Braemar / Aberdeen).
Wider transport network	<i>poor</i>	Site lies on the A93. This area has very limited (seasonal) public transport and is not near a train station or any major roads.
Access to public transport	<i>poor</i>	There is a bus stop at Spittal of Glenshee with weekly service. Very limited service.
Access to active travel routes	<i>Limited</i>	Site is less than 500m from the nearest core path. However limited opportunity for use as an active travel route, but good for long distance.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The proposal is one of 3 sites put forward for 3-4 units in total. The scale of development proposed on this site is unclear. However, given the site's small scale and isolated rural location, it is considered that any development proposal should be progressed through an individual planning application.

## PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No



## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Derelict farm buildings (old barn, partially collapsed).
Habitats adjacent to the site	Cottage, pasture, woodland
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	-
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Woodland adjacent not AWI.
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Unknown
Prime agricultural land	None.

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Building with potential to support bat roosts and provide habitat for breeding birds (swallows and house martins). Burn adjacent to site.
Species likely to require survey at LDP or later stage – eg CNAP species	None.
Possible protected species	Bats, breeding birds.
Habitat connections	Woodland nearby, pasture. Hill ground. Burn runs alongside.
ECOPS	
Potential Mitigation	Depends on surveys (birds, bats). Avoid impacts to burn.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above.
SUDs	Required – minimise surface run off through swales, rain gardens etc.

#### Summary:

Issues surround conversion of the building or demolition. Surveys for bats required as would be an assessment of impact on breeding birds (swallows and house martins). Any development of the site should minimise tree loss and avoid pollution if the burn.

#### Overall Ecology Assessment

<b>RED</b>		<b>AMBER</b>	<b>X depending on result of bat survey</b>	<b>GREEN</b>	
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is 3-4 houses.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	The site includes an old steading and extends across a small burn.
	<b>Siting</b>	As above – existing development present. Development should seek to reflect existing character in this location.
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Glen Shee is characterised by varied landform, a dispersed pattern of farming settlement and scattered woodland.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		Scope for restoration/conversion of the steading and adjacent buildings in to 2 or 3 small linked properties of appropriate design without adverse impacts on landscape character and special landscape qualities.
<b>Visual issues and sensitivities</b>		The site should be limited to the steading and immediate surrounds. A walk over archaeological study should be undertaken.
<b>Potential for mitigation</b>		
<b>Potential to complement?</b>		
<b>Potential to enhance?</b>		
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
• <b>Listed Building and its setting</b>		
• <b>Scheduled Monument and its setting</b>		
• <b>Conservation Area</b>		
• <b>Gardens and Designed Landscapes</b>		
• <b>Battlefield</b>		
• <b>Other archaeological feature (Canmore)</b>		

### Overall Landscape Assessment

<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	PKC009
Site address	Finegand Farm and Dalhenzean, Glenshee
OS grid reference (if available)	
Site area / size	
Site description: current land use / topography / notable features	Woodland.



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#### Proposed use

Proposed use		Housing
Housing	Approx no of houses	3-4
	Tenure	Private & affordable
	Affordable housing proportion	Not Decided
Employment / mixed use		

## STAGE 1 ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☐ / No ☒

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)	✓	Forest of Clunie SPA lies within 85m of the site.
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Forest of Clunie SSSI lies within 85m of the site.
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		

Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes	✓	Glenshee Lodge/Runavey Designed Landscape Project Site lies within 60m to the East of the site.
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>poorly related</i>	Site lies approx. 25km to Braemar and 25km to Blairgowrie.
Access to key facilities (schools, shops, other facilities)	<i>poor</i>	Site is very isolated – approx.. 25km to Bramear and 25km to Blairgowrie where there are local services and transport.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site has an existing access off the A93 (to Blairgowrie / Perth and Braemar / Aberdeen).
Wider transport network	<i>poor</i>	Site lies on the A93. This area has very limited (seasonal) public transport and is not near a train station or any major roads.
Access to public transport	<i>poor</i>	There is a bus stop at Spittal of Glenshee with weekly service. Very limited service.
Access to active travel routes	<i>Limited</i>	Site is less than 500m from the nearest core path. However limited opportunity for use as an active travel route, but good for long distance.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The proposal is one of 3 sites put forward for 3-4 units in total. The scale of development proposed on this site is unclear. However, given the site's small scale and isolated rural location, it is considered that any development proposal should be progressed through an individual planning application.

### PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Woodland – planted non-native conifers
Habitats adjacent to the site	Pasture, buildings, hill ground
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	-
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Woodland is not AWI
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Unknown
Prime agricultural land	No.

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	The block of trees is of lower ecological value as it is fragmented and comprises of non-native species
Species likely to require survey at LDP or later stage – eg CNAP species	None.
Possible protected species	The block of trees is relatively small and isolated, species surveys should be minimal but a general walkover for protected mammals would be advisable.
Habitat connections	None – tree block is fragmented and no connected to nearby woodland
ECOPS	
Potential Mitigation	Planting with native tree species.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above.
SUDs	Depends on design.

#### Summary:

Ecological surveys should be minimal but a walkover survey to assess likelihood of protected mammals is advised. Loss of small, non-native block of planted conifers is negligible. Re-planting with native broadleaves would enhance the ecology of the site.

#### Overall Ecology Assessment

RED		AMBER		GREEN	X
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for 3-4 houses.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	The site includes a conifer block and possibly the footprint of a former building.
	<b>Siting</b>	
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Glen Shee is characterised by varied landform, a dispersed pattern of farming settlement and scattered woodland.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		
<b>Visual issues and sensitivities</b>		To develop this site as well as PKC008 would result in a pattern of settlement atypical of the area (more clustered) with adverse impacts on landscape character and special landscape qualities. Should this site be developed the number of houses should be limited to 1. A walk over archaeological study should be undertaken.
<b>Potential for mitigation</b>		
<b>Potential to complement?</b>		
<b>Potential to enhance?</b>		
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
• <b>Listed Building and its setting</b>		
• <b>Scheduled Monument and its setting</b>		
• <b>Conservation Area</b>		
• <b>Gardens and Designed Landscapes</b>		
• <b>Battlefield</b>		
• <b>Other archaeological feature (Canmore)</b>		

### Overall Landscape Assessment

<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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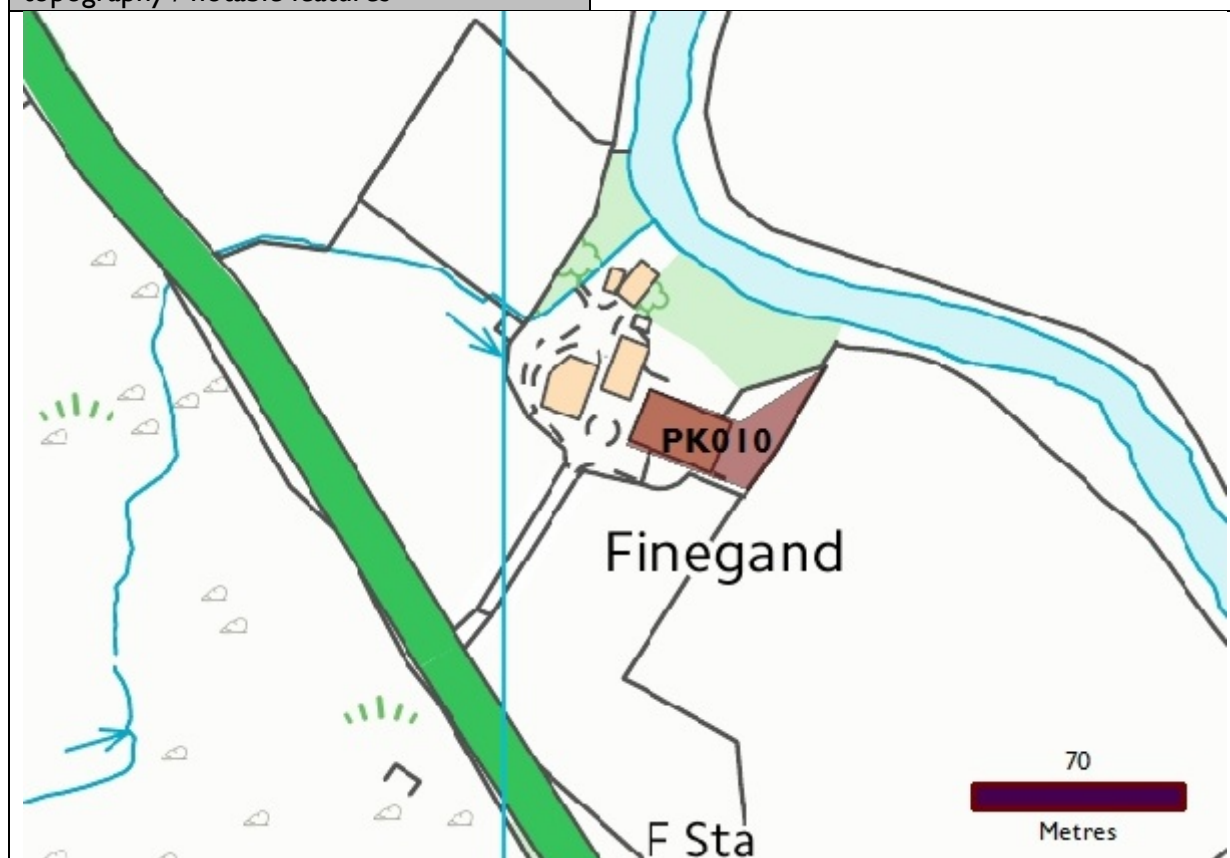


## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	PKC010
Site address	Finegand Farm and Dalhenzean, Glenshee
OS grid reference (if available)	
Site area / size	
Site description: current land use / topography / notable features	Agricultural buildings, within existing farm.



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#### Proposed use

Proposed use		Housing
Housing	Approx no of houses	3-4
	Tenure	Private & affordable
	Affordable housing proportion	Not Decided
Employment / mixed use		

## STAGE I ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☐ / No ☒

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	A large area of medium probability flood risk surrounds the North, East and South of the site within 10m.
River extent: Low probability 1:1000 yrs	✓	A large area of low probability flood risk surrounds the North, East and South of the site within 10m.
Surface water extent: Medium probability 1:200 years	✓	3 areas of medium surface water lie to the South of the site within 25m.
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	River Tay SAC lies 15m to the East of the site.
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		

Tree preservation order (TPO)		
Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	2 within 100m, one lies directly on the boundary.

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>poorly related</i>	Site lies approx. 27km to Braemar and 23km to Blairgowrie.
Access to key facilities (schools, shops, other facilities)	<i>poor</i>	Site is very isolated – approx.. 27km to Bramear and 23km to Blairgowrie where there are local services and transport.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site has an existing access off the A93 (to Blairgowrie / Perth and Braemar / Aberdeen).
Wider transport network	<i>poor</i>	Site lies on the A93. This area has very limited (seasonal) public transport and is not near a train station or any major roads.
Access to public transport	<i>poor</i>	There is a bus stop at Spittal of Glenshee with weekly service. Very limited service.
Access to active travel routes	<i>Poor</i>	Site lies approx. 250m from a core path, however access is poor due to river.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The proposal is one of 3 sites put forward for 3-4 units in total. The scale of development proposed on this site is unclear. However, given the site's small scale and isolated rural location, it is considered that any development proposal should be progressed through an individual planning application.

## PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Farm buildings
Habitats adjacent to the site	Farmland, adjacent farm and steading.
Nature and scale of development (inc off site effects)	As above.

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	River Tay SAC is 15m away
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	-
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Buildings which have potential to support bat roosts
Species likely to require survey at LDP or later stage – eg CNAP species	None.
Possible protected species	Bats, breeding birds.
Habitat connections	
ECOPS	
Potential Mitigation	Depending on results of a bat and breeding bird survey.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above.
SUDs	Depends on design.

#### Summary:

Likely impacts would be to breeding birds (swallows, house martins) and bat roosts. Potential for construction to impact on River Tay SAC but this should be easily mitigated for.

#### Overall Ecology Assessment

<b>RED</b>		<b>AMBER</b>	<b>X</b> Depending on findings of a bat survey	<b>GREEN</b>	
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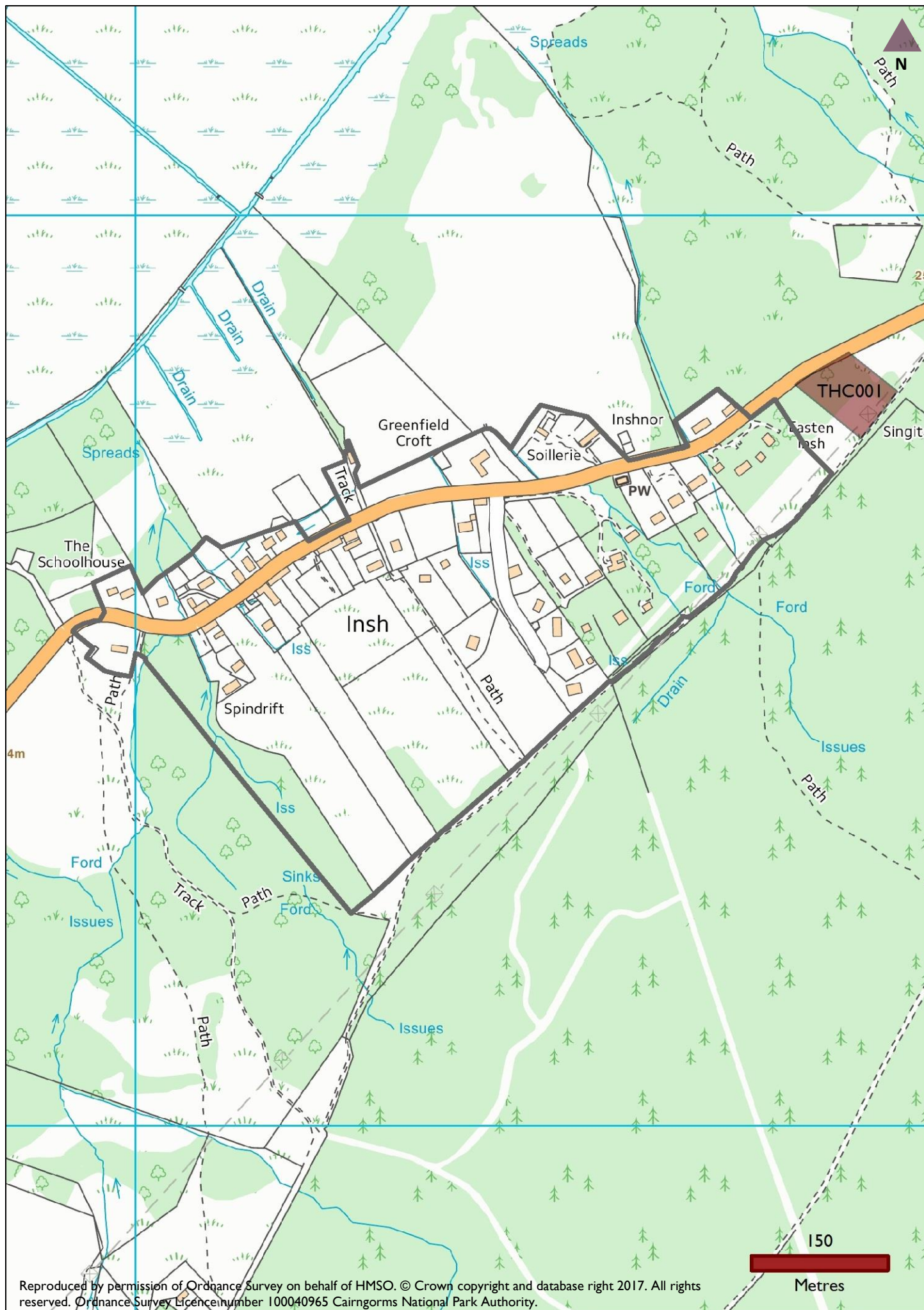
## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for 3-4 houses.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site lies outwith settlement, but forms an established cluster of buildings.
	<b>Siting</b>	The site includes an attractive farmhouse and old steading (including a horse mill) with buildings sitting on either side of the farm house. The site includes the steading buildings east of the farmhouse.
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Glen shee is characterised by varied landform, a dispersed pattern of farming settlement and scattered woodland.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		Scope for restoration/conversion of the steading/steading area in to 2 or 3 small linked properties which do not dominate the farmhouse.
<b>Visual issues and sensitivities</b>		A walk over archaeological study should be undertaken.
<b>Potential for mitigation</b>		
<b>Potential to complement?</b>		
<b>Potential to enhance?</b>		
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
• <b>Listed Building and its setting</b>		
• <b>Scheduled Monument and its setting</b>		
• <b>Conservation Area</b>		
• <b>Gardens and Designed Landscapes</b>		
• <b>Battlefield</b>		
• <b>Other archaeological feature (Canmore)</b>		

### Overall Landscape Assessment

<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b>
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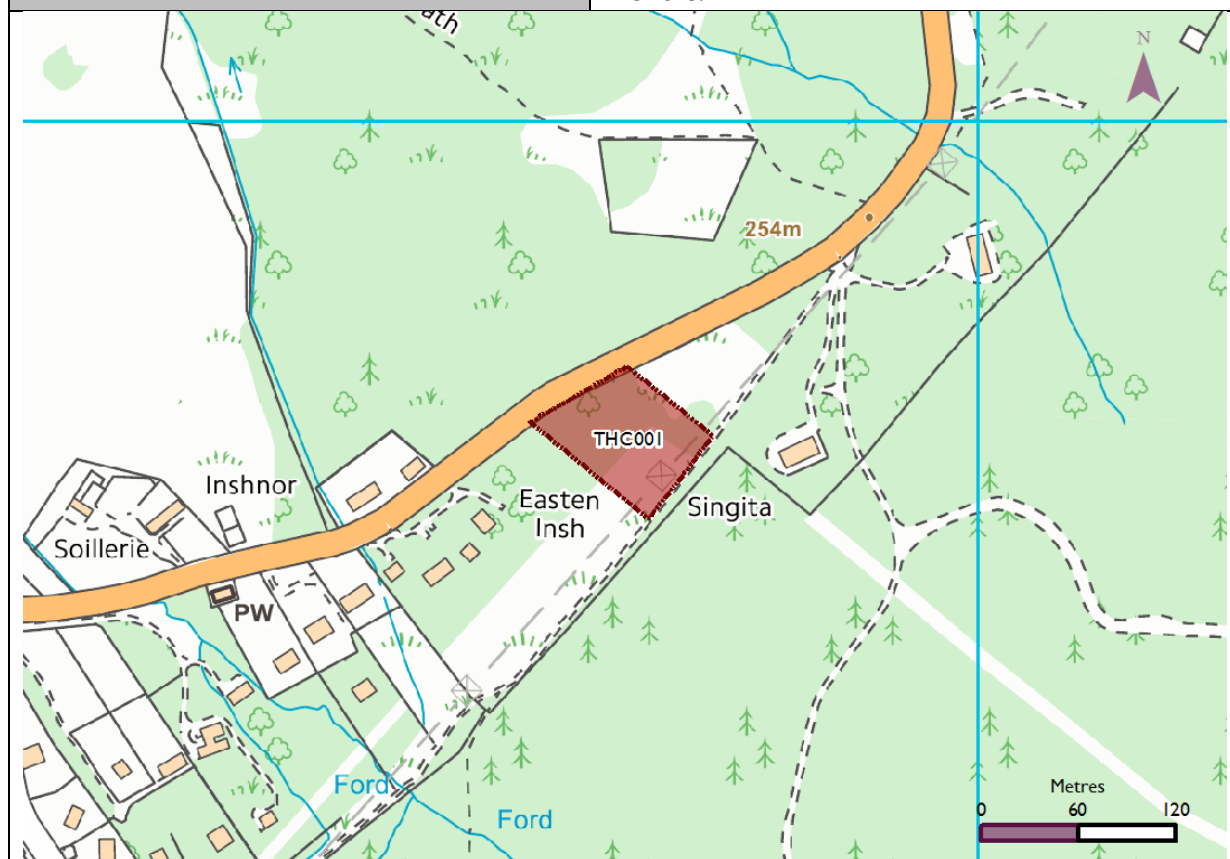


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC 001
Site address	Land 95 metres North East of Easter Insh
OS grid reference (if available)	
Site area / size	0.5
Site description: current land use / topography / notable features	Large clearing with existing electricity pylon which is being decommissioned in the next 3 months.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	1
	Tenure	Private
	Affordable housing proportion	0%
Employment / mixed use		



## STAGE I ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☒ / No ☐

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☐ / No ☒

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		Specify approximate proportion (%) of site containing flood risk and where it is located e.g. eastern part of the site.
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	Small area on north eastern side of site.
Surface water extent: Low probability 1:1000 yrs	✓	Very small area on the south western boundary
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site Guide / criteria e.g. types of impacts.		Specify approximate proportion (%) of site covered by the designation and where it is located e.g. eastern part of the site. If designation is immediately adjacent, specify where it is located in relation to the site.
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		

Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related / partly related / poorly related</i>	-
Access to key facilities (schools, shops, other facilities)	<i>Good / limited / poor</i>	-
Immediate site access – adequacy of access for proposed development	<i>Good / limited / poor</i>	-
Wider transport network	<i>Good / limited / poor</i>	-
Access to public transport	<i>Good / limited / poor</i>	-
Access to active travel routes	<i>Good / limited / poor</i>	-

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Stage 2 assessment not undertaken as proposed development is for a single house. LDP will not include site allocations for development proposals of this scale.

### PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Electricity wayleave (pylons being removed/been removed. Birch woodland (almost entirely wooded).
Habitats adjacent to the site	Woodland.
Nature and scale of development (inc off site effects)	As above.

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	-
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Woodland within the site within AWI or just on edge of it. If not AWI, likely to be AWI quality.
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	AWI birch woodland
Species likely to require survey at LDP or later stage – eg CNAP species	NVC, Fungi, plants.
Possible protected species	Bats – potential for roosts in mature trees
Habitat connections	
ECOPS	
Potential Mitigation	See below.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	

#### Summary:

Development (presumably single house) would result in loss of woodland, including AWI inventory or AWI quality.

#### Overall Ecology Assessment

RED	X	AMBER		GREEN	
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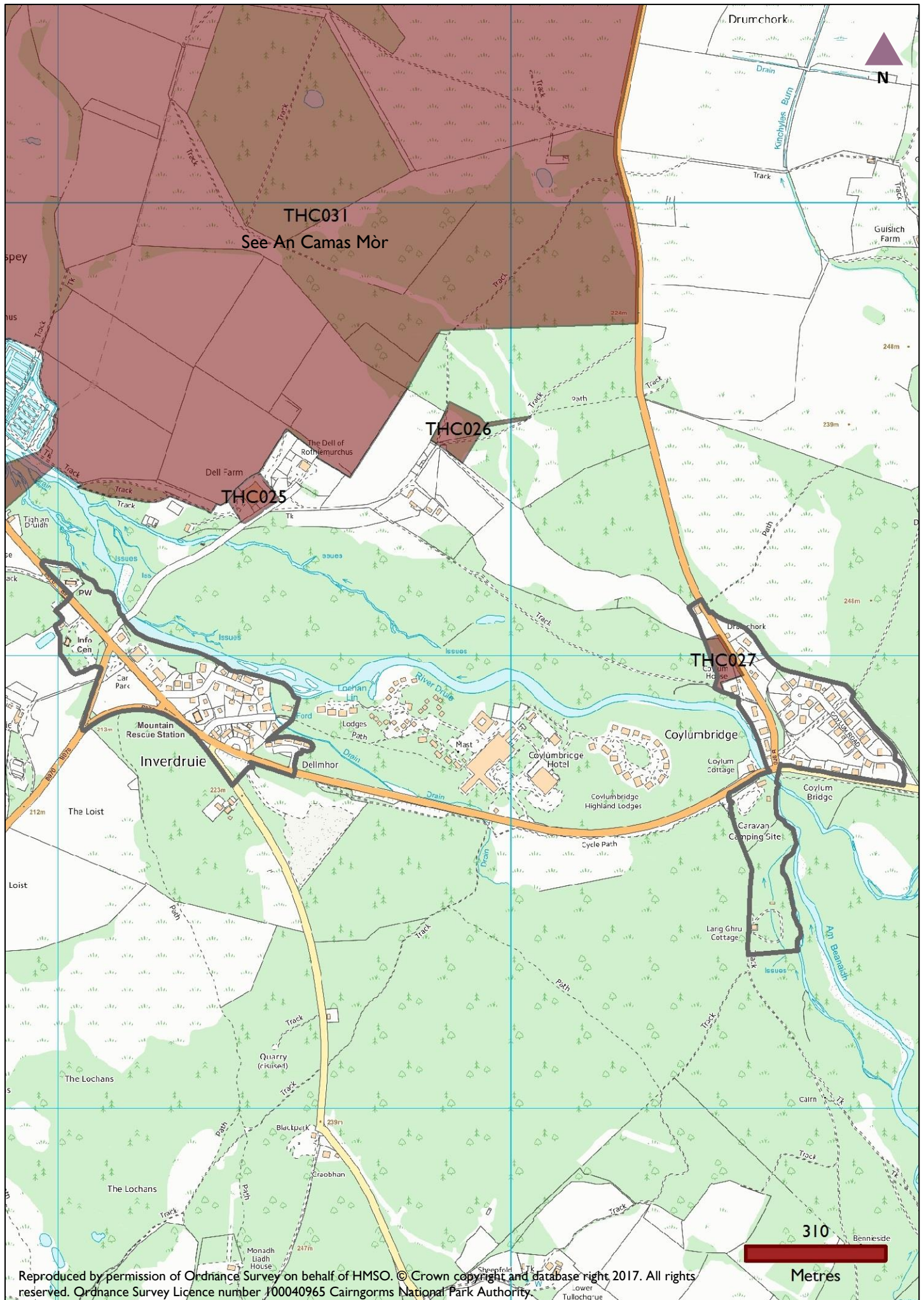
## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions
	<b>Siting</b>	
	<b>Design</b>	
<b>Landscape Special Qualities</b>		
<b>Wildland Issues</b>		
<b>Landscape Capacity for Housing Report – status of site</b>		
<b>Visual issues and sensitivities</b>		
<b>Potential for mitigation</b>		
<b>Potential to complement?</b>		
<b>Potential to enhance?</b>		
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
<ul style="list-style-type: none"> <li>• <b>Listed Building and its setting</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Scheduled Monument and its setting</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Conservation Area</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Gardens and Designed Landscapes</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Battlefield</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Other archaeological feature (Canmore)</b></li> </ul>		

### Overall Landscape Assessment

<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	
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# INVERDRUIE & COYLUMBRIDGE

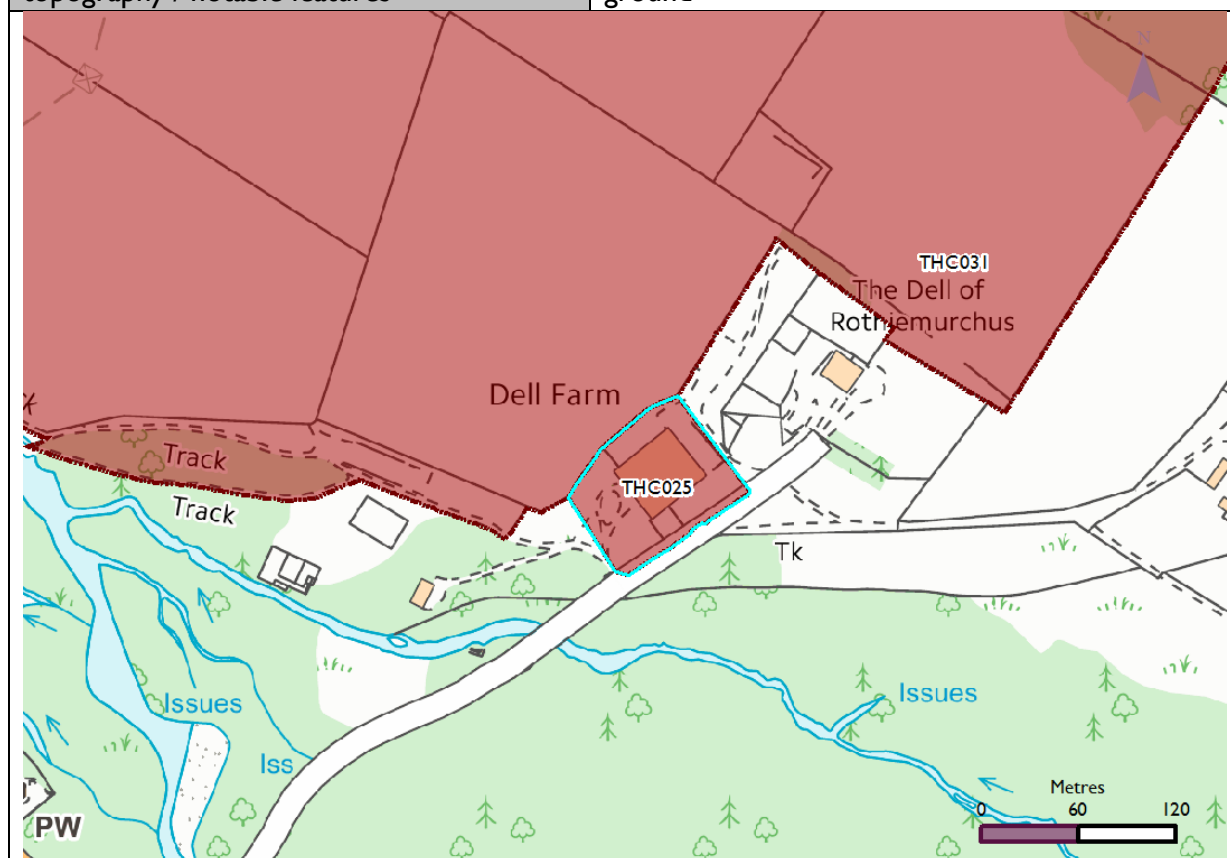


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC025
Site address	Dell Farm Rothiemurchus
OS grid reference (if available)	
Site area / size	0.7
Site description: current land use / topography / notable features	Farm Steading / estate office and surrounding ground



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### Proposed use

Proposed use		Employment or housing
Housing	Approx no of houses	3 units exist, potential to add 5
	Tenure	Private and leased
	Affordable housing proportion	One to rent
Employment / mixed use		1900 m <sup>2</sup>

## STAGE 1 ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☒ / No ☐

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	Around 90% of site within area
River extent: Low probability 1:1000 yrs	✓	Around 90% of site within area
Surface water extent: Medium probability 1:200 years	✓	Small area in north eastern corner.
Surface water extent: Low probability 1:1000 yrs	✓	Small area in north eastern corner.
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	Within 300m of River Spey SAC
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Within 300m of River Spey SSSI
National Nature Reserve		
National Scenic Area	✓	Within Cairngorms NSA
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat		



Prime agricultural land		
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### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting	✓	Dell Steading is a Category B listed building
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Partly related</i>	Site lies approx. 350m from Inverdrue. Is a rural site.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site lies approx. 550m from centre of Inverdrue (mainly contains tourism facilities and a bus stop), and 2.3km from the centre of Aviemore (shops / services / train station/ school).
Immediate site access – adequacy of access for proposed development	<i>Good</i>	The site has an established access along a private road from Inverdrue.
Wider transport network	<i>Good</i>	Site lies approx. 450m from the B970 leading to Aviemore and the A9 north and south (3.5km away). There is a train station in Aviemore.
Access to public transport	<i>limited</i>	There are bus services from Inverdrue to Aveimore / Cairngorm (run hourly).
Access to active travel routes	<i>Good / limited</i>	Site lies 400m from a core path.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies in a rural location (and NSA). Given the small scale nature of the proposed development, it is considered that this proposal would more appropriately be considered through the submission of a detailed planning application rather than through the LDP process.

### PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	The site is currently Estate offices and farm steadings used for cattle overwintering
Habitats adjacent to the site	Woodland, farmland
Nature and scale of development (inc off site effects)	There are existing buildings on site, the proposal is to convert these into five units for Office/housing

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	None
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Bats, breeding barn owl, swifts, swallows and house martins – possible pine marten breeding
Habitat connections	Connected to woodland and field edge habitat, potential to improve for bat foraging
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Incorporate bat roosts and breeding bird sites within new buildings – bat boxes, access to roost sites – will be dependent on species as with birds

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A good suds proposal integrated with landscaping would improve the immediate building environment for wildlife

#### Summary:

Bat and breeding bird survey (possible pine marten may use buildings to breed)  
 Unlikely to be significant change in numbers of people using the buildings or producing additional wastewater, unlikely to require an HRA as not expected there will be any additional impact on designated area or feature.

### Overall Ecology Assessment

<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>x</b>
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		8-unit housing development based on Dell farm steading (currently 3 dwelling units plus rundown granary/ barns/central stock yard). Not clear if existing buildings are to be demolished. I suspect that this would be the case as appear in poor state of repair and ill-fitted for renovation in current form. Accessible to public but not a well-walked part of the estate
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Rural site set amongst grass fields and woodland. Close to Dell of Rothiemurchus.
	<b>Siting</b>	On site of Dell farm steading and surrounding areas currently used for access/farm machinery storage etc Access across Druie (same access as for ACM)
	<b>Design</b>	Design of housing (scale, form and finish) here would need to relate to the scale and layout of buildings in this agricultural landscape
<b>Landscape Special Qualities</b>		In NSA. Landscapes both cultural and natural, farmed strath, long association with forestry
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Not included
<b>Visual issues and sensitivities</b>		Locally sensitive
<b>Potential for mitigation</b>		Yes through careful design, grouping of buildings, organisation of garden ground for the houses, and access. The car should not dominate
<b>Potential to complement?</b>		Yes
<b>Potential to enhance?</b>		
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
• <b>Listed Building and its setting</b>		
• <b>Scheduled Monument and its setting</b>		
• <b>Conservation Area</b>		
• <b>Gardens and Designed Landscapes</b>		
• <b>Battlefield</b>		
• <b>Other archaeological feature (Canmore)</b>		

### Overall Landscape Assessment

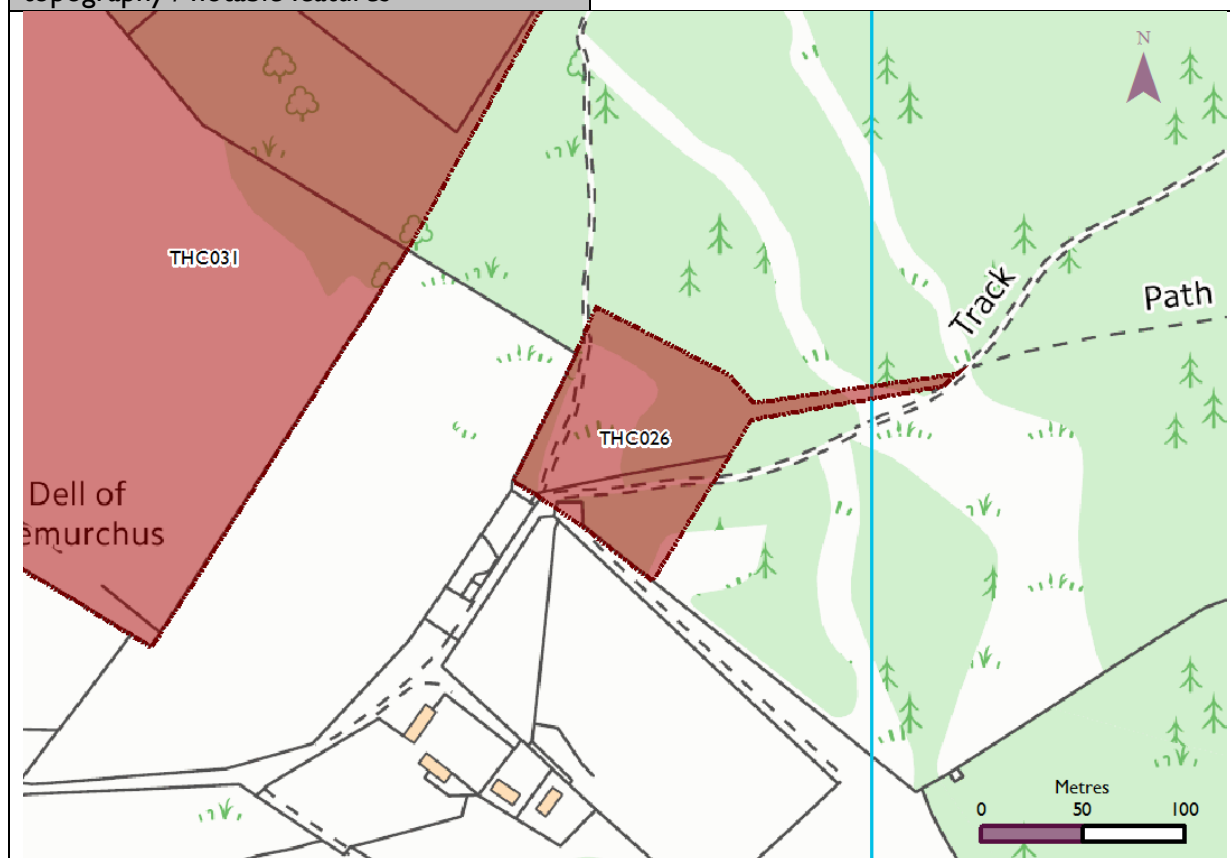
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC026
Site address	Dell Farm Rothiemurchus
OS grid reference (if available)	
Site area / size	0.9
Site description: current land use / topography / notable features	Agriculture and woodland



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### Proposed use

Proposed use		Employment – farm enterprise
Housing	Approx no of houses	N/A
	Tenure	N/A
	Affordable housing proportion	N/A
Employment / mixed use		1400 m <sup>2</sup>

## STAGE I ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☐ / No ☒

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	Small area in south eastern corner. About 1% of site area.
Surface water extent: Low probability 1:1000 yrs	✓	Small area in south eastern corner. About 1% of site area.
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site		
Guide / criteria e.g. types of impacts.		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area	✓	Cairngorm Mountains
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	About 90% of site covered by Ancient woodland
Natural and semi-natural woodland		
Tree preservation order (TPO)		



Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>poorly related / partly related</i>	Site lies approx.. 450m from Inverdrue. Is a rural site.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site lies approx.. 1km from centre of Inverdrue (mainly contains tourism facilities and a bus stop), 1.3km from Coylumbridge and 2.8km from the centre of Aviemore (shops / services / train station/ school).
Immediate site access – adequacy of access for proposed development	<i>Good</i>	The site has an established access along a private road from Inverdrue.
Wider transport network	<i>Good</i>	Site lies approx. 900m from the B970 leading to Aviemore and the A9 north and south (3.9km away). There is a train station in Aviemore.
Access to public transport	<i>limited</i>	There are bus services from Inverdrue to Aviemore / Cairngorm (run hourly).
Access to active travel routes	<i>Good / limited</i>	Site lies 450m from the nearest core path. There is a good network from Inverdrue.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies in a rural location (and NSA) and is identified as ancient woodland. Given the small scale nature of the proposed development, it is considered that this proposal would more appropriately be considered through the submission of a detailed planning application rather than through the LDP process.

### PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	The site is currently native woodland grazed by cattle
Habitats adjacent to the site	Native woodland and deer farm fields
Nature and scale of development (inc off site effects)	Unclear –proposal area is 0.9ha

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	LEPO site
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	<i>Could be high quality woodland with less cattle grazing which has reduced the quality of the understorey and is not allow regeneration</i>
Species likely to require survey at LDP or later stage – eg CNAP species	Waxcaps a potential unless too much continued nutrient input and poaching
Possible protected species	Bats, squirrels, pine marten, birds breeding in trees
Habitat connections	Linked to high quality woodland with good understorey vegetation
ECOPS	
Potential Mitigation	Proposal not clear at this stage but woodland connectivity should be retained throughout the planned development, a reduction in grazing intensity would improve understorey vegetation and allow natural regeneration of birch

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	Suds proposal required for any new development

**Summary:**

Extended Phase I to look for potential to support protected species and identify if NVC required.

This is a site classified as Long Established Plantation of native woodland and as with other LEPO sites in this area likely to have a high quality woodland, from initial site visit assessment the site looks overgrazed for it to have much botanical interest at present but as part of the mitigation for any development on this site, a new grazing regime could be introduced together with replacement tree planting to improve the habitat value of this woodland. Additional land may be required depending on the size and nature of development proposed.

**Overall Ecology Assessment**

<b>RED</b>		<b>AMBER</b>	<b>x</b>	<b>GREEN</b>	
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		0.9 Ha farm enterprise development – no details (relationship to ACM access?)
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Grazed pine and birch woodland bisected by a track
	<b>Siting</b>	At the edge of area of open fields
	<b>Design</b>	Insufficient details to properly assess – could be a series of large buildings or something of much lower intensity
<b>Landscape Special Qualities</b>		In NSA. Landscapes both cultural and natural, farmed strath, long association with forestry
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Not included
<b>Visual issues and sensitivities</b>		Potentially visible locally and from Craigellachie
<b>Potential for mitigation</b>		Insufficient info
<b>Potential to complement?</b>		
<b>Potential to enhance?</b>		
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
• <b>Listed Building and its setting</b>		
• <b>Scheduled Monument and its setting</b>		
• <b>Conservation Area</b>		
• <b>Gardens and Designed Landscapes</b>		
• <b>Battlefield</b>		
• <b>Other archaeological feature (Canmore)</b>		

### Overall Landscape Assessment

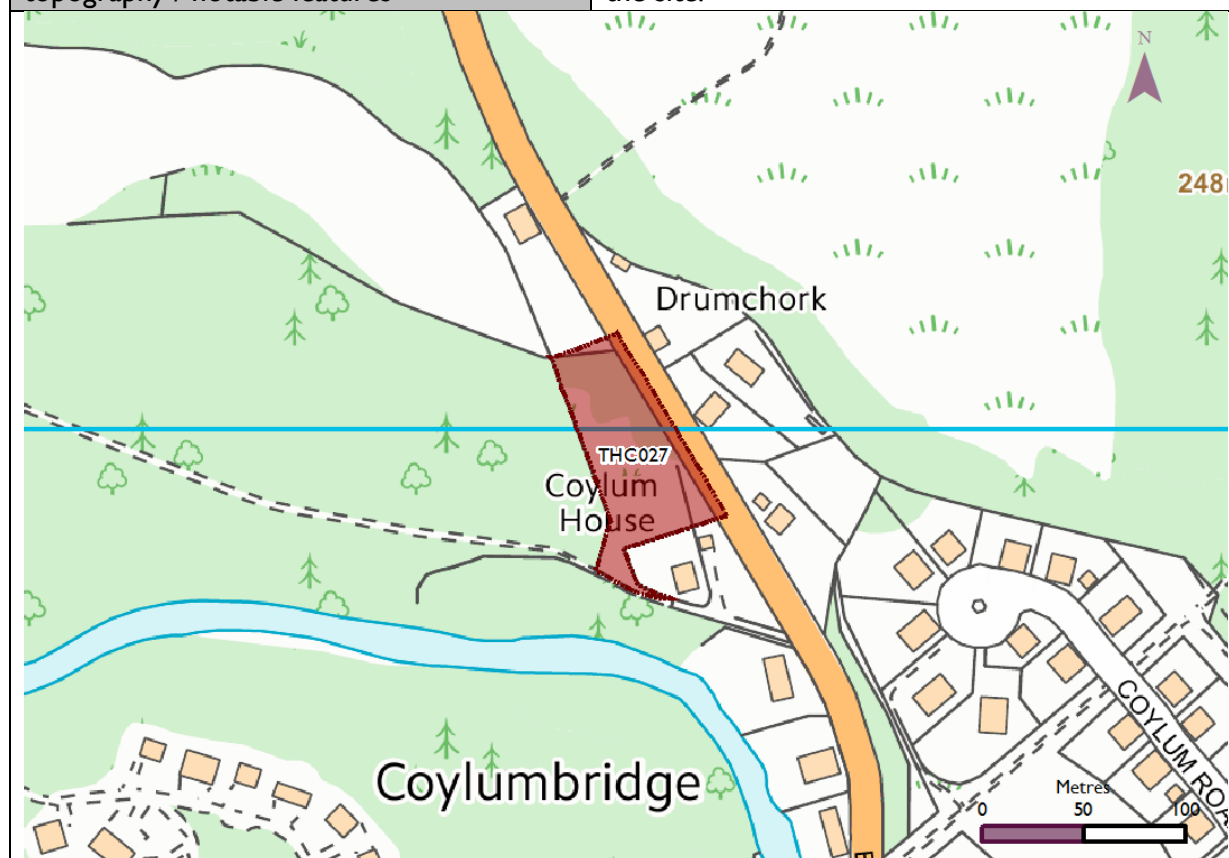
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC027
Site address	Coylumbridge
OS grid reference (if available)	
Site area / size	0.5
Site description: current land use / topography / notable features	Mature woodland with steep slope in the west of the site.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	3
	Tenure	Private
	Affordable housing proportion	33%
Employment / mixed use		

## STAGE 1 ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☐ / No ☒

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	NMR Drumchork, a village, comprising fourteen roofed buildings, is on the opposite side of the road

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		



## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related / partly related /</i>	Site lies within settlement boundary of Coylumbridge.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site lies approx. 1.7km from centre of Inverdrue (mainly contains tourism facilities and a bus stop), 1.3km from Coylumbridge and 3.7km from the centre of Aviemore (shops / services / train station/ school).
Immediate site access – adequacy of access for proposed development	<i>limited</i>	The site lies directly on the B970 road.
Wider transport network	<i>limited</i>	Site lies on the B970 leading to Aviemore and the A9 north and south (approx. 5km away). There is a train station in Aviemore (3.7km).
Access to public transport	<i>limited</i>	There is a bus stop approx. 900m from the site (by the Hilton).
Access to active travel routes	<i>Good</i>	Site lies approx. 250m from the nearest core path leading to Inverdrue and Aviemore.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site currently lies within the settlement of Coylumbridge. Whilst it relates well to the existing houses, there is a steep slope running through the site which would restrict development to approximately half of the site. In addition, it contains mature well spaces trees which are of ecological significance. It is not considered that the site is suitable for development.

### PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	
Habitats adjacent to the site	
Nature and scale of development (inc off site effects)	

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	Close to Spey SAC
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	High quality native woodland with good understorey vegetation
Species likely to require survey at LDP or later stage – eg CNAP species	Wood ant, Fungi, NVC vegetation
Possible protected species	Pine marten, red squirrel, bats,
Habitat connections	Adjacent to designated ancient woodland and River Druie (within Spey SAC)
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Not possible to mitigate

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	Would require a good suds scheme which incorporates biodiversity and water quality (proximity to River Druie) enhancements

#### Summary:

Extended Phase I survey to assess potential for protected species, NVC and fungal survey of woodland, wood ant survey

This is high quality woodland habitat which it would not be possible to mitigate for, it forms part of the riparian woodland corridor of the River Druie- part of the Spey SAC and would further fragment the remaining woodland habitat at Drumchork.

### Overall Ecology Assessment

<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>	
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## LANDSCAPE ASSESSMENT

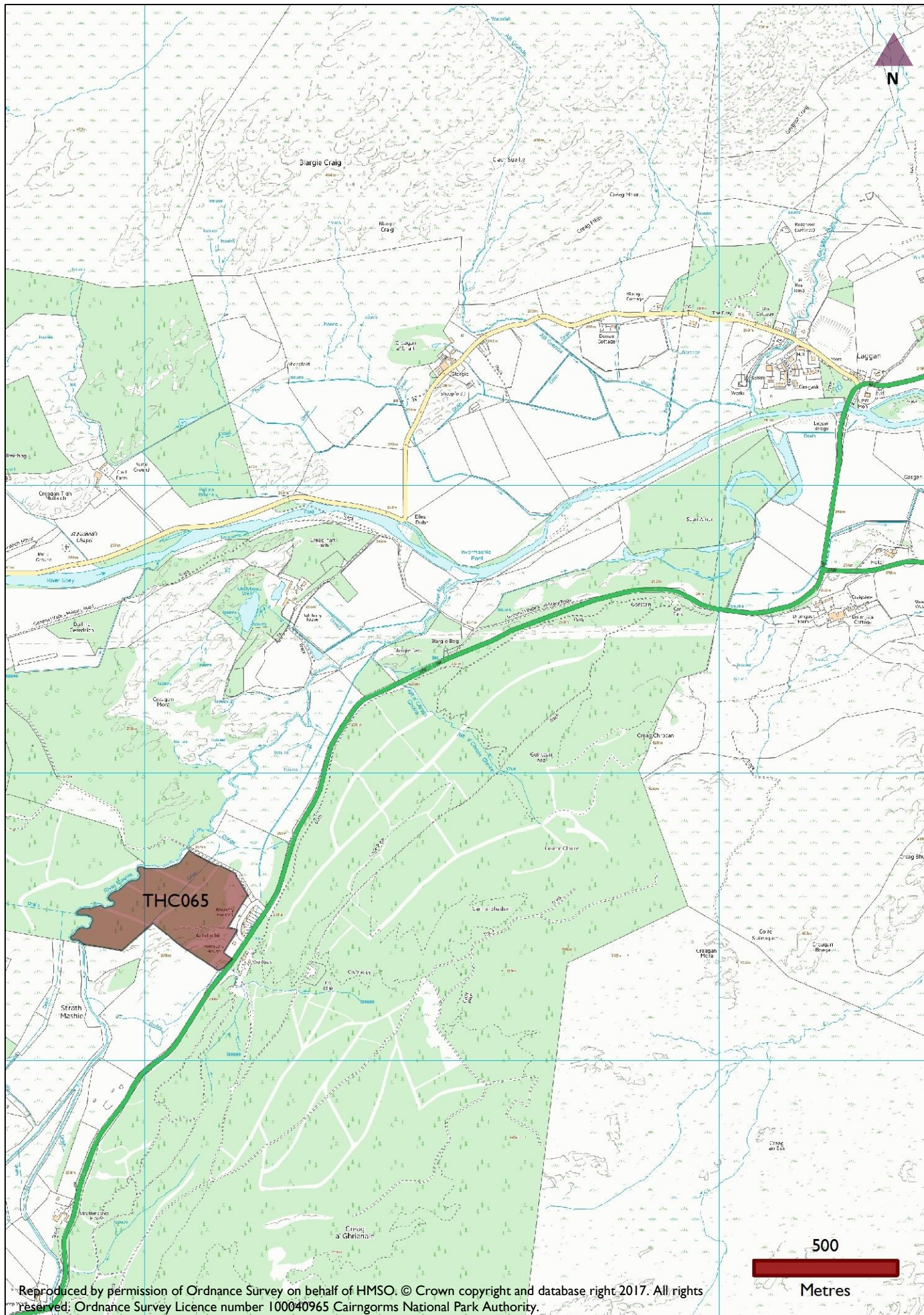
<b>Nature and scale of development (incl off site effects)</b>		0.5 Ha housing development, 3 houses
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions In the NSA. Immediately adjacent to B970 on west side between road and river. The B970 is a well—used road and part of the NCR
	<b>Siting</b>	Majority of site covered in well-spaced mature pine trees with interesting understorey. Steep slope runs through site meaning that approx. only half of the site buildable from access off the B970 (without major ground works)
	<b>Design</b>	Not possible to design and site 3 houses on this site without the loss of a large number of trees and significant adverse impacts to the character and SLQ experienced in this part of the National Park
<b>Landscape Special Qualities</b>		In NSA. Dark and venerable pine forest, extensive tracts of natural vegetation, long association with forestry, attractive and contrasting textures, landscapes both cultural and natural. Significant erosion/loss of SLQs
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Most southerly part of the site identified as a possible infill site
<b>Visual issues and sensitivities</b>		Close to road, very sensitive
<b>Potential for mitigation</b>		No
<b>Potential to complement?</b>		No
<b>Potential to enhance?</b>		No
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
• <b>Listed Building and its setting</b>		
• <b>Scheduled Monument and its setting</b>		
• <b>Conservation Area</b>		
• <b>Gardens and Designed Landscapes</b>		
• <b>Battlefield</b>		
• <b>Other archaeological feature (Canmore)</b>		

### Overall Landscape Assessment

<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# LAGGAN



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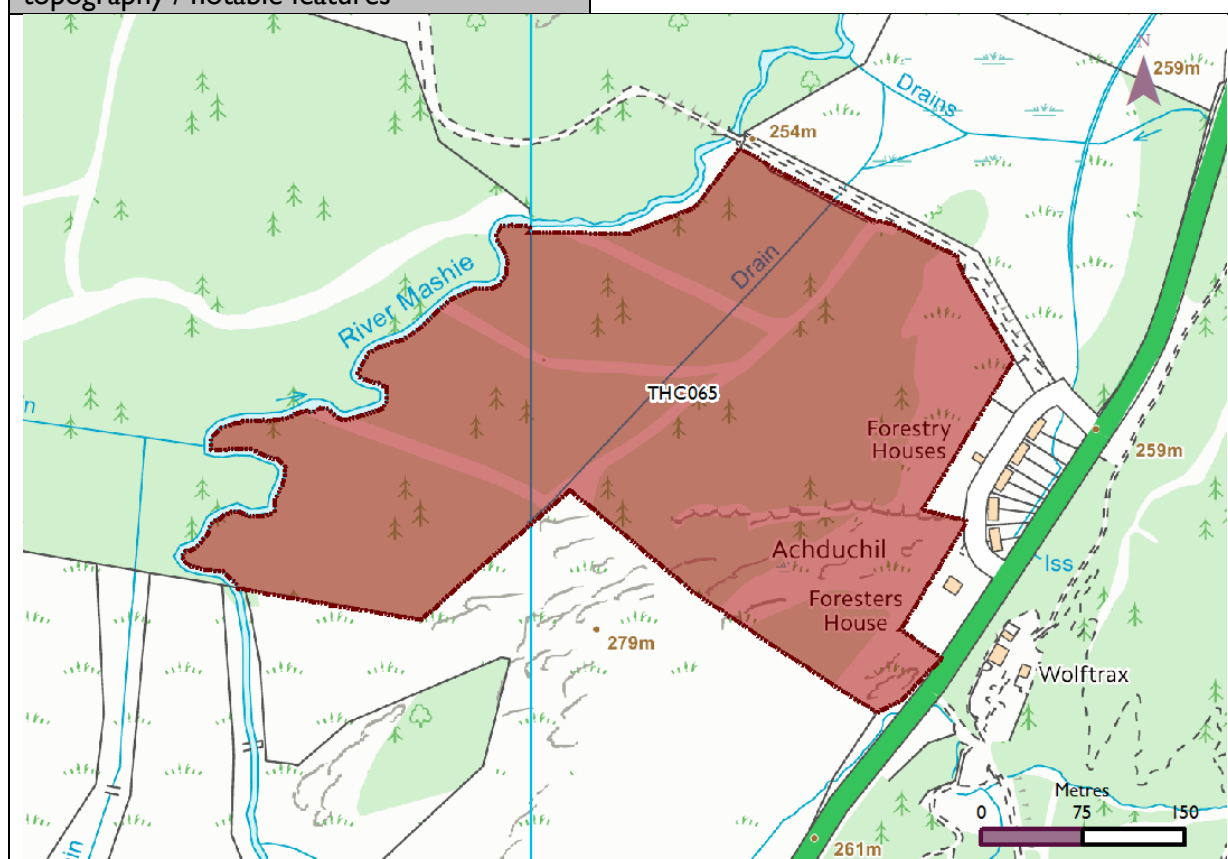


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC065
Site address	Site on A86, Laggan.
OS grid reference (if available)	
Site area / size	13.2 Ha
Site description: current land use / topography / notable features	Forestry



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	unknown
	Tenure	Serviced plots for local people to purchase / affordable
	Affordable housing proportion	
Employment / mixed use		-

## STAGE I ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☒ / No ☐

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	Approx 60% of the site contains medium probability flood risk covering north west portion of the site.
River extent: Low probability 1:1000 yrs	✓	Approx 60% of the site contains low probability flood risk covering north west portion of the site.
Surface water extent: Medium probability 1:200 years	✓	There is surface water flooding along the north western boundary (along the River Mashie). There are also small areas within the site.
Surface water extent: Low probability 1:1000 yrs	✓	There is surface water flooding along the north western boundary (along the River Mashie). There are also small areas within the site.
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	River Mashie is part of River Spey SAC and abuts the site along north / western boundary.
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		



National Nature Reserve		
National Scenic Area		
Wild Land		
<b>Other natural heritage considerations</b>		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat	✓	There is peat in the north / west of the site. Approx 25% of site.
Prime agricultural land		

### 3. Cultural heritage

<b>Does the site contain, or is it within, any of the following?</b>		
<b>Designation</b>	<i>Tick that apply</i>	<b>Comments / detail</b>
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	There are 3 Canmore features within the site.

### 4. Other potential constraints

<b>Is site is affected by any of the following potential constraints:</b>		
<b>Constraint</b>	<i>Tick that apply</i>	<b>Comment / detail</b>
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	A core path runs along north eastern edge.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	poorly related	While the site is adjacent to a terrace of forestry workers dwellings, it is separated from what is identified as Laggan by around 3.2km.
Access to key facilities (schools, shops, other facilities)	limited	There is no pedestrian walkway along the road to Laggan. A mixture of core paths and other rights of way do reach the village but the route is circuitous and inconvenient. Laggan Woftrax is opposite, however the nearest shops are in Newtonmore. The primary school and doctor's surgery are in the village some 3.2km away.
Immediate site access – adequacy of access for proposed development	good	There is already a large access track used for the construction of wind farms outside of the National Park. This could be upgraded to facilitate houses.
Wider transport network	poor	Nearest junction on the A9
Access to public transport	poor	Bus stop in Laggan 3.2 km away
Access to active travel routes	poor	A mixture of core paths and other rights of way surround the site however the route to the village is too circuitous to be convenient.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

#### *Summary of any key constraints / issues*

Site relates relatively poorly to Laggan, being over 3km away. Around 50% of the site is affected by the medium probability river flood extent, although this could be avoided given the low number of properties that are likely to be required. Development would also need to avoid peat, although this largely overlaps with the medium probability river extent. Site proposal is for serviced affordable plots. A limited part of the site is considered appropriate for this use, which would help to meet local housing need – avoiding the area at risk of flooding and limiting landscape impacts.

### PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes – limited part of site only, avoiding area at risk of flooding

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Complex mosaic of habitats resulting from commercial forestry but also some semi-natural habitat. Current use – some forestry (spruce and scots pine). Adjacent to the River Mashie.
Habitats adjacent to the site	Forestry, heathland mosaics
Nature and scale of development (inc off site effects)	As above. Potential for impacts on river Mashie which is adjacent.

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	River Mashie SAC adjacent
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Check, unlikely due to commercial forestry nature of local area.
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	Forestry use (majority of site appears to be wet and unlikely to be high suitability for commercial conifers)

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Regenerating woodland/scrub (broadleaves including willow, birch, Scots pine), river, wet rush and grassland, mature conifers. Area of planted spruce which has limited ecological value.
Species likely to require survey at LDP or later stage – eg CNAP species	Red squirrel. Potential for wood ants. Potential for GWDTEs.
Possible protected species	Red squirrel, pine marten, otter, wildcat, water vole, reptiles, breeding birds (crossbills, crested tit, warblers).
Habitat connections	Connectivity with adjoining forestry
ECOPS	See cover sheet for details.
Potential Mitigation	Allocation would need to be significantly reduced in scale in order to minimise impacts and loss of habitat – high potential for protected mammals using this site. Site would need to minimise loss of higher value habitats (native woodland scrub/regen, mature native trees. Some of the site is low lying and wet, so drainage will be an issue.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year	Flood risk assessment required – there are wet

event	habitats within the site (including a drain which bisects the site) and the river Mashie is adjacent.
SUDs	Yes – wet habitats present so water table could be high, impacts of existing wetland and watercourses would need to be assessed.

**Summary:**

The site has been subject to commercial forestry management and has a mix of habitats – dense thicket stage commercial spruce, wet heath/grass, planted Scots pine, natural regenerating birch, willow and pine plus scrub and tall ruderal vegetation. The site has wet habitats and watercourses which could make development of parts of the site tricky in terms of drainage. On drier parts of the site, there is a mix of semi-natural woodland habitats ranging from mature Scots pine to scrub and regenerating broadleaves and pine. The site offers habitat for a wide range of protected species and would also require assessment for Ground Water dependent Terrestrial Ecosystems.

If this site is taken forward, the allocation would need to be reduced significantly and careful consideration given to the highest quality semi-natural woodland areas – the development focusing on the areas of lower ecological value.

**Overall Ecology Assessment**

<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Not quite clear however affordable houses 6-8 number is assumed
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site is away from village but close to small group of forestry worker houses and close to wolf tracks. Main road nearby. Site is located in middle of the glen on the flood plain. Woodland and wet grassland is common in the surrounding areas.
	<b>Siting</b>	Site is undulating with distinctive rock outcrops as a major feature. Woodland is variable with some pine but also spruce and regenerating exotics. However also scrubby birch and birch regen. This could limit the available space for any development.
	<b>Design</b>	Low key timber material would reflect the area. A dispersed pattern would increase the visual and landscape effects significantly however a compact development may be acceptable (similar to phase 2 Ardgael). Possibly closer to the new workshop.
<b>Landscape Special Qualities</b>		Remoter straths with woodland types dominating on the area. Rough terrain, hence the rocks. Dark skies and contrasting textures
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		The site is generally enclosed by the vegetation however this is variable and being on the floor of the strath is very visible from surrounding high point. Dun da Lamh is close by and the impact upon the view from there is potentially significant depending on layout and design
<b>Potential for mitigation</b>		Through design and layout
<b>Potential to complement?</b>		Again with additional woodland planting and good design
<b>Potential to enhance?</b>		Potential as above
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
<ul style="list-style-type: none"> <li><b>Listed Building and its setting</b></li> </ul>		
<ul style="list-style-type: none"> <li><b>Scheduled Monument and its setting</b></li> </ul>		Setting to Dun da Lamh (national significance). May affect key views from the fort.

• <b>Conservation Area</b>	
• <b>Gardens and Designed Landscapes</b>	
• <b>Battlefield</b>	
• <b>Other archaeological feature (Canmore)</b>	

### Overall Landscape Assessment

<b>RED</b>		<b>AMBER</b>	Limited capacity for small compact development	<b>GREEN</b>	
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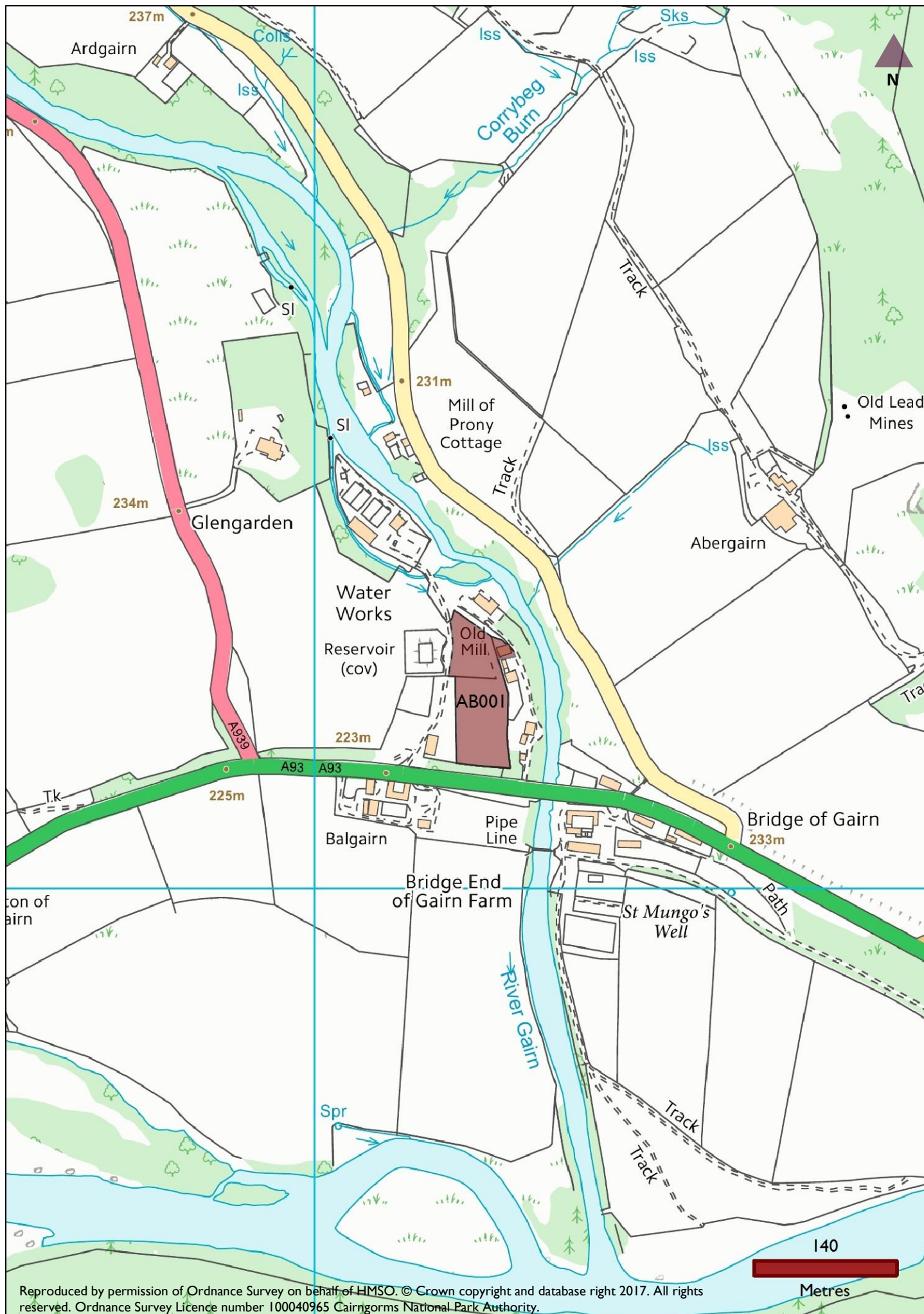
#### Summary:

Some of the site could be developed where a discrete number of units located together may fit in with the landscape. However it is isolated from village and not closely associated with the nearby housing. It could therefore appear incongruous and not reflect to the local landscape character.

## **Landward sites**

Bridge of Gairn  
Invercauld Estate Office  
Lynchat  
Lynwilg

# BRIDGE OF GAIRN, BALLATER



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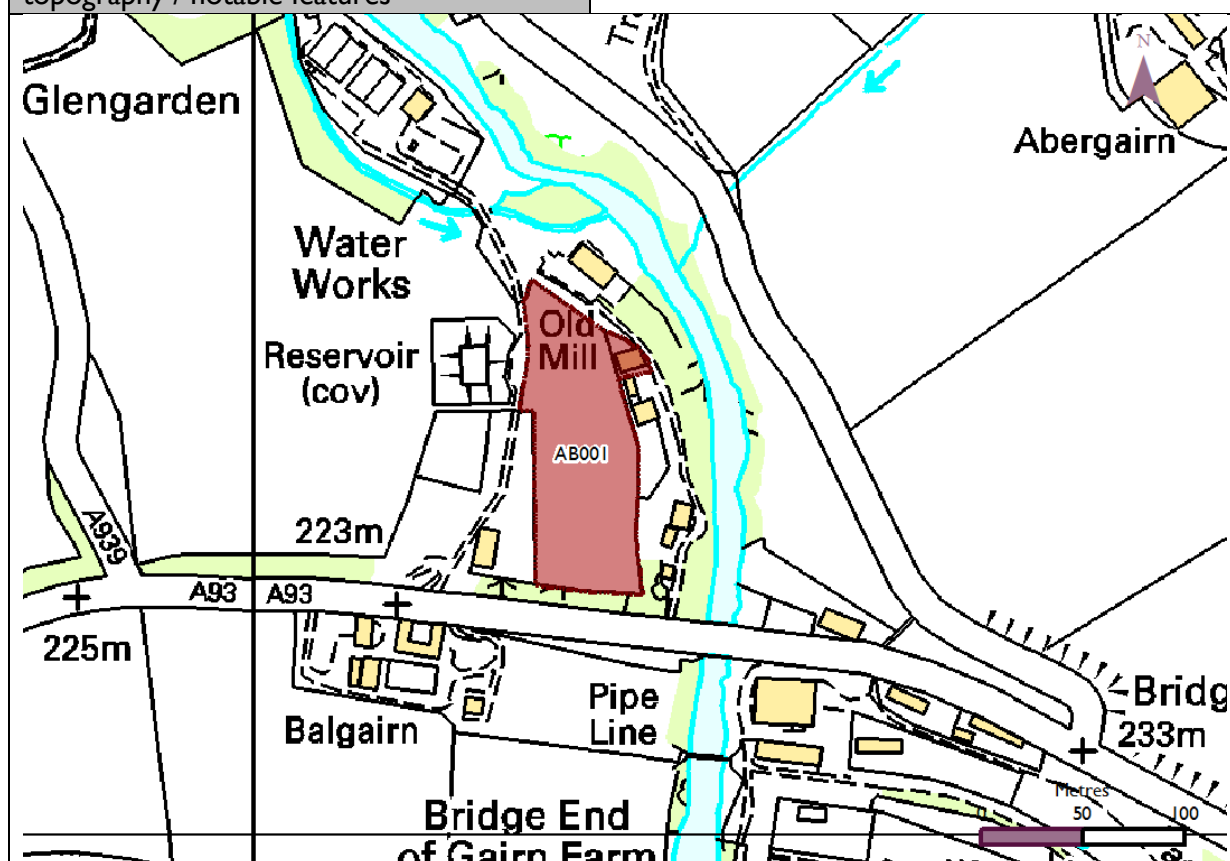


## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	AB001
Site address	Bridge of Gairn, Ballater
OS grid reference (if available)	
Site area / size	0.7 Ha
Site description: current land use / topography / notable features	Field surrounded by dispersed trees / bushes.



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#### Proposed use

Proposed use		Housing
Housing	Approx no of houses	4-5
	Tenure	Private
	Affordable housing proportion	0%
Employment / mixed use		N/A

## STAGE 1 ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☐ / No ☒

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs	✓	Low probability flood risk to the north, east and south of the site.
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	River Dee SAC lies nearby, running from the north of the site and down the eastern side.
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		

Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	3 within 100m of the site

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Core path running along southern boundary of the site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>poorly related</i>	Site lies in Bridge of Gairn, a small group of buildings to the north of Ballater.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Facilities available in nearby Ballater, although around 1.5km away
Immediate site access – adequacy of access for proposed development	<i>limited</i>	Direct access onto A93 unlikely to be appropriate, but alternative options available to access the site
Wider transport network	<i>limited</i>	Site lies on the A93 (linking to Aberdeen and Braemar). However the site is not near a train station or any major roads.
Access to public transport	<i>limited</i>	There is a bus stop immediately to the south of the site (within 100m). However being rural, the frequency of services is limited. More services available from Ballater directly.
Access to active travel routes	<i>Good</i>	There is a core path running along the south of the site which provides an active travel route to Ballater.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies within a small group of buildings approx. 1.5 km to the north of Ballater, outwith the settlement boundary. The site itself is elevated above the road to the south with potential access to the east and west. The scale of the site is quite generous for 4-5 houses. Given the poor relationship of the site to the existing settlement, and the relatively small scale of the development, allocation of the site is not considered appropriate. Development could potentially be pursued through a planning application which would be assessed against the rural housing policies in the LDP.

## PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Site comprised of a field – pastoral/silage use. Surrounded by mature trees and existing dwellings.
Habitats adjacent to the site	As above. River Gairn close by, this forms part of the River Deer SAC.
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	River Gairn - River Dee SAC (141m away). Housing on east side forms a protective barrier between site and river.
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	-
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Field itself could have botanical/fungi potential but depends on historical and current use. Mature trees surrounding the field have ecological value.
Species likely to require survey at LDP or later stage – eg CNAP species	Phase I habitat survey (carried out between May and August to determine botanical interest)
Possible protected species	The site does include a building, so bats and breeding bird surveys are required.
Habitat connections	-
ECOPS	-
Potential Mitigation	Avoid tree removal. If there is botanical interest, avoid the best areas if possible.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above
SUDs	Required.

#### Summary:

Phase I survey required, as detailed above. Site unlikely to present any significant ecological constraints. Mature trees on the boundary of the site must be retained.

#### Overall Ecology Assessment

RED		AMBER		GREEN	X
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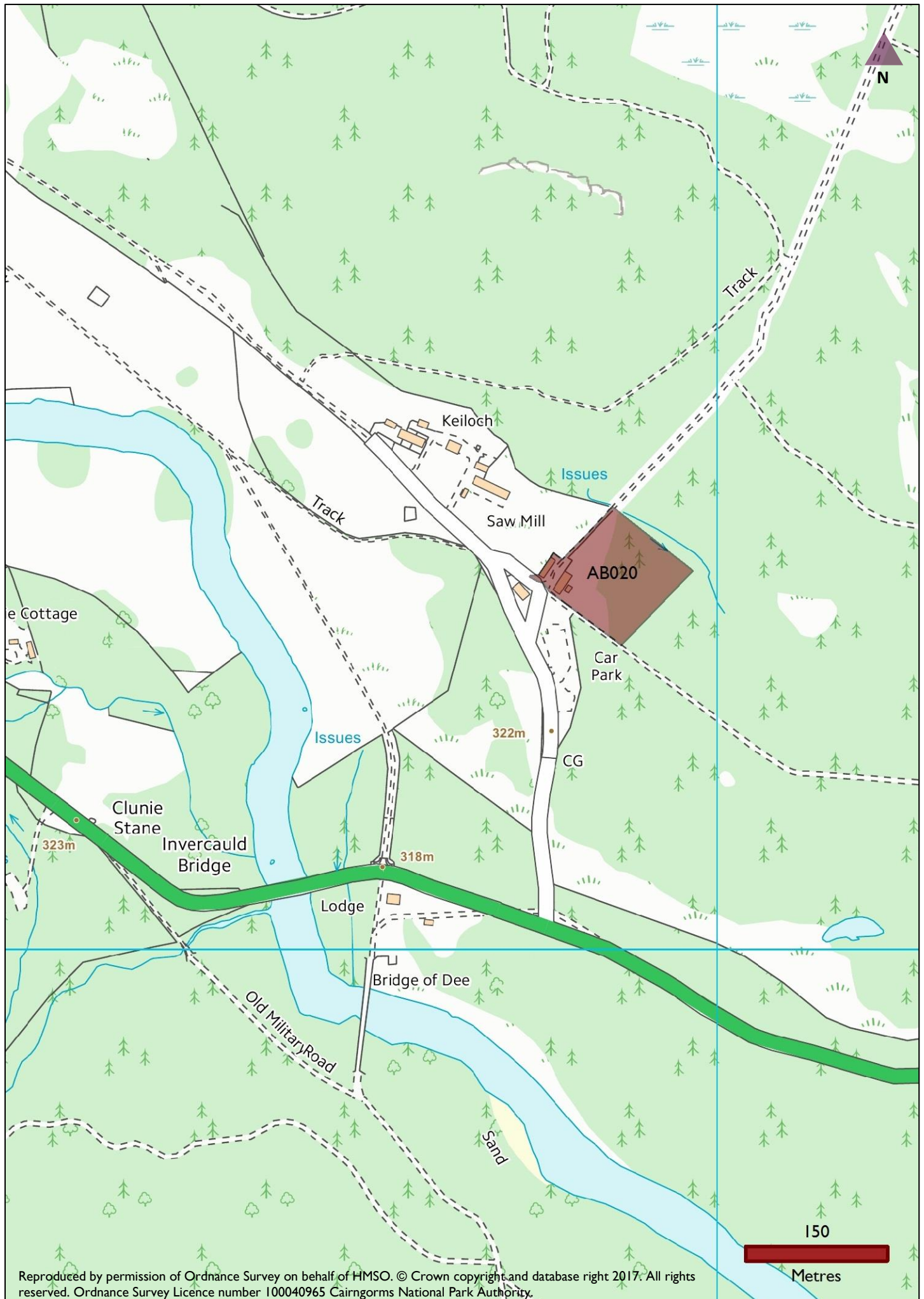
## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Small scale housing development of 4-5 houses on greenfield site.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site lies to the north west of Ballater in a rural setting.
	<b>Siting</b>	River terrace field set amongst trees, not visible from A93, overlooked from minor road on east side of river.
	<b>Design</b>	Design and layout of housing very important here to reflect historical pattern.
<b>Landscape Special Qualities</b>		Existing pattern of housing in this area strongly related to landform, special landscape quality 'a landscape both cultural and natural'.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		
<b>Visual issues and sensitivities</b>		
<b>Potential for mitigation</b>		Retain boundary trees
<b>Potential to complement?</b>		Yes
<b>Potential to enhance?</b>		Further boundary planting to enhance integration to the rural setting.
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
• <b>Listed Building and its setting</b>		
• <b>Scheduled Monument and its setting</b>		
• <b>Conservation Area</b>		
• <b>Gardens and Designed Landscapes</b>		
• <b>Battlefield</b>		
• <b>Other archaeological feature (Canmore)</b>		

### Overall Landscape Assessment

<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b>
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# INVERCAULD ESTATE, BRAEMAR

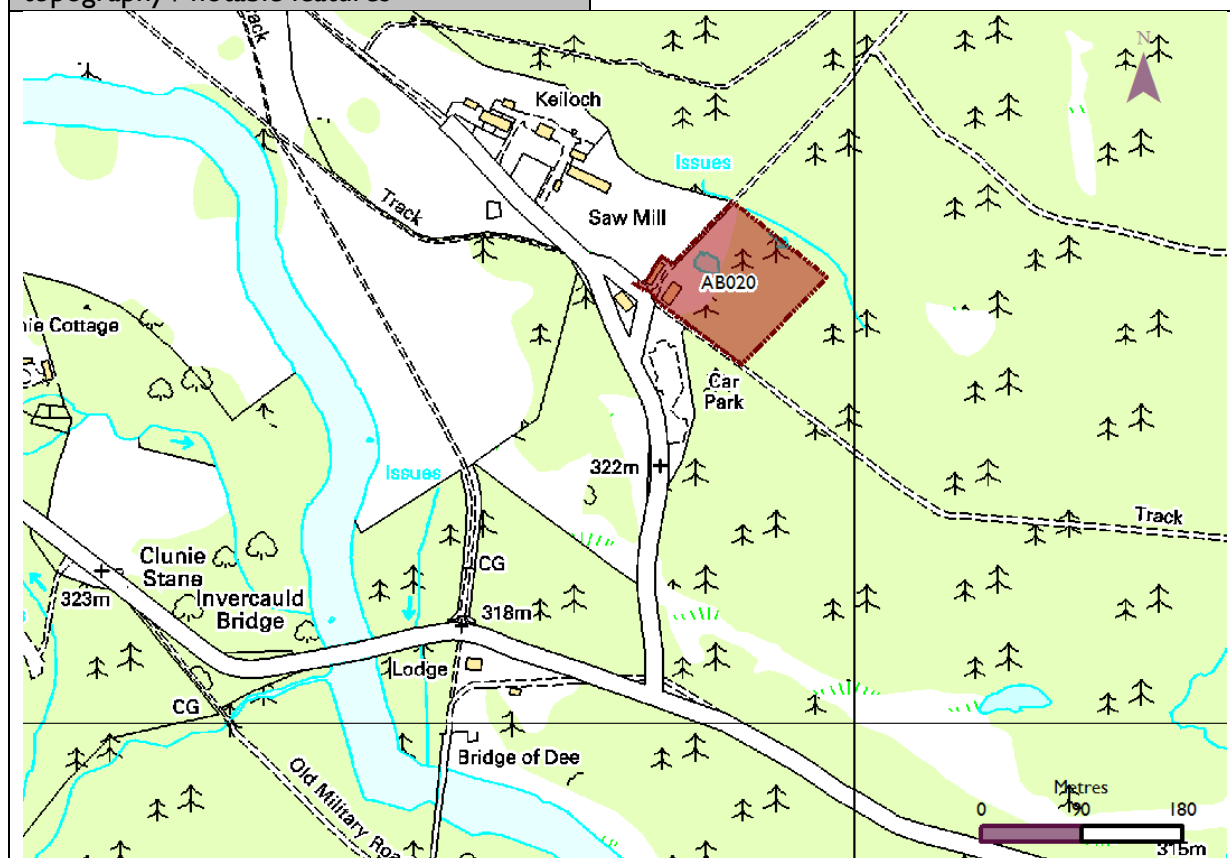


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB020
Site address	Invercauld Estate Office
OS grid reference (if available)	
Site area / size	1.2Ha
Site description: current land use / topography / notable features	Estate ancillary buildings, brownfield site.



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### Proposed use

Proposed use		Flexible industrial units
Housing	Approx no of houses	N/A
	Tenure	N/A
	Affordable housing proportion	N/A
Employment / mixed use		



## STAGE 1 ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☐ / No ☒

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	Several areas of medium probability surface water surround the site, two of which lie on the northern boundary.
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		<i>Specify approximate proportion (%) of site covered by the designation and where it is located e.g. eastern part of the site. If designation is immediately adjacent, specify where it is located in relation to the site.</i>
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area	✓	The whole of the site lies within the NSA.
Wild Land		

Other natural heritage considerations		
Ancient woodland	✓	95% of the site is covered by ancient woodland.
Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes	✓	Garden/Design Landscape lie within 5 metres of the site boundary.
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

### 4. Other potential constraints

Is site affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Core path and a public footpath run along the eastern boundary of the site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>poorly related</i>	Site lies approx. 5km from Braemar.
Access to key facilities (schools, shops, other facilities)	<i>poor</i>	Site lies approx. 5km from Braemar (shops / hotels / transport).
Immediate site access – adequacy of access for proposed development	<i>limited</i>	Site lies approx 300m off the A93 (Aberdeen and Braemar). There is an existing small road to the site.
Wider transport network	<i>limited</i>	Site lies 300m from A93 (Aberdeen and Braemar). However is not near a train station or any major roads.
Access to public transport	<i>poor</i>	There is a bus stop at Invercauld Bridge, approx. 500m away. Being rural, the frequency of services is limited.
Access to active travel routes	<i>limited</i>	A core path runs along the north western edge of the site. There is good access to other paths around the area however there is no obvious direct route to Braemar.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies in a rural location and is isolated from the nearest village (Braemar). The site lies within the centre of the estate's activity (estate office etc) and it may be suitable for some small scale business uses. However, it is considered more suitable for any such development proposal to be progressed through an individual planning application rather than as an allocation in the LDP.

## PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Existing estate buildings, storage for vehicles/machinery, rubble, gravel, scrap. Surrounded by pine woodland (mature trees and pine regeneration), some tall ruderal. Two old ponds (now dry). Burn on northern side.
Habitats adjacent to the site	Pine woodland
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	-
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Yes – category 2b – Long Established Plantation Origin
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Potential
Prime agricultural land	No.

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Mature pine trees and regenerating pine forest with healthy ground flora. Some damage has occurred through fly tipping.
Species likely to require survey at LDP or later stage – eg CNAP species	Wood ants – two nests observed during assessment. Woodland is AWI so NVC and fungi also required.
Possible protected species	Protected mammals (including pine marten, red squirrel, water vole on burn), reptiles. Bats – on existing estate buildings if these are to be impacted.
Habitat connections	Adjacent pine forest
ECOPS	
Potential Mitigation	Retain trees and associated pine woodland. Keep to existing hard standing/developed footprint.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above
SUDs	Required.

**Summary:**

AWI listing indicates potential high quality of woodland within the site – the site extends beyond the existing hard standing and active estate buildings/storage area into surrounding pine woodland. An NVC and fungi survey would be required. Wood ant nests were observed during the site assessment – a full survey would be required.

Red if the whole of the site as shown is included, as this would result in loss of potentially high value pine forest.

Amber if the woodland component and mature trees are removed from the allocation, though it is likely that some impacts to adjoining woodland will be unavoidable unless a proposal is very restricted.

**Overall Ecology Assessment**

<b>RED</b>	<b>X see above</b>	<b>AMBER</b>	<b>X see above</b>	<b>GREEN</b>	
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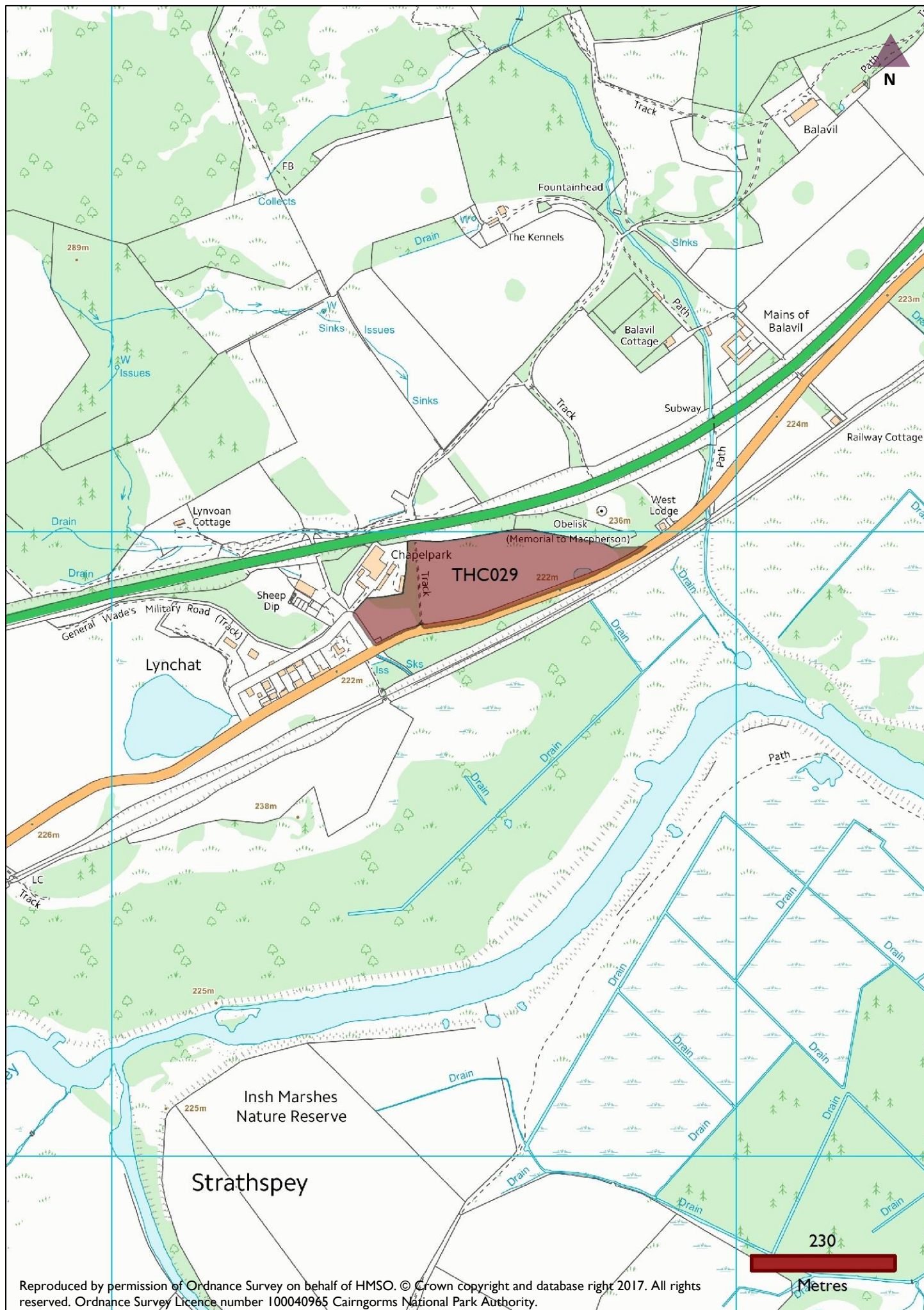
## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for employment uses.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	The majority of this site has been felled with retentions of mature pine trees.
	<b>Siting</b>	Scope for light industrial units of appropriate scale and design closely related to existing estate buildings and on area currently used for open storage. All to be set within landscape structure planting which is designed for permanency.
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Around 90% of the site is identified as semi-Ancient Woodland.
<b>Wildland Issues</b>		
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		Development could be incorporated within the existing woodland landscape.
<b>Potential for mitigation</b>		
<b>Potential to complement?</b>		
<b>Potential to enhance?</b>		
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
• <b>Listed Building and its setting</b>		
• <b>Scheduled Monument and its setting</b>		
• <b>Conservation Area</b>		
• <b>Gardens and Designed Landscapes</b>		
• <b>Battlefield</b>		
• <b>Other archaeological feature (Canmore)</b>		

### Overall Landscape Assessment

<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b>
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# LYNCHAT, KINGUSSIE



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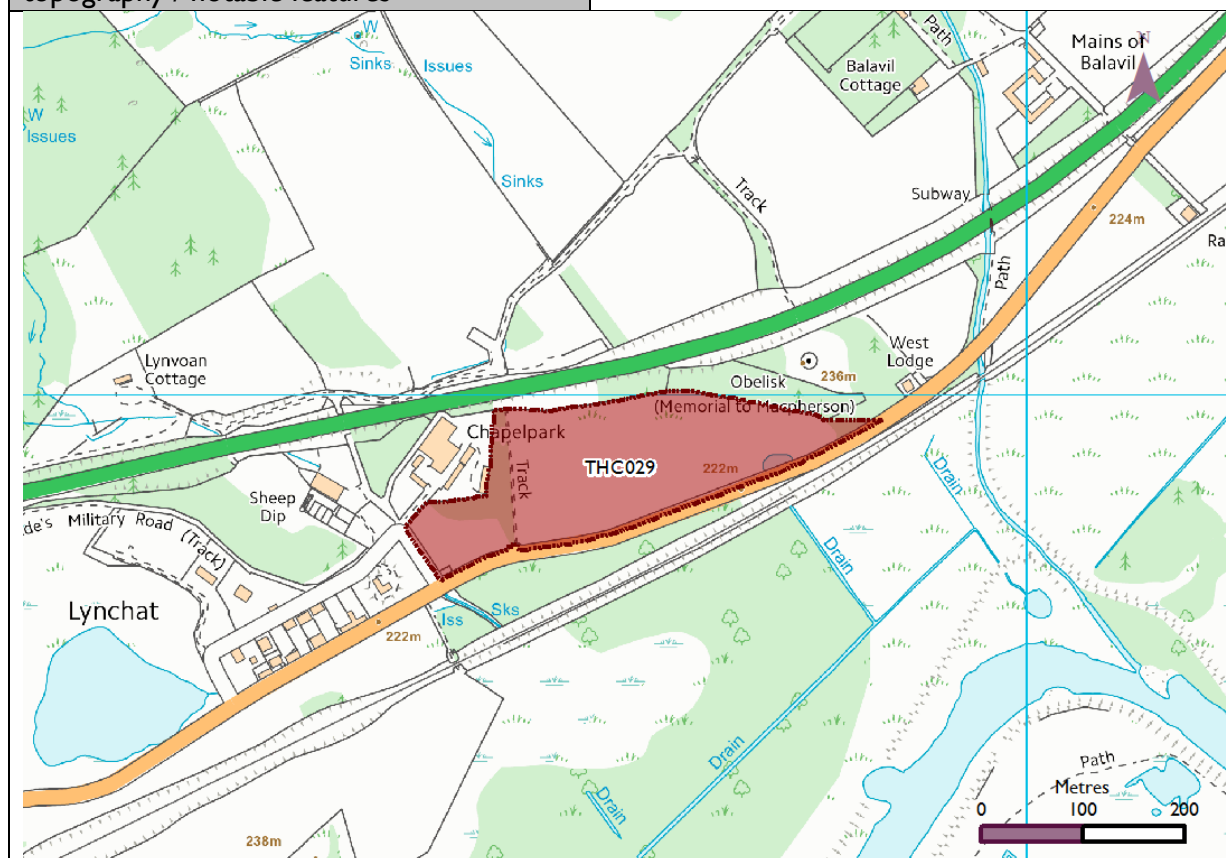


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC029
Site address	Balavil
OS grid reference (if available)	
Site area / size	4.1
Site description: current land use / topography / notable features	Agriculture



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	30-40
	Tenure	Private / affordable
	Affordable housing proportion	25% in line with SPP
Employment / mixed use		



## STAGE 1 ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☒ / No ☐

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	Extensive are runs through centre of site. Covers approximately 50% of area.
River extent: Low probability 1:1000 yrs	✓	Extensive are runs through centre of site. Covers approximately 70% of area.
Surface water extent: Medium probability 1:200 years	✓	Extensive are runs through centre of site. Covers approximately 50% of area.
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area	✓	Within PVA 05/12

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>	✓	Within 30m of River Spey – Insh Marshes Ramsar site
Special Area of Conservation (SAC)	✓	Within 30m of River Spey and Insh Marshes SACs
Special Protection Area (SPA)	✓	Within 30m of River Spey – Insh Marshes SPA
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Within 30m of River Spey – Insh Marshes SSSI
National Nature Reserve	✓	Within 30m of Insh Marshes NNR
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	Small area overlaps site's northern boundary
Natural and semi-natural woodland		

Tree preservation order (TPO)		
Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site	✓	Adjacent to Balavil Designed Landscape
Other archaeological feature (Canmore)	✓	Site contains NMR Chapelpark, Lynchat.

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	Lynchat is a small settlement that does not possess the services required to be identified within the current LDP's Settlement Strategy. The western most part of the site, which is bounded by a tree-clad knoll that is typical of this part of the Strath does have a weak relationship, having properties to its west and north. The eastern part of the site, which is divided by the knoll, does not relate well and feels very separate from the existing settlement.
Access to key facilities (schools, shops, other facilities)	<i>poor</i>	A pavement runs to the site's western corner and there is a bus stop within 200m of the site. There are no other substantive services within Lynchat, with the nearest schools, shops etc being in Kingussie, which are just over 2.5km away.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Access that serves a number of properties already exists off the B9152. This bounds the site's western boundary and there is space to upgrade it if required.
Wider transport network	<i>Good</i>	The site has reasonable access to the wider road network, being 2km from the A9's junction at Kingussie. Access to the rail network may also be regarded as reasonable, with Kingussie Station being within 3km.
Access to public transport	<i>Good</i>	There is a bus stop within 200m of the site.
Access to active travel routes	<i>limited</i>	There is a core path that begins at the western side of the path. However, due to the terrain and circuitous route to Kingussie, it is unlikely to be used for anything other than recreation.

**STAGE 1 & 2 ASSESSMENT SUMMARY:**

*Summary of any key constraints / issues*

The site lies immediately to the east of Lynchat, which is a very small settlement without formal status in the current LDP. The size of the site and the proposed number of dwellings is out of scale with the locality although a smaller site, covering only its western part and with far fewer units could be in-keeping.

The most significant constraint to the site is likely to be flooding. Almost the whole site has the potential for either river or surface water flooding. Of most significance is the fact that the 1:200 river extent covers approximately 50% of the site's area. Furthermore, if only the area that is realistically developable is considered, the proportion is closer to 75%. Of the area that relates well to the built form, the area is approximately 100%.

**PREFERRED SITE ALLOCATION FOR MIR? (Y/N)**

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Pasture, improved. Used for cattle and sheep. Includes higher ground beside farm with mature Scots pine and one larch. Heavily grazed by livestock and rabbits. Broadleaves along roadside, including limes at historical entrance. Two wet areas in larger eastern field, one rush dominated, one comprises of a pond with standing water, rushes and sedges. Signs of a historical burn or drain beside road, draining under road?
Habitats adjacent to the site	Pasture, Lynchat village, planted pine.
Nature and scale of development (inc off site effects)	Moderate housing development, majority of habitat lost would be pasture.

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	Mitigation only for drainage off-site
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	Unknown. Mature trees of landscape value (designed landscape) – planted pines of local value only, unlikely to support bats, unlikely to support red squirrels due to context.
Carbon Rich Soils /other soil issues	
Prime agricultural land	Unlikely to be significant. Pastoral use only.

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Mature pine and broadleaves of local value only.  Pond of low value – could support common amphibian species. In poor condition, could be enhanced.
Species likely to require survey at LDP or later stage – eg CNAP species	Tree survey, check for bats and squirrels though deemed unlikely to be significant.
Possible protected species	Bat and red squirrel in trees as above if these are included in developed area. Possibility of badgers adjacent but unlikely due to landuse (farming/shooting estate)  Check of pond for GCN records.
Habitat connections	Only woodland of connectivity value. Ponds are relatively isolated in the landscape but could be greatly enhanced.
ECOPS	See cover sheet for details
Potential Mitigation	Retain existing trees, pond and wet areas and

	enhance these.
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<b>Flood risk</b>	<b>Comments / detail / mitigation</b>
Flood risk relative location vs 1:200 year event	As above.
SUDs	Required.

**Summary:**

Survey requirements will be minimal if pond and trees are excluded from the proposal. Scope for ecological enhancement through additional tree planting and enhancing the pond which is currently in poor condition.

**Overall Ecology Assessment**

<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	If woodland, mature trees and pond are retained or incorporated into site
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Main field is just beyond the edge of village; it is an open field to the north and smaller enclosed one to the south more closely relating to the Balavil farm and cottage.
	<b>Siting</b>	Prominent road to front of site, setting important because of farm building complex, several feature on site to avoid, especially stone diking to road side.
	<b>Design</b>	<p>Strong sense of place created by the surrounding buildings in the smaller field. Farm buildings dominate. Larger field has mature pine on embankments which create a sense of enclosure further reinforced by the trees along the edge of Insh marshes.</p> <p>Designed landscape influences the character though remnant features and tree pattern.</p>
<b>Landscape Special Qualities</b>		Strath based, farm character, pine trees but not woodland, cultural heritage from Victorian buildings in immediate surrounding
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		Setting has a strong coherent character, limits the number and nature of the possible housing. The larger field is beyond the obvious village area and encroaches into parkland and open landscape. Possibly the designed landscape too. Development here would not fit the landscape character.
<b>Potential for mitigation</b>		Some, through design and picking up on existing features, walls and pine trees
<b>Potential to complement?</b>		Limited
<b>Potential to enhance?</b>		limited
<b>Archaeological and Cultural/built Heritage</b>		
<ul style="list-style-type: none"> <li><b>Listed Building and its setting</b></li> </ul>		Farm?
<ul style="list-style-type: none"> <li><b>Scheduled Monument and its setting</b></li> </ul>		

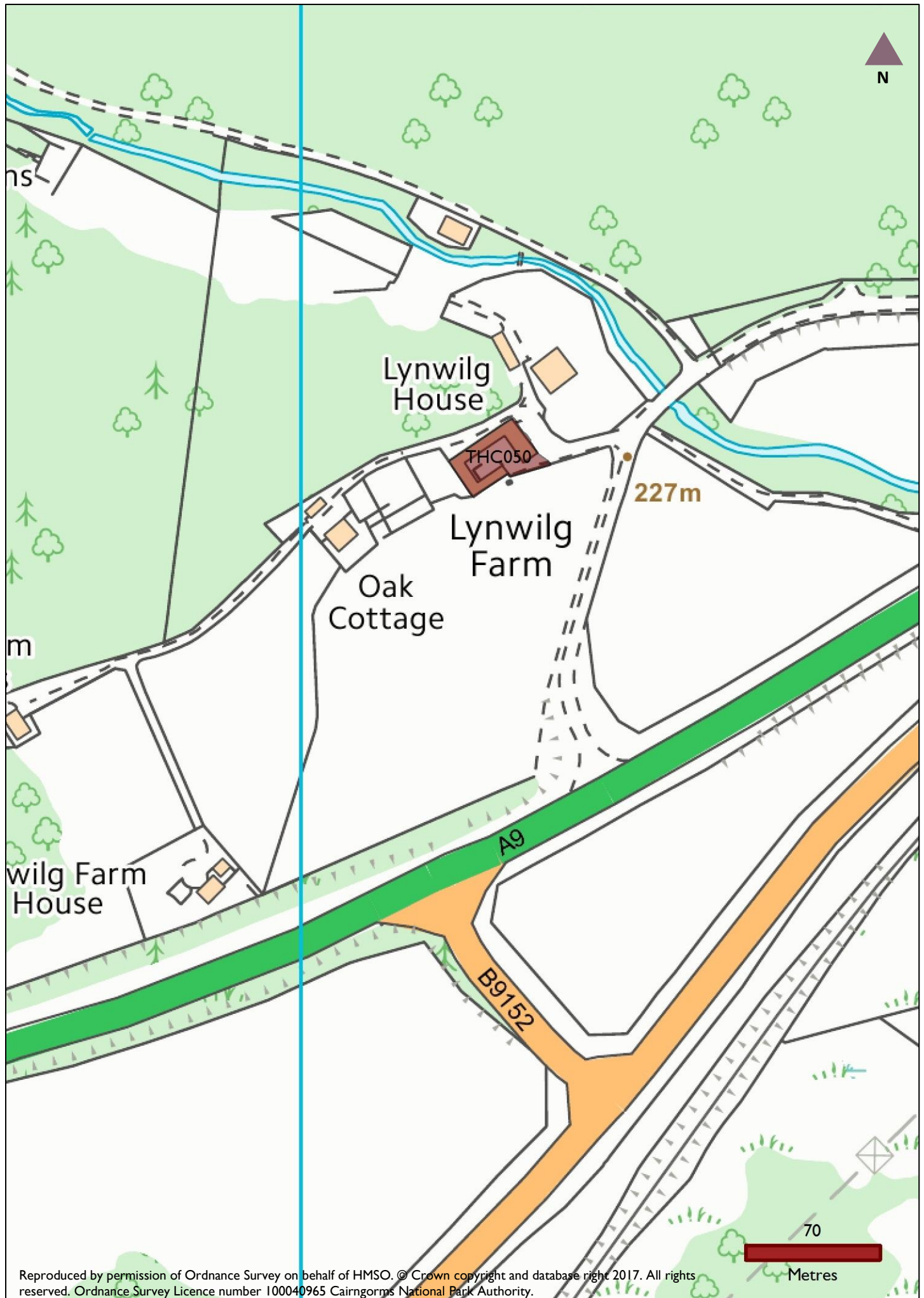
• <b>Conservation Area</b>	
• <b>Gardens and Designed Landscapes</b>	Balavil Estate
• <b>Battlefield</b>	
• <b>Other archaeological feature (Canmore)</b>	

### Overall Landscape Assessment

<b>RED</b>		<b>AMBER</b>	On the smaller field only	<b>GREEN</b>	
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# LYNWILG, AVIEMORE



## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	THC050
Site address	Kinrara Estate
OS grid reference (if available)	
Site area / size	0.1 Ha
Site description: current land use / topography / notable features	Site currently disused steading buildings



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#### Proposed use

Proposed use		Distillery
Housing	Approx no of houses	
	Tenure	
	Affordable housing proportion	
Employment / mixed use		

## STAGE I ASSESSMENT

### Screening questions

**1. Is the proposal for a single dwelling?**

Yes ☐ / No ☒

**2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**

Yes (wholly) ☐ / Yes (partially) ☐ / No ☒

### Constraints analysis

**1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	Area to the North within 50m.
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	Area to the South within 50m.
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

**2. Natural heritage**

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	River Spey SAC runs 60m to the North-East.
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland	✓	Area of semi-natural woodland lies 20m to the West of the site.
Tree preservation order (TPO)		

Peat		
Prime agricultural land		

### 3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

### 4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>poorly related</i>	Site lies in a rural location, approx. 3km south west of Aviemore.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Nearest facilities are in Aviemore.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an established site access to the site.
Wider transport network	<i>Good / limited</i>	Site is in very close proximity to the A9. However, nearest public transport available from Aviemore.
Access to public transport	<i>poor</i>	Nearest public transport is available from Aviemore (3km away).
Access to active travel routes	<i>poor</i>	Nearest right of way is approx. 120m away. No direct path connections to Aviemore.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies in an isolated location with poor access to facilities and transport. However it does contain existing development and there are no significant constraints affecting the site. As the proposal is for a specific business use, it would be more suitable to progress the re-development of the site through a detailed planning application instead of a more general development allocation.

### PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	The site is currently a farm steading complex in need of repair
Habitats adjacent to the site	farmland
Nature and scale of development (inc off site effects)	Potential to generate additional wastewater from new distillery

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Buildings with potential to support bats and breeding birds
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Bats, breeding owl, swifts, swallows and house martins
Habitat connections	
ECOPS	
Potential Mitigation	Make provision for bats and breeding birds in conversion plans

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A Suds scheme could be an attractive feature if the site is open for visitors and will provide additional habitat

#### Summary:

HRA – River Spey SAC – additional wastewater will be generated and require treatment on site (don't think is on mains), River Spey 60m away- mitigation through adequate wastewater treatment and Suds scheme.

Survey for bats and breeding birds – owl, swifts, swallows and house martins.

#### Overall Ecology Assessment

RED		AMBER		GREEN	X
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for employment use (proposed distillery).
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site comprises existing steading buildings which if converted is unlikely to result in significant visual impacts.
	<b>Siting</b>	
	<b>Design</b>	Steading buildings, suitable for conversion for small scale distillery. Scale of structures and access designed so as not to dominate the nearby Lynwilg House.
<b>Landscape Special Qualities</b>		
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		This scheme has the potential to mitigate for loss of bat and breeding bird habitat. Wastewater quality and treatment requires careful consideration. A suds scheme on-site could be used to provide habitat and an attractive feature for visitors.
<b>Potential for mitigation</b>		
<b>Potential to complement?</b>		
<b>Potential to enhance?</b>		
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
• <b>Listed Building and its setting</b>		
• <b>Scheduled Monument and its setting</b>		
• <b>Conservation Area</b>		
• <b>Gardens and Designed Landscapes</b>		
• <b>Battlefield</b>		
• <b>Other archaeological feature (Canmore)</b>		

### Overall Landscape Assessment

<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b>
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