

# **Cairngorms National Park**

## **Local Development Plan 2020**

### **Main Issues Report**

Site Assessment Report  
November 2017



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## **1. Introduction**

- 1.1 This report presents our initial assessment of all of the sites that were submitted by landowners, developers and other interested parties as part of the 'call for sites and ideas' process (undertaken from November 2016 to February 2017).

## **2. Methodology**

- 2.1 All sites have been assessed in a consistent manner by CNPA officers using a standard pro-forma approach.
- 2.2 The pro-forma has enabled the identification of key development constraints including flood risk, natural heritage designations (incorporating European, national and other locally significant sites), cultural heritage designations (conservation areas, listed buildings, scheduled monuments etc), and other potential constraints (overhead lines, potential contamination, rights of way etc). It has also enabled consideration of factors such as the relationship to existing settlements, access to key facilities, public transport and active travel, as well as likely impacts on the wider transport network.
- 2.3 An overall assessment summary is included for each site, along with our initial conclusions on whether or not the site should be identified as a preferred development option in the Main Issues Report.
- 2.4 To assist with our assessment of sites, supplementary ecology and landscape assessments have been undertaken to provide additional information for some sites. These have been prepared by CNPA specialist officers and, where relevant, have been taken into account in forming our initial conclusions about whether or not individual sites are appropriate for development.
- 2.5 Each site assessment was undertaken using the pro-forma set out below. The assessments involved identifying all potential sensitives within or nearby each site such as flood risk, natural heritage designations and built heritage assets. In addition, it included an assessment of planning considerations such as its proximity to local services and facilities.

# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	
Site address	
OS grid reference (if available)	
Site area / size	
Site description: current land use / topography / notable features	
<p>Insert Map</p>	

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### Proposed use

Proposed use		Housing / employment / mixed use / other (please specify)
Housing	Approx no of houses	
	Tenure	Private / affordable
	Affordable housing proportion	%
Employment / mixed use		(please specify proposed use and indicative floorspace)



## 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	✓	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		
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.		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		<i>Specify features on site and within close proximity to the site or where there is potential for development to impact on a nearby feature/building.</i>
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		<i>Specify where the following exist on site or in immediate proximity.</i>
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>	<i>Note approx. distance to nearest settlement, and how proposed site fits with existing settlement pattern</i>
Access to key facilities (schools, shops, other facilities)	<i>Good / limited / poor</i>	<i>Availability of / proximity to key facilities</i>
Immediate site access – adequacy of access for proposed development	<i>Good / limited / poor</i>	<i>Any significant issues / constraints relating to the immediate site access</i>
Wider transport network	<i>Good / limited / poor</i>	<i>Any significant issues / constraints relating to the wider transport network which may affect the proposed development</i>
Access to public transport	<i>Good / limited / poor</i>	<i>Proximity to nearest bus stop, frequency of services etc.</i>
Access to active travel routes	<i>Good / limited / poor</i>	<i>Proximity to core path network, other footpath provision etc.</i>

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

*Highlight any information that has been provided to support proposed development e.g. flood risk assessment, habitat / biodiversity assessment.*

## STAGE 3: ECOLOGY AND LANDSCAPE

### 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)	
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	<i>Eg species rich grassland, high quality woodland, wetlands etc</i>
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	
Habitat connections	
ECOPS	<i>Include a separate Ecological Constraints and Potential Plan if necessary</i>
Potential Mitigation	<i>Comments may include extra land beyond the proposed boundary required for compensatory habitat</i>

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

#### Summary:

*Highlight any surveys (eg NVC/Phase I) that would be needed to help with the inclusion as an allocated site or its boundaries. Also highlight any information that would be required to support proposed development in future and to be included on the LDP e.g. flood risk assessment, habitat / biodiversity assessment, HRA etc.*

### Overall Ecology Assessment

RED		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

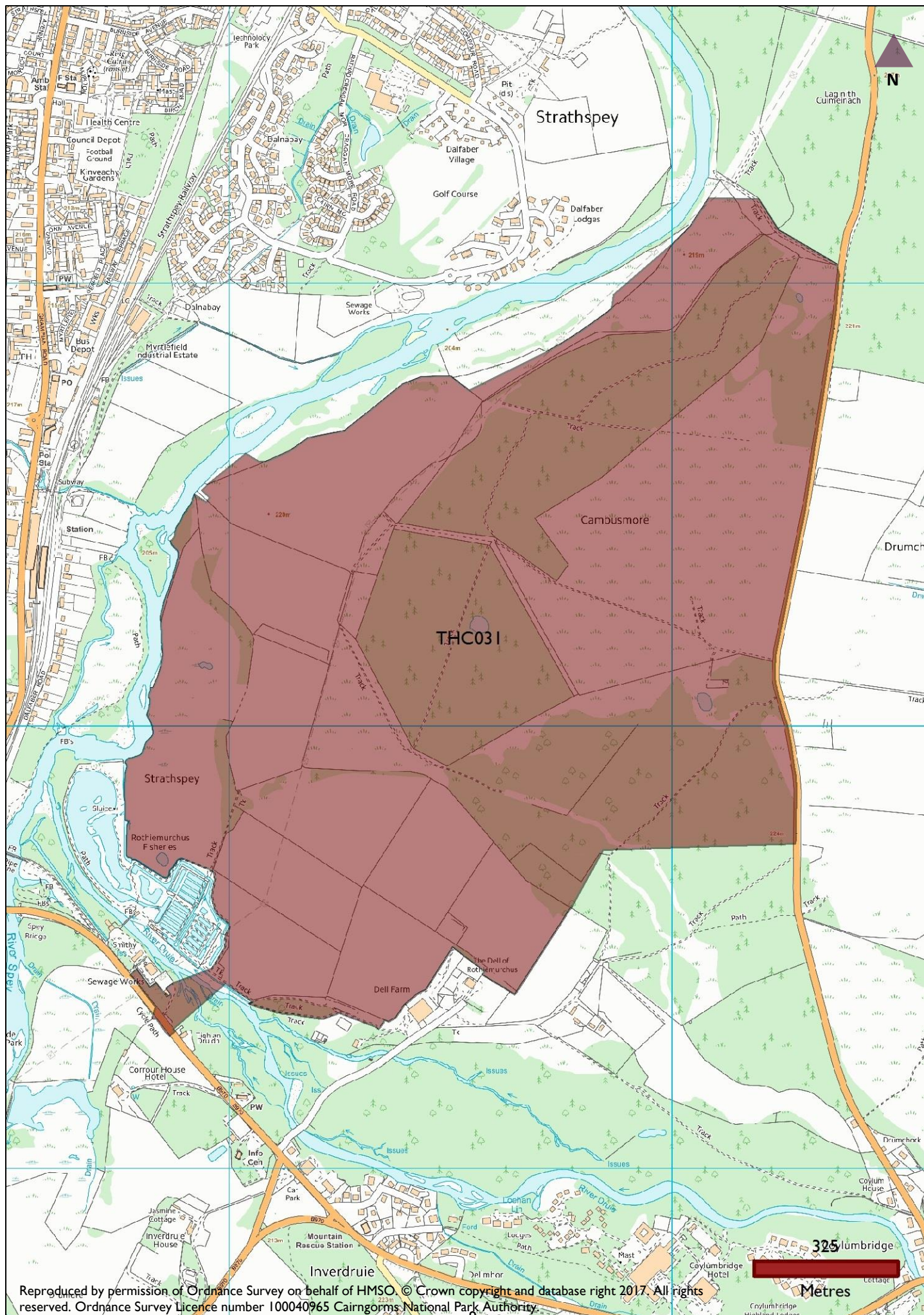
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	
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## **Strategic Settlements**

An Camas Mòr  
Aviemore  
Ballater  
Grantown-on-Spey  
Kingussie  
Newtonmore

# AN CAMAS MÒR



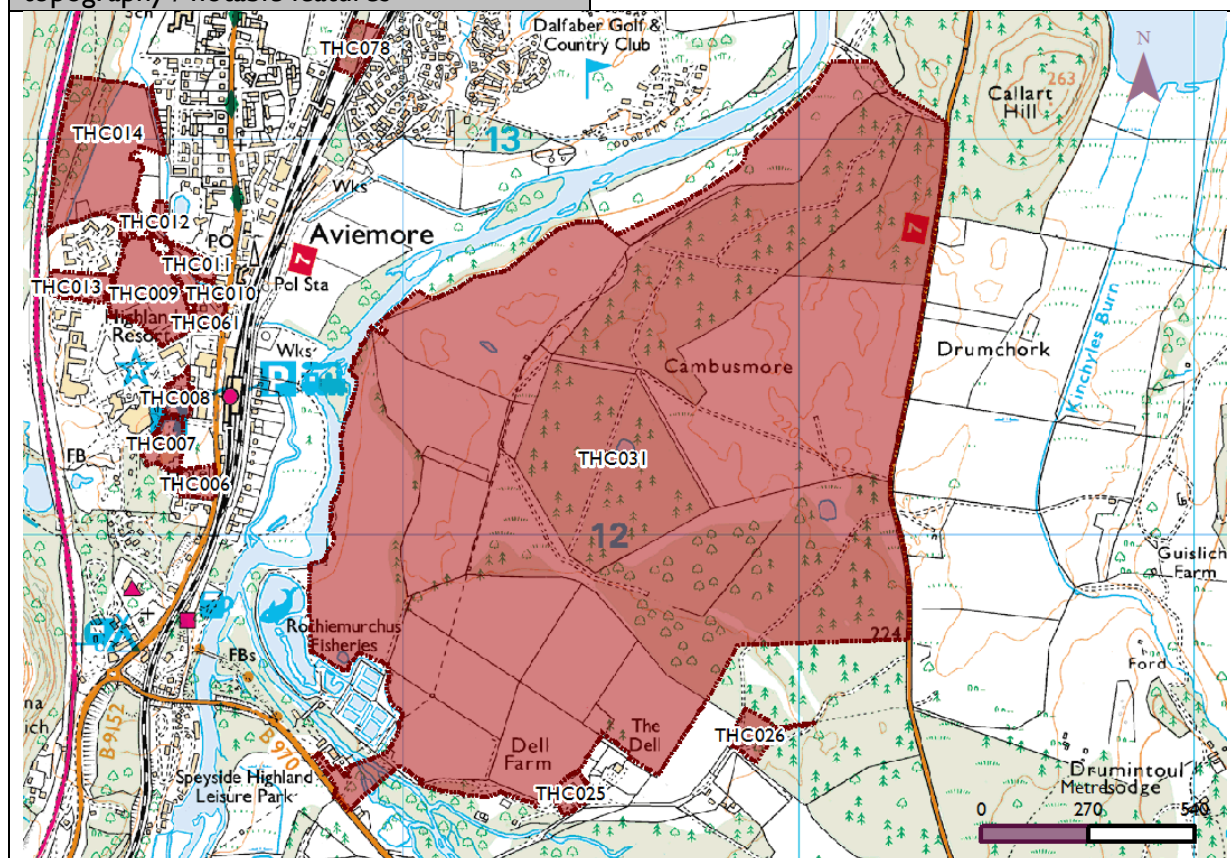


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC031
Site address	An Camas Mor
OS grid reference (if available)	
Site area / size	19.1
Site description: current land use / topography / notable features	Agriculture, Forestry and some recreation



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### Proposed use

Proposed use	Housing / mixed use						
Housing	<table> <tr> <td>Approx no of houses</td><td>-</td></tr> <tr> <td>Tenure</td><td>Private / affordable</td></tr> <tr> <td>Affordable housing proportion</td><td>Up to 40%</td></tr> </table>	Approx no of houses	-	Tenure	Private / affordable	Affordable housing proportion	Up to 40%
Approx no of houses	-						
Tenure	Private / affordable						
Affordable housing proportion	Up to 40%						
Employment / mixed use	Assumed at least 10,000m <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	✓	Extensive area affects much of southern part of site. Covers approximately 20% of area.
River extent: Low probability 1:1000 yrs	✓	Extensive area covers northern part of site. Covers approximately 20% of area.
Surface water extent: Medium probability 1:200 years	✓	Large areas dotted throughout site. Cover approximately 5% of area
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area	✓	Most of site within PVA 05/11

**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)	✓	Sit overlaps part of River Spey SAC in the south. The SAC runs the length of the site's 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)	✓	Sit overlaps part of River Spey SSSI in the south. The SSSI runs the length of the site's western boundary.
National Nature Reserve		
National Scenic Area	✓	Within Cairngorms NSA
Wild Land		
Other natural heritage considerations		

Ancient woodland	✓	Large area of ancient woodland in centre of site. Covers approximately 30% of area
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	✓	Rothiemruchus and Dell Steading, which is a Category B listed building, is adjacent to the site's southern boundary.
Scheduled monument and its setting	✓	Site contains SM Rothiemurchus, palisaded enclosure to NW of Dell Farm (SM9337)
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	Contains 2 NMRs for Dell Palisaded Enclosure (72211 and 15415)

### 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>	The site lies to the east of the existing settlement of Aviemore. The western boundary of An Camas Mor is only around 300m from Aviemore, whereas the eastern boundary is around 1.6km. The River Spey runs between them.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	The nearest service centre is Aviemore which is currently 5.5km by road from the centre of the site. Access to facilities could be significantly improved through the provision of a direct access across the River, which is proposed.
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Access is currently from the B970. Improved road infrastructure will be required to accommodate the scale of development proposed.
Wider transport network	<i>limited</i>	Relatively good access to wider transport network. Site lies just under 7km from the A9 providing access north and south. There is also a good local road network.
Access to public transport	<i>limited</i>	The nearest bus stop is in Coylumbridge and trains and buses available from Aviemore. The scale of the development will require public transport provision on site.
Access to active travel routes	<i>Good / limited</i>	The site is in immediate proximity to core paths along the western boundary. Again, on account of the scale of the proposal, a path network will also be necessary within the development site.

**STAGE 1 & 2 ASSESSMENT SUMMARY:**

The majority of this site is currently identified for the development of a new community in the existing LDP. At the time of assessment, a planning application for the renewal of planning permission in principle for the site was pending approval subject to the signing of a section 75 agreement. The scale of proposed development is significant in relation to its surroundings and therefore is likely to require extensive mitigation to address the impacts of the development. Improvements to road infrastructure will be required to improve accessibility to the site and to accommodate the scale of additional traffic. Access to local services in Aviemore will be necessary through the provision of a bridge as proposed, public transport provision will be required and extensive mitigation to address the impacts on natural heritage will be required.

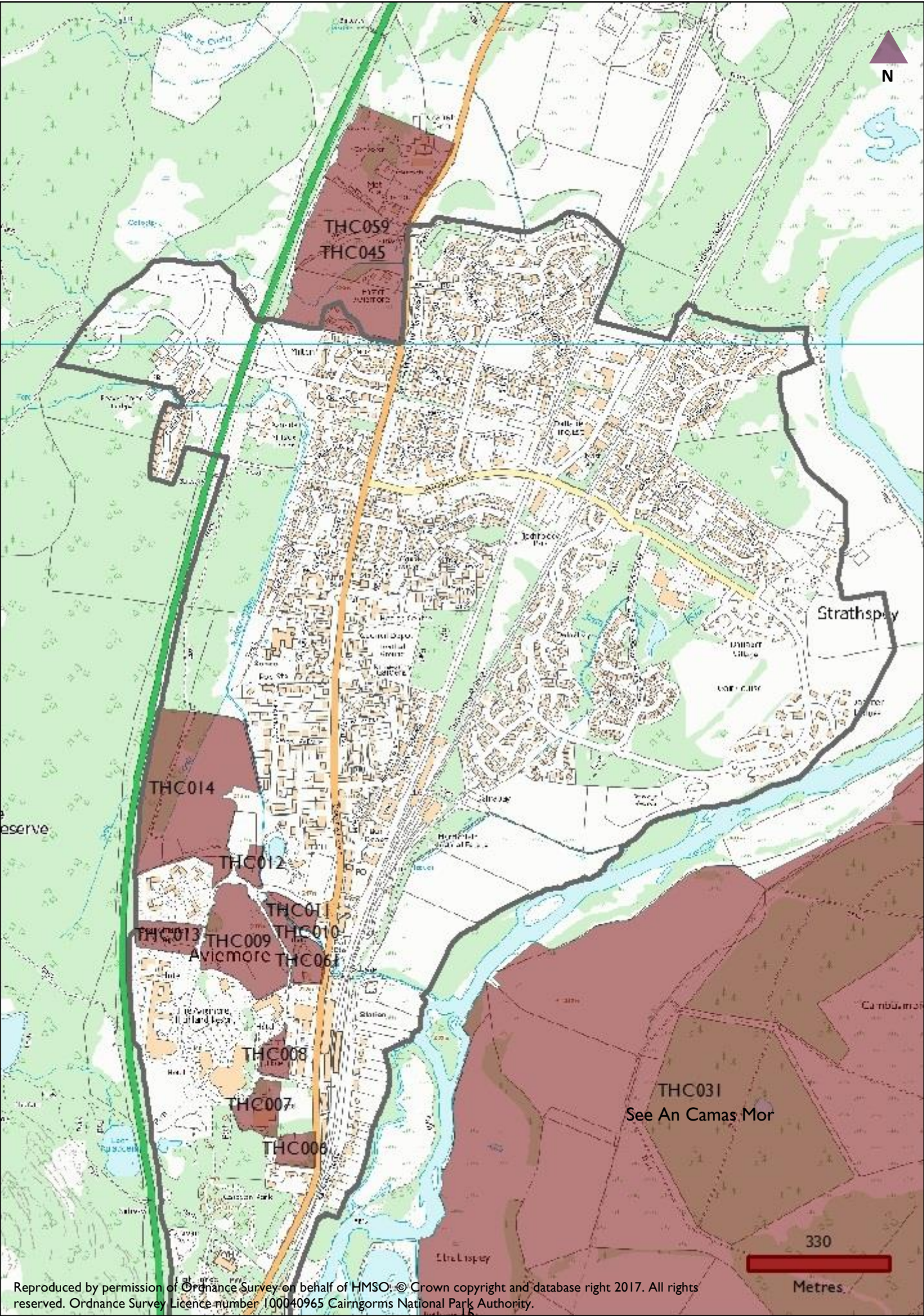
It is understood that this submission does not seek to increase the extent or scale of the core development area, but includes additional land for areas that the site promoter indicates are likely to be utilised for supporting infrastructure such as the access road, country park and flood plain compensation. It is not proposed to identify these additional areas in the new LDP at this stage. However, it is considered appropriate to continue to identify the core development area – reflecting the most recent planning application boundary for the site – as part of the established land supply for the Badenoch and Strathspey area.

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

Yes – core development area only (as per most recent planning application boundary)



# AVIEMORE



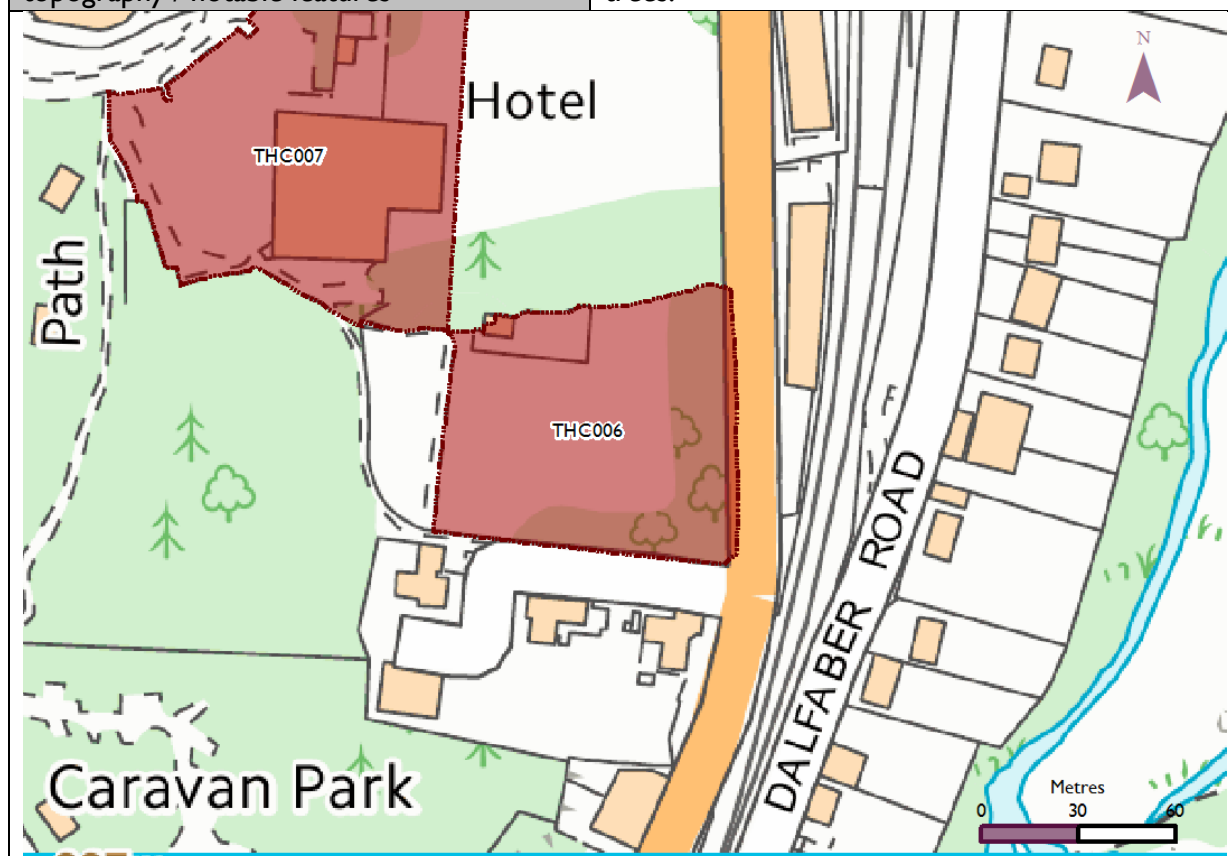


## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	THC006
Site address	Site 9, Highland Resort
OS grid reference (if available)	
Site area / size	0.7
Site description: current land use / topography / notable features	Currently grass land with clusters of mature trees.



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#### Proposed use

Proposed use		Housing
Housing	Approx no of houses	TBC
	Tenure	TBC
	Affordable housing proportion	TBC
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		
Surface water extent: Medium probability 1:200 years	✓	About 20% of site
Surface water extent: Low probability 1:1000 yrs	✓	About 20% of site
Potentially Vulnerable Area	✓	Within PVA 05/11

**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)	✓	About 100m from 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)	✓	About 100m from River Spey SSSI and about 300m from Craigelachie SSSI
National Nature Reserve	✓	About 300m from Craigelachie NNR
National Scenic Area	✓	Cairngorms NSA boundary within 10n
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</i>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies approx. 350m from the centre of Aviemore (shops/ services/ bus stops and train station) and 1.4km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	The site adjoins Grampian road (main road through Aviemore) to the east, with Grampian court immediately to the south.
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site is approx. 350m walking distance to bus stops and rail station.
Access to active travel routes	<i>Good</i>	There is a right of way just to the west of the site and core path within 100m. Site is used for informal access and has good access to wider network around Aviemore.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site lies within the settlement boundary of Aviemore and is well connected to local services and facilities, it provides a significant area of open space and green space in Aviemore important for informal recreation and access. The area is also important to the setting of the Aviemore Highland Resort containing protected trees and development here would be dominant on the streetscape. 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	Ornamental and native mature trees within amenity grassland (spp. Poor)
Habitats adjacent to the site	Woodland and ancient woodland
Nature and scale of development (inc off site effects)	Housing – unknown number

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)	All trees TPO –remove from development site boundary
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	<i>Eg species rich grassland, high quality woodland, wetlands etc</i>
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Bats, breeding birds
Habitat connections	Site provides woodland connectivity through Aviemore
ECOPS	<i>Include a separate Ecological Constraints and Potential Plan if necessary</i>
Potential Mitigation	<i>Comments may include extra land beyond the proposed boundary required for compensatory habitat</i>

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A comprehensive Suds scheme should be produced which details measures to improve water quality and provide wildlife habitat

#### Summary:

HRA – River Spey SAC – FWPM & Salmon, Kinveachy SPA – Capercaillie disturbance  
 Extended Phase I of habitat - Bat survey of trees if any to be removed  
 All trees have TPO, the woodland edge should be removed from the site  
 A SUDS scheme in this location could be used as part of public amenity space nb 20% of the site is within the 1:200 flood envelope

### 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>		<hr/> <hr/>
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	<p>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</p> <p>The location of development here would have a significant adverse impact on the character and experience of an important greenspace. This greenspace contributes to the character and quality of the immediate setting and to the settlement of Aviemore as a whole.</p> <p>The location of the development would reduce any future opportunities to enhance the natural heritage, landscape quality and public benefit of this greenspace in the centre of Aviemore, the largest settlement and main destination in the NP.</p>
	<b>Siting</b>	The area between the 4 Seasons Hotel and Grampian Road, and its ongoing management as a high quality greenspace, is critical to reducing the potential landscape impact of the Four Seasons hotel.
	<b>Design</b>	
<b>Landscape Special Qualities</b>		<p>Relevant landscape toolkit priorities of aviemore</p> <ul style="list-style-type: none"> <li>• People value the trees, forest and woodland in and around where they live.</li> <li>• Peace and quiet and space and the opportunities that provides for recreation.</li> </ul>
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Not included
<b>Visual issues and sensitivities</b>		Very sensitive location in centre of aviemore
<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
<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>		



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

### Overall Landscape Assessment

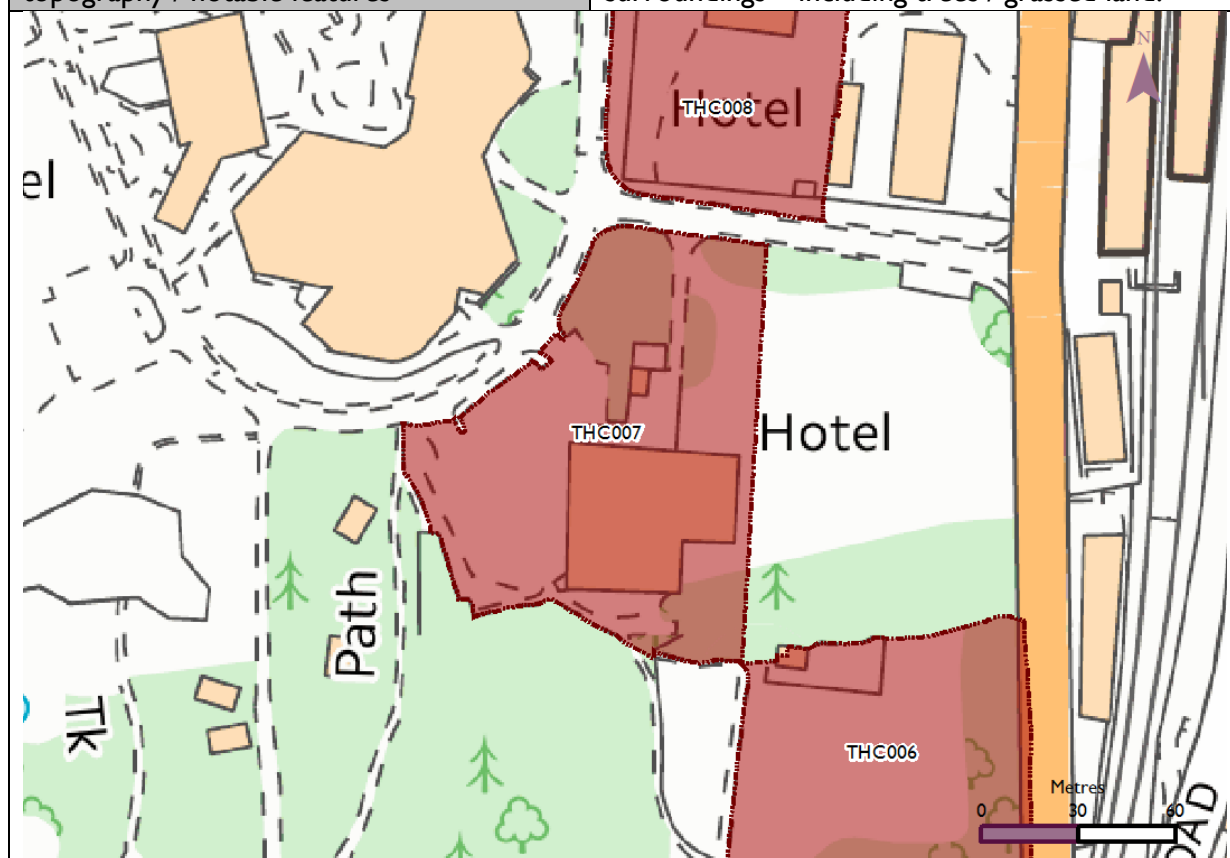
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC007
Site address	Site 8, Highland Resort
OS grid reference (if available)	
Site area / size	1.0
Site description: current land use / topography / notable features	Site currently contains a hotel, car park and some surroundings – including trees / grassed land.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	TBC
	Tenure	TBC
	Affordable housing proportion	TBC
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		
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	✓	Within PVA 05/11

**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 and about 300m of Craigelachie SSSI
National Nature Reserve	✓	Within 300m of Craigelachie NNR
National Scenic Area	✓	About 100m from Cairngorms NSA boundary
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	Ancient woodland is adjacent to southern boundary and overlaps with about 5% of the site.

Natural and semi-natural woodland	✓	Ancient woodland is adjacent to southern boundary and overlaps with about 5% 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)	✓	Hotel is on the National Monuments Record – Four Seasons Hotel

### 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	✓	Right of way runs through site

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies approx.. 200m from the centre of Aviemore (shops/ services/ bus stops and train station) and 1.3km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an existing access from The road network within the AHR and the site just off Grampian road (main road through Aviemore).
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site is approx.. 200m walking distance to bus stops and rail station.
Access to active travel routes	<i>Good</i>	There is a right of way through the site and core path within 100m. Site has good access to wider network around Aviemore.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies within the settlement boundary of Aviemore and is well connected to local services and facilities. The site contains the existing Strathspey Hotel, part of the Aviemore Highland Resort, however the proposal is to develop this site for housing. Whether this is done through the conversion of the existing hotel or as a new development, overall there are no over-riding constraints to development and the site provides a suitable opportunity for future development.

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

Yes – as part of a wider mixed use allocation for the AHR site

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Site of four seasons hotel and car park
Habitats adjacent to the site	Ancient Woodland
Nature and scale of development (inc off site effects)	Unclear – another hotel, 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	5% of site at southern edge
Tree preservation order (TPO)	Yes all trees
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Bats and breeding birds, swallows, house martins, swifts
Habitat connections	
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Additional planting on the site – bat and breeding bird provision in any new buildings

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A comprehensive Suds scheme should be produced which details measures to improve water quality and provide wildlife habitat

#### Summary:

Unclear whether development would involve construction of a new hotel or not – if there was an increase in people living on or using the site – possible for HRA to look at impacts of increased recreation on capercaillie and increased production of wastewater on River Spey  
The building would require a survey for bats and breeding birds – swifts, house martins and swallows

### 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>		4 seasons hotel, identified for housing, type not specified e.g apartments?
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Site limited to footprint of the existing hotel and immediate surrounds. Check if trees covered by blanket TPO
	<b>Siting</b>	Very prominent site both locally and further afield (if a high building)
	<b>Design</b>	Design and associated landscaping to reflect prominence of site. Building should have landmark quality
<b>Landscape Special Qualities</b>		Building intrudes into views from many places in the strath and elevated locations which overlook aviemore; Landscapes both cultural and natural, broad farmed strath, grand panoramas and framed views,
<b>Wildland Issues</b>		Current building visible from within wild land areas; monadhliath and cairngorms
<b>Landscape Capacity for Housing Report – status of site</b>		Not included
<b>Visual issues and sensitivities</b>		Site prominent, current building visually intrusive throughout much of local area
<b>Potential for mitigation</b>		Yes, more sensitive design
<b>Potential to complement?</b>		Limited
<b>Potential to enhance?</b>		Better design will improve on exisiting situtaion
<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>	
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## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	THC008
Site address	Site 7, Highland Resort
OS grid reference (if available)	
Site area / size	0.6
Site description: current land use / topography / notable features	Site is currently redundant – over grown trees and vegetation with unused building in the centre (former hotel).



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#### Proposed use

Proposed use		Housing
Housing	Approx no of houses	TBC
	Tenure	TBC
	Affordable housing proportion	TBC
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		
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area	✓	Within PVA 05/11

**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 and about 300m of Craigelachie SSSI
National Nature Reserve	✓	Within 300m of Craigelachie NNR
National Scenic Area	✓	About 100m from Cairngorms NSA boundary
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 is adjacent to Category C listed building – Cairngorm Hotel
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	✓	Right of way runs through site

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies approx.. 200m from the centre of Aviemore (shops/ services/ bus stops and train station) and 1.3km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an existing access from The road network within the AHR and the site just off Grampian road (main road through Aviemore).
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site is approx.. 200m walking distance to bus stops and rail station.
Access to active travel routes	<i>Good</i>	There is a right of way through the site and core path within 100m. Site has good access to wider network around Aviemore.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies within the settlement boundary of Aviemore and is well connected to local services and facilities. The site is previously developed and contains a number of mature trees that contribute to the setting of AHR and which should be retained as far as possible. Overall there are no over-riding constraints to development and the site provides a suitable opportunity for future development.

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

Yes – as part of a wider mixed use allocation for the AHR site

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	The site contains derelict tennis courts and a building which is likely to have been staff HQ, the site is bounded by mature lime and pine (Monterey or Corsican) they are all protected by TPO
Habitats adjacent to the site	Woodland , built development
Nature and scale of development (inc off site effects)	Unclear how much 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)	Yes all trees – blanket TPO for the site
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Bats, reptiles
Habitat connections	Provides woodland connection to the rest of the AHR, the site is bounded by mature trees
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Retain trees around the boundary of the site, additional woodland planting through the site would increase woodland network and could be integrated with a Suds proposal

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A comprehensive Suds scheme should be produced which details measures to improve water quality and provide wildlife habitat

#### Summary:

HRA River Spey – increased wastewater, Kinveachy SPA –Increased disturbance to capercaillie  
 Extended Phase I survey to look for potential for protected species, likely to be bats, reptiles and breeding birds  
 Trees round perimeter of the site should be removed from the site allocation

### 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>		0.6 Ha site proposed for housing behind Cairngorms hotel
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Derelict site (former pleasure gardens of Cairngorms Hotel), surrounded by some magnificent mature trees (broadleaves and coniferous). Check if covered by AHR blanket TPO
	<b>Siting</b>	Site is on rising ground at rear of Cairngorm hotel. The large trees on this site are very significant locally (in the settlement) and also read in the wider landscape in more distant views
	<b>Design</b>	Design of housing on this site would need to respect and protect the trees and amenity of Cairngorms hotel. Housing should not dominate the setting of the Cairngorms hotel (grade II listed building).
<b>Landscape Special Qualities</b>		Relevant landscape toolkit values; <ul style="list-style-type: none"> <li>• People value the trees, forest and woodland in and around where they live</li> </ul> trees will have historical significance
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Not specified
<b>Visual issues and sensitivities</b>		Prominent site tho currently screened by trees. The derelict building on the site is little visible
<b>Potential for mitigation</b>		Yes but requires high quality of design, careful placement of buildings and access, and retention and management of trees
<b>Potential to complement?</b>		N/A
<b>Potential to enhance?</b>		Potential to enhance derelict site
<b>Archaeological and Cultural/built Heritage</b>		Comments / detail / mitigation
<ul style="list-style-type: none"> <li>• Listed Building and its setting</li> </ul>		
<ul style="list-style-type: none"> <li>• Scheduled Monument and its setting</li> </ul>		
<ul style="list-style-type: none"> <li>• Conservation Area</li> </ul>		
<ul style="list-style-type: none"> <li>• Gardens and Designed Landscapes</li> </ul>		
<ul style="list-style-type: none"> <li>• Battlefield</li> </ul>		



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

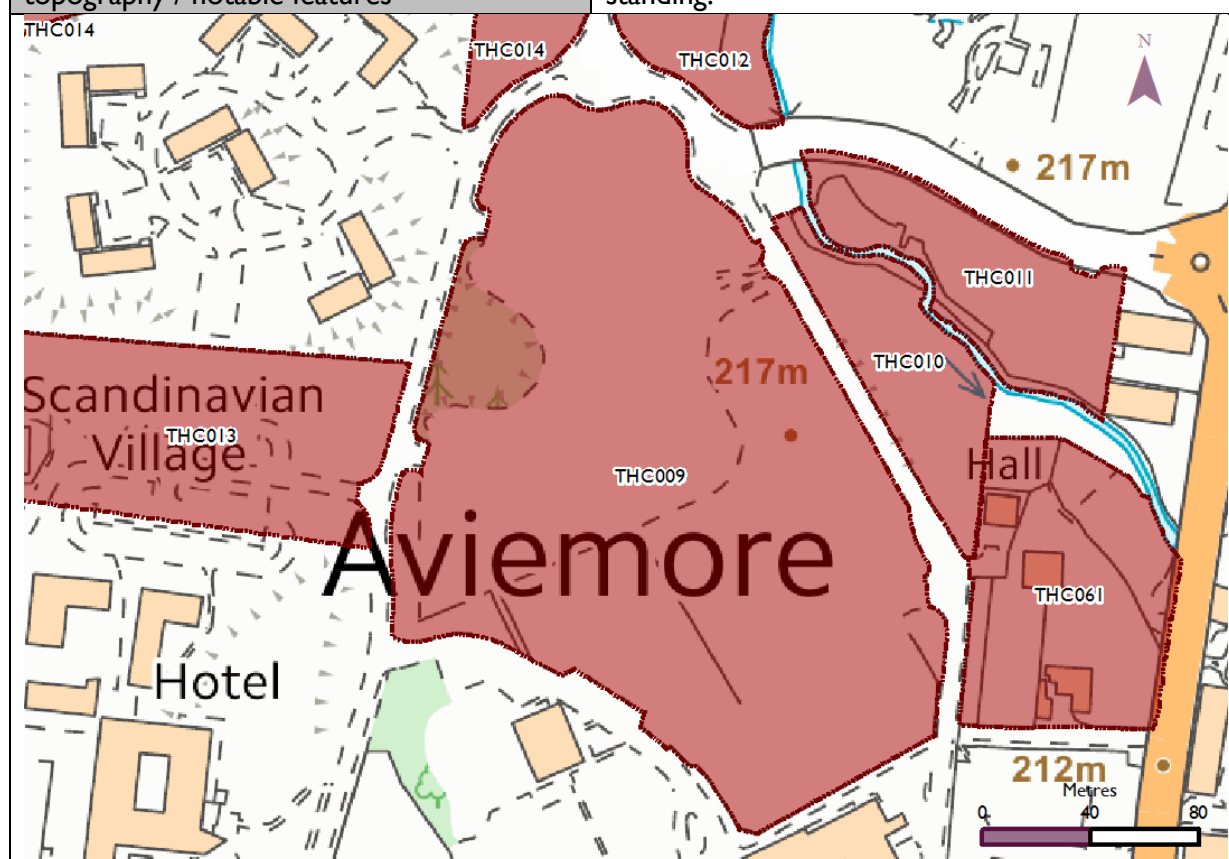
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>x</b>
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC009
Site address	Site 6, Highland Resort
OS grid reference (if available)	
Site area / size	3.5
Site description: current land use / topography / notable features	Site currently a mixture of grass land and hard standing.



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### Proposed use

Proposed use		Mixed Use
Housing	Approx no of houses	TBC
	Tenure	TBC
	Affordable housing proportion	TBC
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		
Surface water extent: Medium probability 1:200 years	✓	Several areas of potential flooding in southern part of site. Represents about 15% of site area
Surface water extent: Low probability 1:1000 yrs	✓	Several areas of potential flooding in southern part of site. Represents about 15% of site area
Potentially Vulnerable Area	✓	Within PVA 05/11

**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)	✓	Within 100m of River Spey SSSI and about 200m of Craigelachie SSSI
National Nature Reserve	✓	Within 200m of Craigelachie NNR
National Scenic Area	✓	About 120m from Cairngorms NSA boundary
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)	✓	Two National Monuments Records within site – Aviemore Centre District Heating System and Aviemore Central Go Cart Track

### 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 western edge of site

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies within 300m of the centre of Aviemore (shops/ services/ bus stops and train station) and 1km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an existing access from The road network within the AHR and the site is in very close proximity to Grampian road (main road through Aviemore).
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site is in less than 300m walking distance to bus stops and rail station.
Access to active travel routes	<i>Good</i>	There is a core path running along western edge of the site and good access to wider network around Aviemore.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies within the settlement boundary of Aviemore and is well connected to local services and facilities. There are no over-riding constraints to development and the site provides a suitable opportunity for future development.

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

Yes – as part of a wider mixed use allocation for the AHR site

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Large area of amenity grassland which has birds foot trefoil, eyebright and prunella vulgaris , leylandii or cypressa stand in the middle of the site and a small patch of birch woodland, hard standing
Habitats adjacent to the site	Woodland, amenity grassland and built development
Nature and scale of development (inc off site effects)	Potentially large scale development

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	Small patch of birch woodland
Species likely to require survey at LDP or later stage – eg CNAP species	-
Possible protected species	-
Habitat connections	Provides little habitat value
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Lots of opportunity to enhance this site for wildlife benefit including tree planting, meadow mix in grassland areas and a good Suds scheme to use the water generated creatively

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A comprehensive Suds scheme must be produced which details measures to improve water quality and provide wildlife habitat

#### Summary:

HRA – Kinveachy SPA – Capercaillie disturbance

River Spey – FWPM, salmon

Opportunity to improve habitat value of this area and provide green corridors to adjacent sites  
THC061, 011.010, 013,012,014, 08, the Suds scheme can form part of this.

Remove small stand of birch woodland from the development boundary



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**Overall Ecology Assessment**

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

<b>Nature and scale of development (incl off site effects)</b>		Housing, large scale
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Open site, short-cut amenity grass and hard surfaced area, a few stands of nice broadleaves and lines of tall lawsons cypress, possibly former hedges or screening Fine views towards Cairngorm massif
	<b>Siting</b>	The site is central to the settlement but is little visible /overlooked. It is 'recessive' in terms of the way the settlement is experienced.
	<b>Design</b>	Scope for sig no. of houses and green infrastructure
<b>Landscape Special Qualities</b>		Wide panoramas and framed views
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Not included
<b>Visual issues and sensitivities</b>		Views from Craigellachie on to site.
<b>Potential for mitigation</b>		Green framework to give high amenity and reduce visual impact from Craigellachie. Pedestrian routes through site
<b>Potential to complement?</b>		Yes
<b>Potential to enhance?</b>		Consider function of the site in context of wider village centre and particularly with regard to car-parking
<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

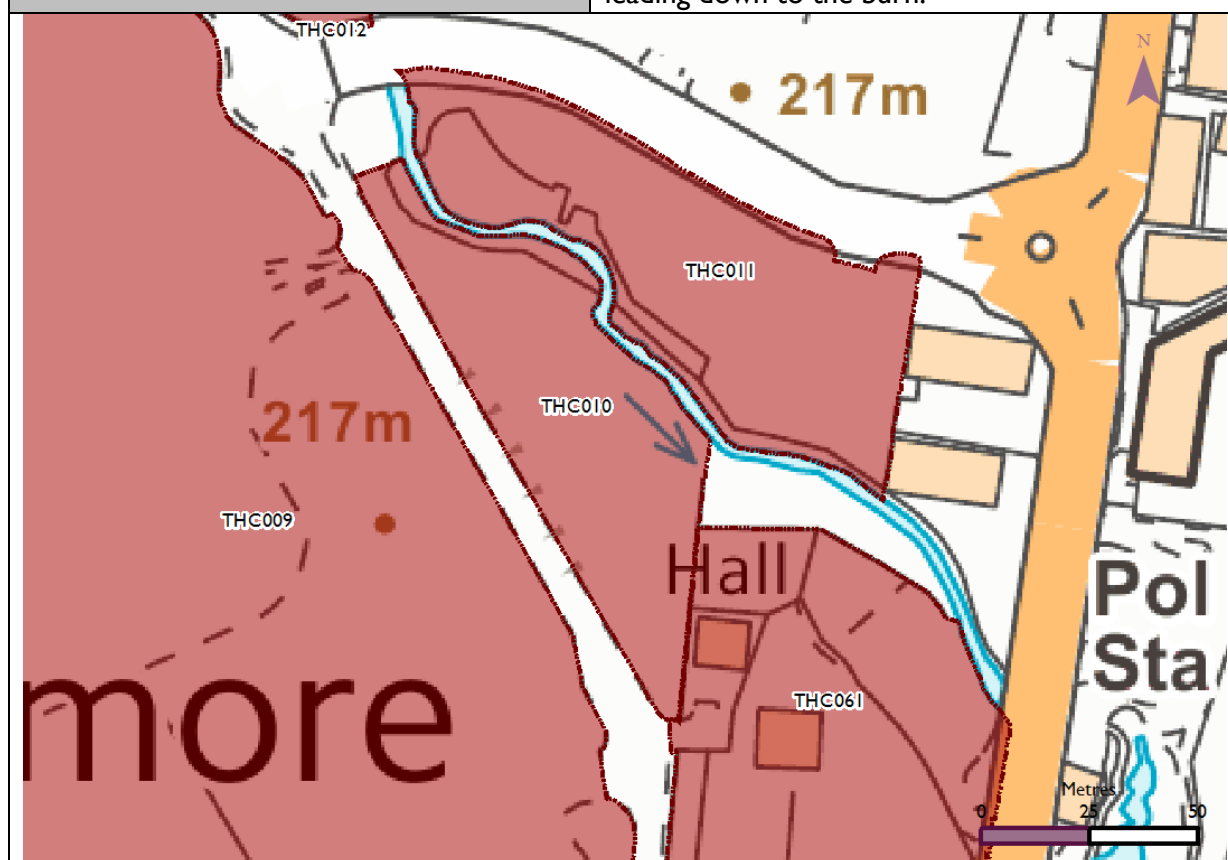
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>x</b>
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## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	THC010
Site address	Site 5, Highland Resort
OS grid reference (if available)	
Site area / size	0.4
Site description: current land use / topography / notable features	Site contains small area of grassed land with denser woodland along the north eastern edge adjacent to the burn. There is also a steep slope leading down to the burn.



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#### Proposed use

Proposed use		Housing
Housing	Approx no of houses	TBC
	Tenure	TBC
	Affordable housing proportion	TBC
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	✓	Small area of site along its north-eastern boundary. Less than 5%
River extent: Low probability 1:1000 yrs	✓	Small area of site along its north-eastern boundary. Less than 5%
Surface water extent: Medium probability 1:200 years	✓	Very small area along north-eastern boundary.
Surface water extent: Low probability 1:1000 yrs	✓	Very small area along north-eastern boundary.
Potentially Vulnerable Area	✓	Within PVA 05/11

**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)	✓	Within 100m of River Spey SSSI and about 200m of Craigelachie SSSI
National Nature Reserve	✓	Within 200m of Craigelachie NNR
National Scenic Area	✓	About 120m from Cairngorms NSA boundary
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		x

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</i>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies within 500m of the centre of Aviemore (shops/ services/ bus stops and train station) and approx.. 700m (walking on core path) / 1.2km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site can be accessed from a minor road on the AHR site but site is raised above road and in close proximity to Grampian road (main road through Aviemore).
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site is in less than 400m walking distance to bus stops and rail station.
Access to active travel routes	<i>Good</i>	Site is in immediate proximity to core paths and wider network around Aviemore.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies within the settlement boundary of Aviemore and is well connected to local services and facilities. It is contained by an established strip of woodland along the north/ north eastern boundary (adjacent to the burn) and has a steep slope down to the burn which restricts the potential area for development in the south west. An appropriate buffer is required between development and burn.

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

Yes – as part of a wider mixed use allocation for the AHR site



## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	The site is currently 50% amenity grassland and 50% woodland /riparian corridor
Habitats adjacent to the site	Aviemore Burn
Nature and scale of development (inc off site effects)	Impacts on the burn from construction and operational run-off and loss of riparian habitat

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	Aviemore Burn becomes part of Spey SAC across the main Aviemore road – risk of pollution during construction or operation of the site – Suds as mitigation, disturbance to otter
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	<i>Riparian woodland of interest for habitat provision</i>
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Otter, water vole, bat, breeding birds
Habitat connections	Provides an important riparian linkage along the Aviemore Burn – otters use this route
ECOPS	<i>Include a separate Ecological Constraints and Potential Plan if necessary</i>
Potential Mitigation	<i>Remove the woodland riparian corridor from the proposed site boundary</i>

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A comprehensive Suds scheme must be produced which details measures to improve water quality and provide wildlife habitat

#### Summary:

HRA – impacts on River Spey SAC FWPM and salmon from pollution and otter from disturbance  
 Kinveachy SPA-Impacts on capercaillie disturbance  
 Extended phase I survey with assessment for potential to support protected species – bats, otter, water vole and breeding birds

*Riparian corridor woodland should be removed from site boundary to leave amenity grassland habitat (protected species survey still required due to possibility of breeding otter close by)*

### **Overall Ecology Assessment**

<b>RED</b>	<b>X</b> riparian woodland corridor	<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>		Housing
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Tight site. Amenity grass and trees, steep slope to burn.
	<b>Siting</b>	Should be retained as amenity site and access developed along burn to Grampian road
	<b>Design</b>	Pedestrian access down slope through trees from upper grass area
<b>Landscape Special Qualities</b>		Ref aviemore landscape values
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Not included
<b>Visual issues and sensitivities</b>		
<b>Potential for mitigation</b>		Amenity mitigation, design and access
<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

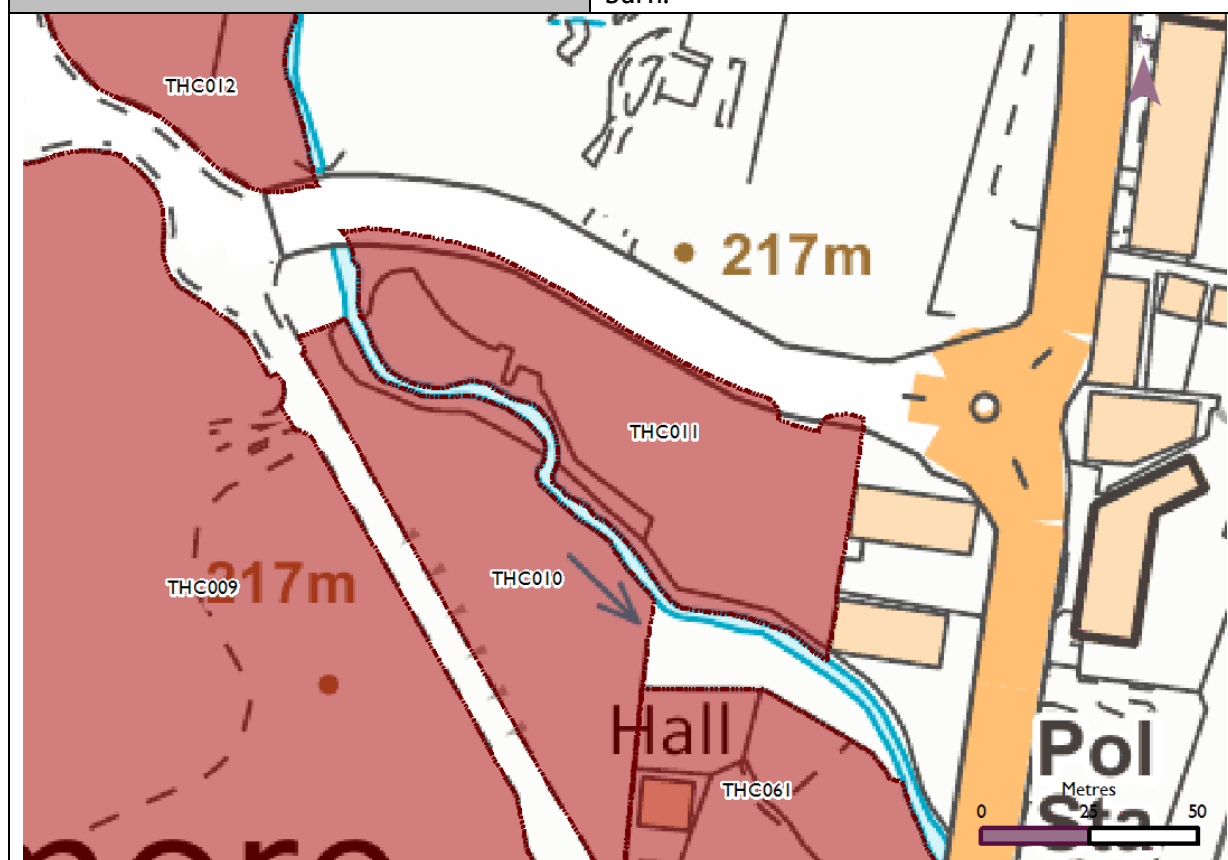
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC011
Site address	Site 4, Highland Resort
OS grid reference (if available)	
Site area / size	0.5
Site description: current land use / topography / notable features	Site currently contains grassland with a strip of trees / woodland along the southern boundary. There is also a steep slope leading down to the burn.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	TBC
	Tenure	TBC
	Affordable housing proportion	TBC
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	✓	Small area of site along its western boundary. Less than 10%
River extent: Low probability 1:1000 yrs	✓	Small area of site along its western boundary. Less than 10%
Surface water extent: Medium probability 1:200 years	✓	Very small area along western boundary. Less than 10%
Surface water extent: Low probability 1:1000 yrs	✓	Very small area along western boundary. Less than 10%
Potentially Vulnerable Area	✓	Within PVA 05/11

**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)	✓	Within 100m of River Spey SSSI and about 200m of Craigelachie SSSI
National Nature Reserve	✓	Within 200m of Craigelachie NNR
National Scenic Area	✓	About 120m from Cairngorms NSA boundary
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)	✓	Site just north of boundary – Aviemore House

### 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>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies within 500m of the centre of Aviemore (shops/ services/ bus stops and train station) and approx.. 700m (walking on core path) / 1.2km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an existing access from adjacent site (Blacks) and lies just off Grampian road (main road through Aviemore).
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site is in less than 400m walking distance to bus stops and rail station.
Access to active travel routes	<i>Good</i>	There is a core path within 100m and good access to wider network around Aviemore.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies within the settlement boundary of Aviemore and is well connected to local services and facilities. Over half of the site (south western portion) is covered by an established strip of woodland adjacent to the burn. There is also a steep slope leading down to the burn which considerably restricts the potential area for development. It is considered that any development should be contained to the open part of the site in the north east.

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

Yes – as part of a wider mixed use allocation for the AHR site

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	steeply wooded bank leading down to Aviemore Burn with a small section of amenity grassland
Habitats adjacent to the site	Riparian Woodland, Aviemore Burn
Nature and scale of development (inc off site effects)	Run-off impact on burn, loss of riparian habitat

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	Aviemore Burn part of the Spey SAC immediately ds of the 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	<i>Riparian woodland</i>
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Otter (they use the Aviemore Burn), possible water vole,
Habitat connections	Connection through the burn to Spey SAC and woodland corridor further downstream and upstream
ECOPS	Yes for site
Potential Mitigation	Removal of the majority of this site from the proposal retaining the grassland and fairground area for development. Good opportunity here to increase flood storage area and create wet woodland (otter habitat) – especially as will be more development upstream

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	Yes some of site floods
SUDs	A comprehensive Suds scheme must be produced which details measures to improve water quality and provide wildlife habitat



**Summary:**

HRA River Spey SAC – otter, FWPM, Salmon and lamprey

The woodland habitat should be retained, otters use the Aviemore Burn and gradually suitable habitat is disappearing for development purposes. There is a good opportunity to incorporate this area into wet woodland and create additional habitat for otter to help mitigate against increased development upstream of the site – Integrated habitat creation/management plan for the site to link with other waterways. (should ensure provision for otter to cross the road/ pass under the road culvert safely)

**Overall Ecology Assessment**

<b>RED</b>	<b>X riparian woodland</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>		Small site opposite supermarket site, proposed for housing
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Prominent site, close to roundabout at north end of Grampian road. Most of site is steeply sloping to burn and wooded, available developable extent very small
	<b>Siting</b>	Surrounding land use all economic development. Character is more retail than residential
	<b>Design</b>	Small footprint building retaining all woodland and north western end of site as amenity landscaping . this is the crossing point over the Milton burn and forms 'entry' to site 9
<b>Landscape Special Qualities</b>		Ref landscape priorities for aviemore
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Not included
<b>Visual issues and sensitivities</b>		Prominent site
<b>Potential for mitigation</b>		If built footprint is kept to a minimum
<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>For housing possibility for small scale retail/economic</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC012
Site address	Site 3, Highland Resort
OS grid reference (if available)	
Site area / size	0.4
Site description: current land use / topography / notable features	Currently rough grassed area.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	TBC
	Tenure	TBC
	Affordable housing proportion	TBC
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	✓	Western boundary of site within area.
River extent: Low probability 1:1000 yrs	✓	Western boundary of site within area.
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area	✓	Within PVA 05/11

**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 and about 300m of Craigelachie SSSI
National Nature Reserve	✓	Within 300m of Craigelachie NNR
National Scenic Area	✓	About 300m from Cairngorms NSA boundary
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 along short section of western boundary.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies within 500m of the centre of Aviemore (shops/ services/ bus stops and train station) and approx.. 700m (walking on core path) / 1.2km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an established access to the site developed as part of the existing planning permissions, just off Grampian Road (main route through Aviemore).
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site lies approx. 500m from bus stops and train station.
Access to active travel routes	<i>Good</i>	There is a core path immediately adjacent to the western part of the site and good access to the wider network around Aviemore.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies within the settlement boundary of Aviemore and is well connected to local services and facilities. Site forms part of an existing implemented planning permission for 21 houses. There is a contained area of flood risk along eastern boundary of the site.

The site is now well progressed and is considered suitable as a preferred option.

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

Yes – as part of a wider mixed use allocation for the AHR site

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	0.4 ha mainly annual meadow grass, thistle and rosebay willowherb, riparian woodland along edge of Aviemore Burn
Habitats adjacent to the site	Aviemore Burn
Nature and scale of development (inc off site effects)	Housing – potential for construction and operational run-off into the Aviemore Burn

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	Aviemore Burn turns into River Spey Sac within 150-200m – FWPM, salmon, lamprey and otter
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	Aviemore Burn and riparian woodland corridor, the other side of the burn has recently been cleared resulting in a significant loss of habitat and also barrier to run-off, this should not happen on this side too!
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Otter (they use the Aviemore Burn), possible water vole, bats if mature trees present
Habitat connections	Connection through the burn to Spey SAC and woodland corridor further downstream
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Removal of the woodland/scrub riparian strip from the site boundary

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A comprehensive Suds scheme must be produced which details measures to improve water quality and provide wildlife habitat

**Summary:**

The site has planning permission, the woodland scrub riparian boundary should be removed from the site allocation as it provides important otter corridor habitat and acts as a vegetative barrier to stop silt and nutrient laded run-off reaching the burn  
Survey for otter and water vole and bat if trees are to be removed prior to construction.

HRA will be required.

**Overall Ecology Assessment**

<b>RED</b>	<b>X woodland /scrub strip boundary on eastern edge</b>	<b>AMBER</b>		<b>GREEN</b>	<b>X 90% of the site</b>
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Housing. There is an existing permission on part of this site
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions A wedge-shaped site on western side of Milton burn opposite supermarket site.
	<b>Siting</b>	Level site, rough grassland. No screening/separation between supermarket site and this site. The Milton burn is a key part of the landscape infrastructure of aviemore. the riparian corridor should be enhanced here and green infrastructure enhanced as well as separating residential development from commercial
	<b>Design</b>	Broad swathe along Milton burn to be retained for landscaping
<b>Landscape Special Qualities</b>		Landscape priorities
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Not included
<b>Visual issues and sensitivities</b>		Prominent site from internal road network
<b>Potential for mitigation</b>		Yes, by only partly developing the site for housing
<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

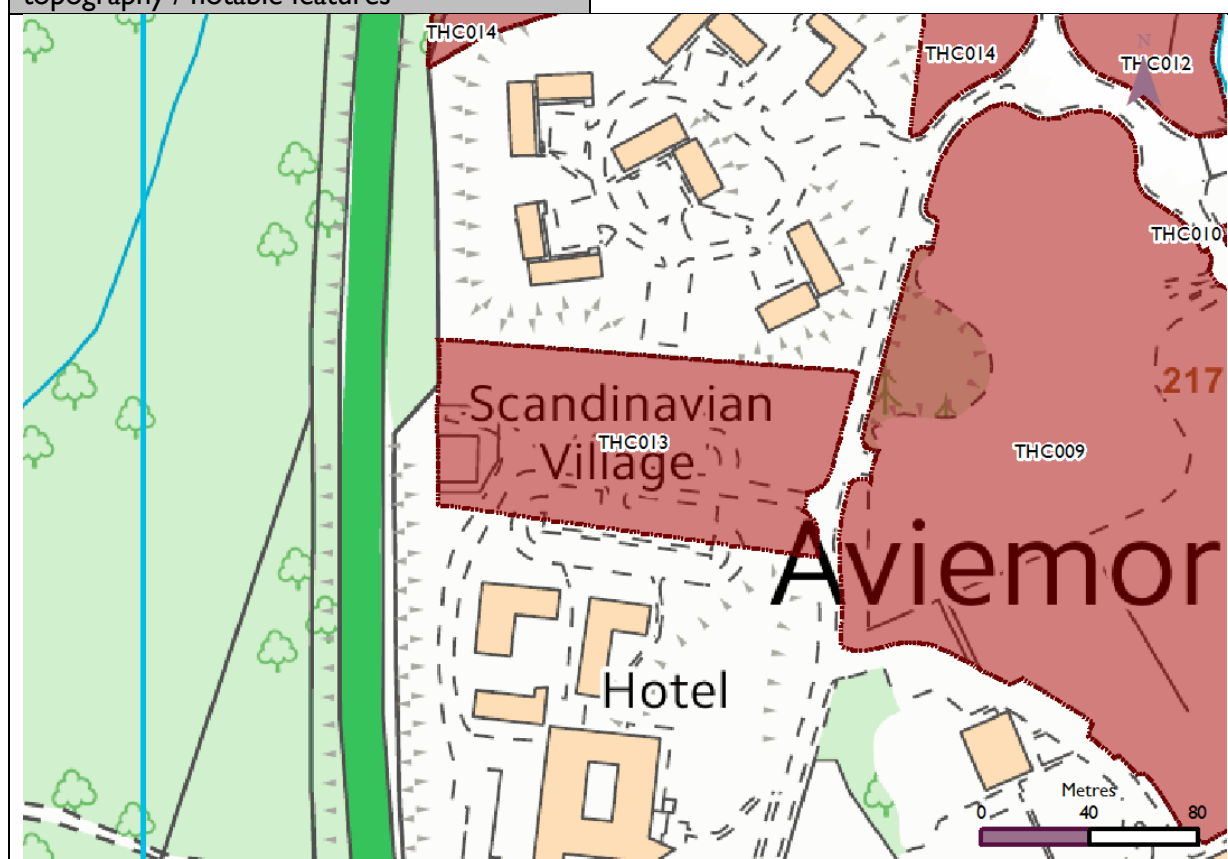
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC013
Site address	Site 2, Highland Resort
OS grid reference (if available)	
Site area / size	0.9
Site description: current land use / topography / notable features	Mixed use



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	TBC
	Tenure	TBC
	Affordable housing proportion	TBC
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		
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area	✓	Within PVA 05/11

**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)	✓	Around 300m from 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 50m of Craigellachie SSSI
National Nature Reserve	✓	Within 50m of Craigellachie NNR
National Scenic Area	✓	Around 300m from 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		
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 near western boundary of site

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies approx.. 400m from the centre of Aviemore (shops/ services/ bus stops and train station) and 1.2km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an existing access from The road network within the AHR and the site is in very close proximity to Grampian road (main road through Aviemore).
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site is approx 400m walking distance to bus stops and rail station.
Access to active travel routes	<i>Good</i>	There is a core path running along eastern edge of the site and good access to wider network around Aviemore.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies within the settlement boundary of Aviemore and is well connected to local services and facilities. There are no over-riding constraints to development and the site provides a suitable opportunity for future development.

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

Yes – as part of a wider mixed use allocation for the AHR site

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Site already has road infrastructure running through it for access to Scandanavian Village – most of habitat is amenity grassland with occasional trees (birch)
Habitats adjacent to the site	Amenity grassland
Nature and scale of development (inc off site effects)	

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	<i>Eg species rich grassland, high quality woodland, wetlands etc</i>
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	bats
Habitat connections	Limited at moment apart from small strip on western edge bordering A9
ECOPS	<i>Include a separate Ecological Constraints and Potential Plan if necessary</i>
Potential Mitigation	<i>The site should link into landscape proposals for THC009 and provide an integrated green network throughout the AHR, any trees lost should be replanted on 3:1 basis</i>

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A comprehensive Suds scheme must be produced which details measures to improve water quality and provide wildlife habitat

#### Summary:

HRA – capercaillie disturbance  
HRA – River Spey SAC – pollution and increased wastewater production  
Opportunity to link in green network habitat creation with other areas of the Aviemore Highland resort, the Suds scheme should form part of this.

### 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>		Housing
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Opposite side of road from AHR large site. Area of short cut grass surrounded by trees.
	<b>Siting</b>	Relates to central housing site at 009, no major landscape issues
	<b>Design</b>	Landscape design to link across road to 009. Housing design to relate to staff accommodation blocks. Maintain adequate screening between site and A9
<b>Landscape Special Qualities</b>		Panoramic and framed views to Craigellachie and Cairngorms
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Not included
<b>Visual issues and sensitivities</b>		Close to A9
<b>Potential for mitigation</b>		Yes
<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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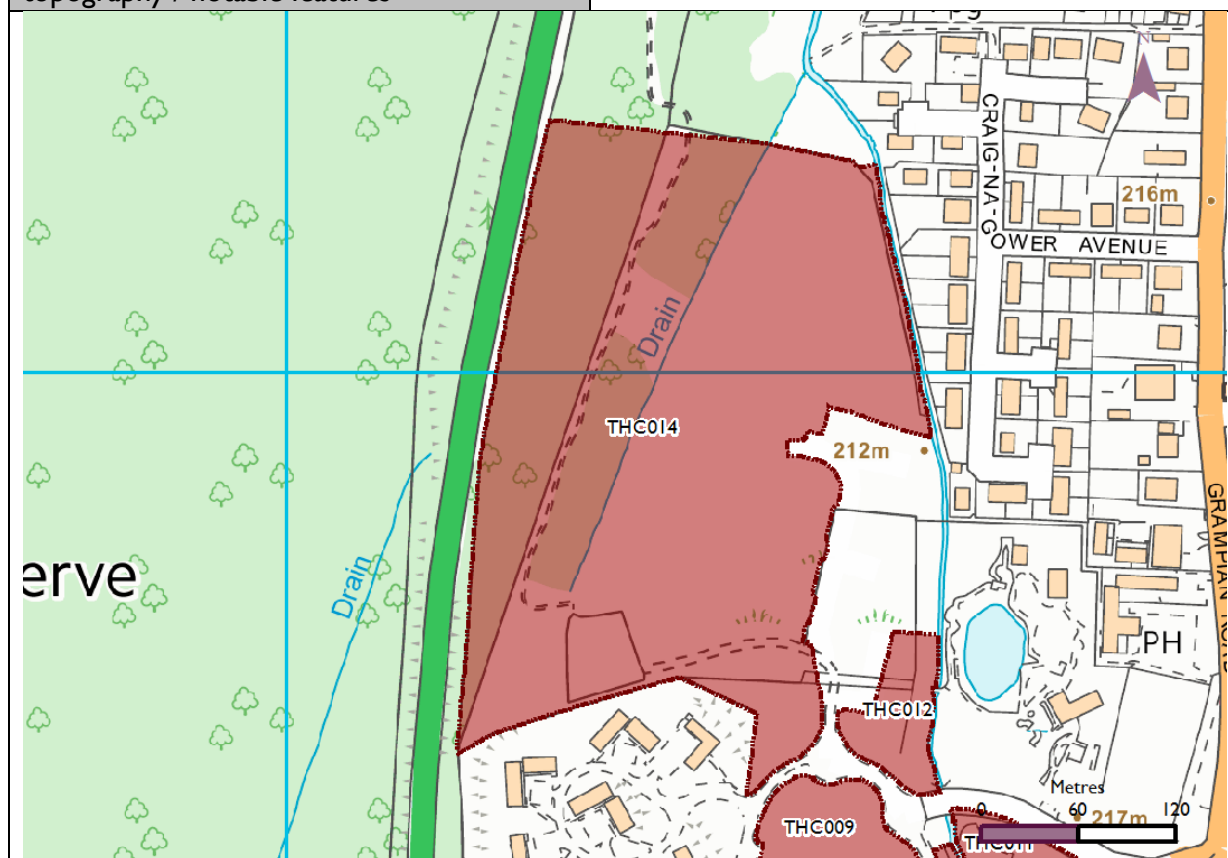


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC014
Site address	Site 1, Highland Resort
OS grid reference (if available)	
Site area / size	8.0
Site description: current land use / topography / notable features	Residential



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	As approved
	Tenure	As approved
	Affordable housing proportion	%
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	<input checked="" type="checkbox"/>	There is a narrow strip along the eastern boundary that is within this area.
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	There is a narrow strip along the eastern boundary that is within this area.
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Several small areas/ Largest is along eastern boundary. Less than 10% of site area.
Surface water extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	Several small areas/ Largest is along eastern boundary. Less than 10% of site area.
Potentially Vulnerable Area	<input checked="" type="checkbox"/>	Within PVA 05/11

**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 checked="" type="checkbox"/>	Around 300m from River Spey SAC
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"/>	Within 50m of Creageallachie SSSI
National Nature Reserve	<input checked="" type="checkbox"/>	Within 50m of Creageallachie NNR
National Scenic Area	<input checked="" type="checkbox"/>	Around 300m from Cairngorms NSA
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		
Ancient woodland	<input type="checkbox"/>	
Natural and semi-natural woodland	<input type="checkbox"/>	

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 through site

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the existing settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies within 500m of the centre of Aviemore (shops/ services/ bus stops and train station) and approx.. 700m (walking on core path) / 1.2km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an established access to the site developed as part of the existing planning permissions.
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site lies approx. 500m from bus stops and train station.
Access to active travel routes	<i>Good</i>	There are existing core paths running through the site linking up with wider network around Aviemore.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

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

The site lies within the settlement boundary of Aviemore and is well connected to local services and facilities. The majority of the site has extant planning permission for 140 houses (of which a proportion has now been built), and site also includes part of a previous application for 21 houses. There is a contained area of flood risk along eastern edge of site. The western edge of the site (which is not covered by current planning permission) contains dispersed woodland planting which should be retained to ensure screening from the A9 and should be excluded from any allocation.

The site is now well progressed and is considered suitable as a preferred option.

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

Yes – as part of a mixed use allocation for the wider AHR site

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Existing permission for 100 homes, site consists of disturbed ground dominated by annual meadow grass and rosebay willowherb, birch woodland and species rich grassland.
Habitats adjacent to the site	Aviemore Burn on north eastern edge and woodland corridor on western A9 edge
Nature and scale of development (inc off site effects)	100 homes on 8 Ha

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	Aviemore Burn into River Spey SAC
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Birch woodland – not AWI listed but high 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	Species rich grassland, birch woodland
Species likely to require survey at LDP or later stage – eg CNAP species	Survey for <i>Andrena marginata</i> (CNAP species) – site supports excellent habitat for this species
Possible protected species	Ground nesting birds eg meadow pipit
Habitat connections	Birch woodland within the NE part of site linked to wider woodland network.
ECOPS	
Potential Mitigation	Avoid birch woodland. Compensation for loss of species rich grassland.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above.
SUDs	A comprehensive Suds scheme must be produced which details measures to improve water quality and provide wildlife habitat

**Summary:**

This site already has planning permission the landscape and ecological proposals should ensure the creation of a good green network throughout the site which links with the other development areas of the Aviemore Highland resort, the Suds scheme should form part of this. Compensation for species rich grassland would be crucial, and part of this would require creation of habitat for small scabious mining bee (*Andrena marginata*). Birch woodland must be retained as it currently exists.

The Suds scheme must ensure water quality discharged from the site is of a high standard as the Aviemore Burn is part of the river Spey SAC shortly downstream from the site. The riparian woodland/scrub corridor on the north eastern edge of the site must be retained as otters use this burn for breeding and commuting and the opposite bank has been recently cleared resulting in the loss of valuable habitat along this section.

**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>		Existing permission for 100 plus houses
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Site is slightly raised above surrounding areas to south and east. Ground has been disturbed.
	<b>Siting</b>	Excellent views to cairngorms and overlooked from Craigellachie
	<b>Design</b>	Design to incorporate landscaping to reduce prominence in views from nearby elevated locations
<b>Landscape Special Qualities</b>		Panoramic views
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Not included
<b>Visual issues and sensitivities</b>		Large site overlooked from Craigellachie
<b>Potential for mitigation</b>		Design mitigation
<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

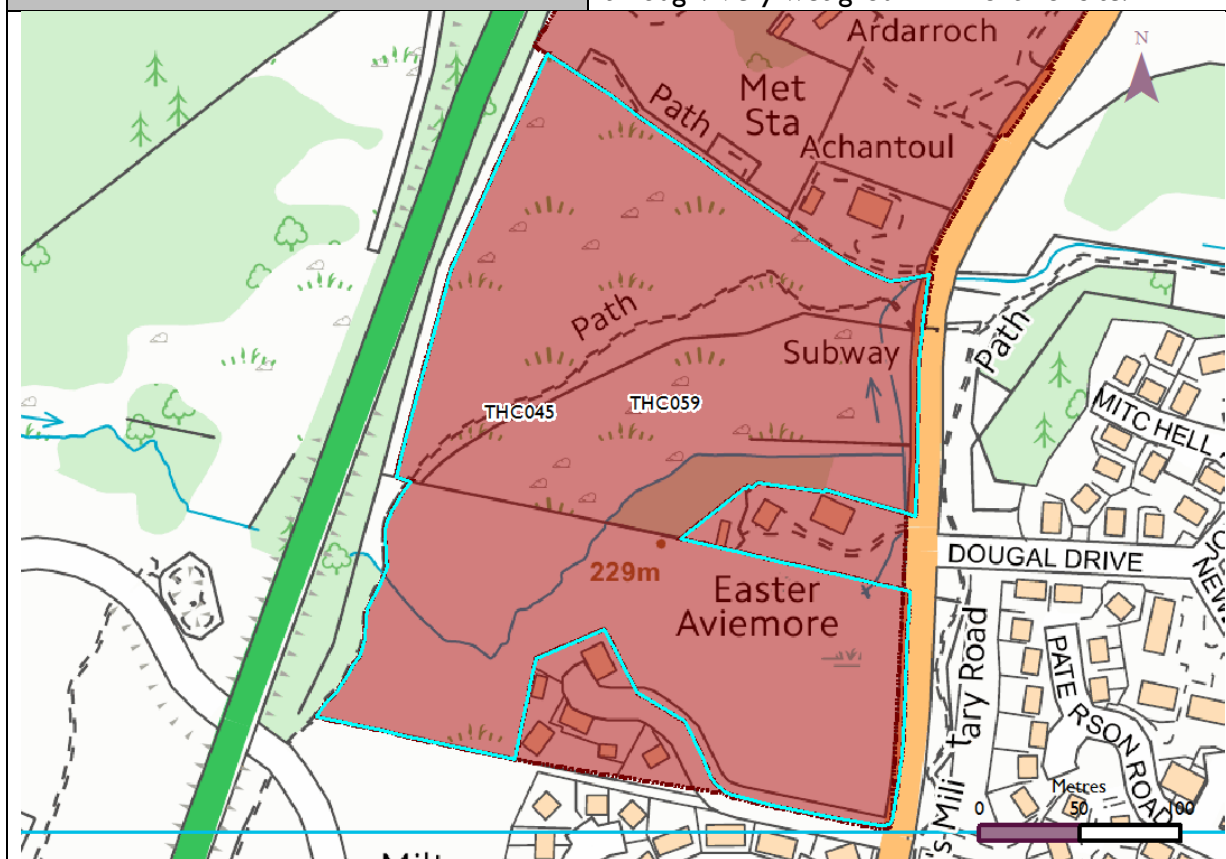
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>x</b>
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC045
Site address	Land to the South of Achantoul, Aviemore
OS grid reference (if available)	
Site area / size	Approx. 6Ha
Site description: current land use / topography / notable features	Site is undulating grassland, woodland / dispersed trees with Aviemore Orbital path running through. Very wet ground in north of site.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	TBC
	Tenure	Private & affordable
	Affordable housing proportion	TBC, minimum 25%
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	✓	3 areas of medium probability surface risk within the site boundary. Another area lies on the Southern 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		
Wild Land		
Other natural heritage considerations		
Ancient woodland		

Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat	✓	Area of peat lies within 90m to the East of the site.
Prime agricultural land	✓	Area of agricultural land lies 90m to the East of the site.

### 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)	✓	I within 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 runs through the middle of the site, and down both the East and West sides.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site abuts Aviemore settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good / limited</i>	Primary School lies 1.2km from centre of the site and site is 1.8km from centre of Aviemore (shops/ services / rail station). The nearest bus stop is approx.. 700m from the site.
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	No established site access however opportunities for possible access via road to High Burnside or the B1952.
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies 1.4km from access to the A9 as well A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good / limited</i>	Site lies approx.. 700m from nearest bus stop and approx 1.2km from Rail station. Good connections north and south and to other nearby settlements.
Access to active travel routes	<i>Good</i>	The Aviemore Orbital footpath runs through the site and connects with the wider network around Aviemore and further afield.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site connects well to Aviemore's northern boundary and provides a natural extension to the settlement. However parts of the site are elevated (particularly north / west) and contain existing trees / screening as well as a burn and areas of wet ground which would be sensitive in landscape and ecology terms. The existing trees along the western edge of the site abutting the A9 should be retained for screening. The site also provides an important route for recreation along the Orbital footpath. It is considered that the southern lower lying part of the site could provide a more suitable location for sensitively positioned development.

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

Yes – as a part of a potential future LONG TERM housing site

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Farm and buildings, Achantoul Estate, amenity land
Habitats adjacent to the site	Woodland, agriculture, housing
Nature and scale of development (inc off site effects)	Housing TBC, increase in amenity and recreation and wastewater

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	Species rich grassland – Devils bit scabious, wetland middle east of the site, burn runs through the site, woodland along western edge of site
Species likely to require survey at LDP or later stage – eg CNAP species	Andrena marginata, waxcaps, lapwing
Possible protected species	Otter, reptiles, water vole, bats
Habitat connections	Yes the site has a burn running through it which connects to the Spey, a good woodland corridor along the A9 and western edge of the site
ECOPS	Yes
Potential Mitigation	Exclude areas highlighted on plan including the wetland, woodland edge and knoll with DBscabious, leave a wide riparian corridor to safeguard the burn – incorporate Suds scheme to provide wetland habitat linked to burn

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A comprehensive Suds scheme should be produced which details measures to improve water quality and provide wildlife habitat

#### Summary:

HRA Kinveachy Capercaillie disturbance; River Spey FWPM, Salmon & Otter

The area provides wader habitat – a survey would be required  
 Extended Phase I habitat survey with NVC of wetland required.  
 A reduction in site boundary as indicated by the plan would reduce the requirement for surveys for *Andrena marginata* and bats. The woodland, wetland and grass/heath knoll should be removed from the allocation (red/amber)  
 The area marked as suitable for development would require an otter and water vole survey, reptile and breeding wader survey (green).

### Overall Ecology Assessment

<b>RED</b>	<b>X northern end of the site</b>	<b>AMBER</b>		<b>GREEN</b>	<b>X southern end of the site</b>
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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>	Grazed pasture, rough grassland, heath, open birch and woodland. Site bisected by burn . Northern edge is key to setting and amenity of Aviemore. Provides a buffer between Aviemore environs and A9.
	<b>Siting</b>	Sloping site, steeply sloping along north western parts. Orbital footpath runs through the heathland knolls. Stunning views to cairngorms. Grazed field in northern part of site prone to flooding.
	<b>Design</b>	Higher northern part of the site is key to the setting and amenity of Aviemore. Layout of this site would need to exclude the north western half. Housing low height and density low to create a porous low impact edge to Aviemore. New edge to be strengthened by planting woodland
<b>Landscape Special Qualities</b>		<p>Cultural and natural, panoramic views, light and airy birch. Relevant local landscape values;</p> <ul style="list-style-type: none"> <li>Views of the Cairngorm mountains from house, garden, street and local paths are especially important and something people feel they would want to protect.</li> <li>People value the trees, forest and woodland in and around where they live.</li> <li>Peace and quiet and space and the opportunities that provides for recreation.</li> <li>People value these places for themselves and their value as important wildlife habitats.</li> </ul>
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Not included.
<b>Visual issues and sensitivities</b>		Upper parts visible from the road Important views from orbital footpath
<b>Potential for mitigation</b>		<p>Housing impacts on northern part of site non-mitigable due to character of landform and vegetation and the significant effects.</p> <p>Trees north of Easter Aviemore to be extended to west to create a new strong edge to Aviemore (see map), buffer areas along burn and orbital footpath</p>
<b>Potential to complement?</b>		No
<b>Potential to enhance?</b>		On part of site

<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

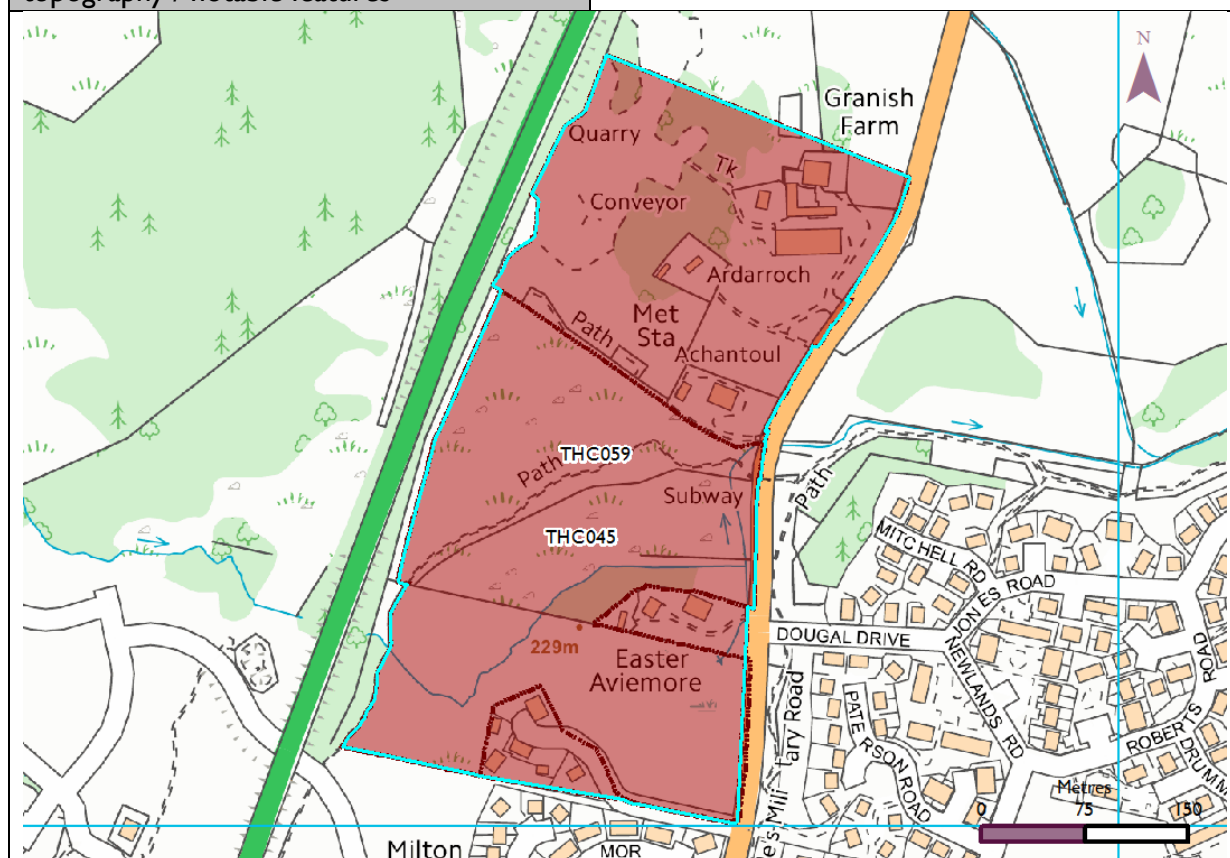
<b>RED</b>		<b>AMBER</b>	<b>X</b> poss development of southern section of site – see map	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC059
Site address	Site to the north of Aviemore
OS grid reference (if available)	
Site area / size	Approx 12 Ha
Site description: current land use / topography / notable features	



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### Proposed use

Proposed use	Employment / Economic use
Housing	Approx no of houses
	Tenure
	Affordable housing proportion
Employment / mixed use	Employment / Economic 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	✓	Small dispersed pockets of surface water flooding within site.
Surface water extent: Low probability 1:1000 yrs	✓	Small dispersed pockets of surface water flooding within site.
Potentially Vulnerable Area	✓	Whole site (100%) 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		
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		Woodland 200m to the west of the site.
Natural and semi-natural woodland		Woodland 200m to the west of the site.
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)	✓	2 Canmore sites lie within 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	✓	Core path runs through the site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site abuts Aviemore settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good / limited</i>	Primary School lies 1.2km from centre of the site and site is 1.8km from centre of Aviemore (shops/ services / rail station). The nearest bus stop is approx. 700m from the site.
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	There is established access to Granish Farm and other individual properties on the site onto the B1952 (Although this is a fast road). However, would require further consideration to support further development in this area.
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies 1.4km from access to the A9 as well A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good / limited</i>	Site lies approx. 700m from nearest bus stop and approx 1.2km from Rail station. Good connections north and south and to other nearby settlements.
Access to active travel routes	<i>Good</i>	The Aviemore Orbital footpath runs through the site and connects with the wider network around Aviemore and further afield.

**STAGE 1 & 2 ASSESSMENT SUMMARY:**

*Summary of any key constraints / issues*

The site is extensive and relates well to the existing settlement. Parts of the site are elevated (particularly along the west) and contain established trees / screening as well as a burn and wet ground which would be sensitive in landscape and ecology terms. The trees along the western edge of the site abutting the A9 should be retained for screening. The site also provides an important route for recreation along the Orbital footpath.

The southern part of the site may be suitable for some development and there may be opportunities in and around the established group of buildings at Granish Farm in the north of the site.

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

Yes – as part of a potential future LONG TERM housing site. Part of the site also preferred for economic development use.

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	The site is a mix of agricultural fields, buildings and native woodland, with varied topography, increasing in height from the A95 but with some deep wooded hollows
Habitats adjacent to the site	Woodland
Nature and scale of development (inc off site effects)	Unclear

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	Native woodland
Species likely to require survey at LDP or later stage – eg CNAP species	Kentish Glory, small scabious mining bee ( <i>Andrena marginata</i> )
Possible protected species	Wildcat, Pine marten, red squirrel
Habitat connections	Forms part of the wooded corridor along the A9
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Additional woodland planting, removal of woodland areas from site boundary

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

#### Summary:

Extended Phase I survey to include potential for protected species

HRA – impacts on Spey SAC

Small scabious mining bee – the bee occurs nearby to the north. Quarry and surrounding habitat could be suitable for this species but further assessment is required.

Kentish Glory survey – management plan for birch woodland however no survey required if Woodland areas are removed from site proposal area.

### Overall Ecology Assessment

<b>RED</b>	<b>X</b> woodland	<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>		
<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

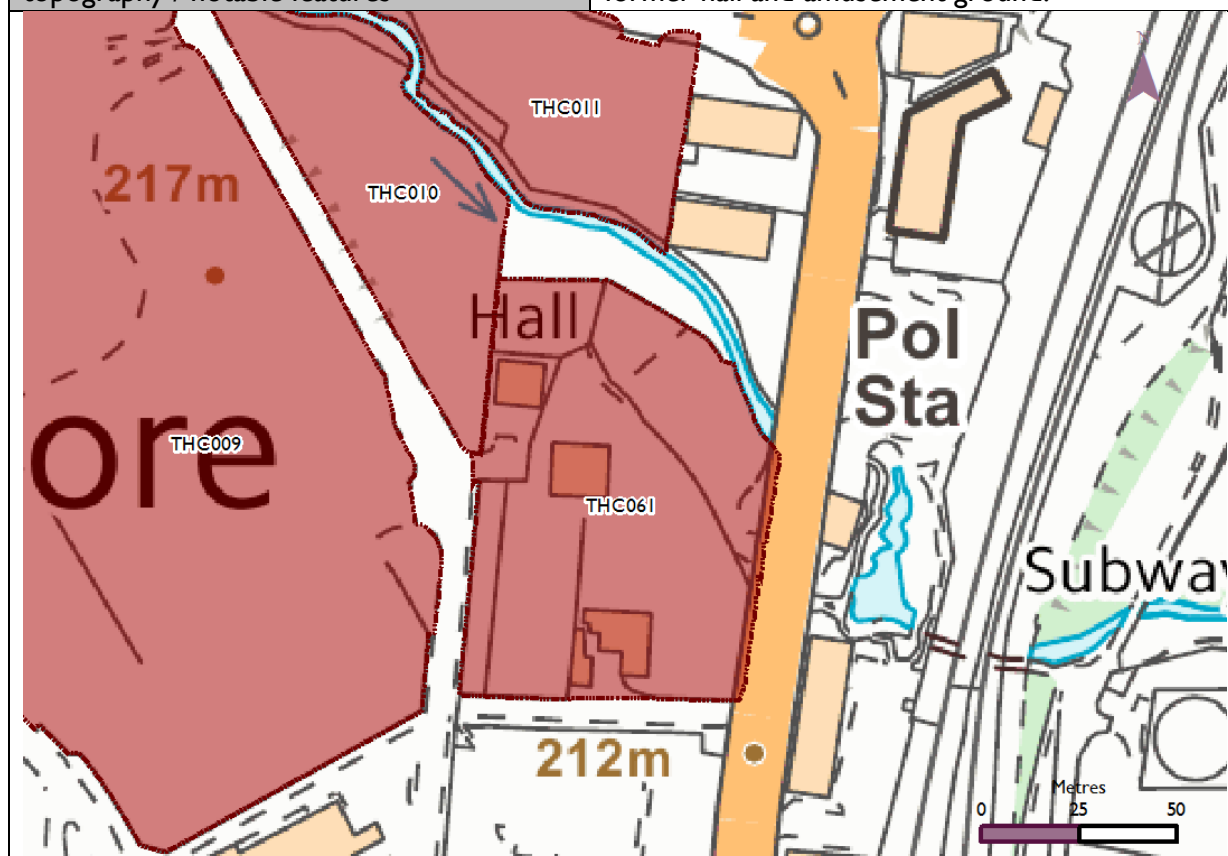
<b>RED</b>	<b>X (see THC45)</b>	<b>AMBER</b>		<b>GREEN</b>	
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## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	THC061
Site address	Laurel Bank, Aviemore
OS grid reference (if available)	
Site area / size	0.7 Ha
Site description: current land use / topography / notable features	Site currently comprises two existing houses, a former hall and amusement ground.



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#### Proposed use

Proposed use	Unknown
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	<input checked="" type="checkbox"/>	Small area of flood risk along northern boundary.
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	Small area of flood risk along northern boundary.
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Very small area of surface water flooding on northern boundary.
Surface water extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	Very small area of surface water flooding on northern boundary.
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>	<input type="checkbox"/>	
Special Area of Conservation (SAC)	<input type="checkbox"/>	Site lies in close proximity (20m) to the River Spey SAC.
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 type="checkbox"/>	
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input type="checkbox"/>	Site in close proximity to Cairngorm Mountains NSA.
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		
Ancient woodland	<input type="checkbox"/>	
Natural and semi-natural woodland	<input type="checkbox"/>	
Tree preservation order (TPO)	<input type="checkbox"/>	

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	✓	There is a public right of way into the site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies within the centre of Aviemore and walking distance (all within 200m) to shops/ services/ bus stops and train station and approx.. 900m by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site has existing accesses onto Grampian Road and via a path to the west.
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site is in less than 200m walking distance to bus stops and rail station.
Access to active travel routes	<i>Good</i>	There is a right of way through the site and core paths across the road providing good access to wider path network around Aviemore.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies within the settlement boundary of Aviemore and is well connected to local services. It currently contains a mixture of residential and businesses uses however the northern part of the site (where the amusement ground is located) contains some flood risk and woodland adjacent to the burn. The location of the site in the centre of Aviemore provides a good opportunity for development that contributes to the vitality of the town centre. The principle of development on the site is established and provides a suitable opportunity for future mixed use development.

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

Yes

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Site is a hall, two houses and amusement arcade
Habitats adjacent to the site	Woodland amenity grassland, built development
Nature and scale of development (inc off site effects)	unknown

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	Close to Aviemore Burn which runs into 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	
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Otter, water vole, bat
Habitat connections	
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Unsure what proposed but would have to ensure good water quality leaves the site, amenity grassland looks developable.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	Good suds proposal as running into Spey SAC – need to incorporate water quality and biodiversity benefit

#### Summary:

HRA required to assess impacts on the River Spey SAC (the site is adjacent to the Milton Burn).

### Overall Ecology Assessment

RED		AMBER		GREEN	x
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Development unspecified
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Site on elevated west side of Grampian road, includes Laurel bank, Victorian villa and gardens. The elevation gives some fine views to cairngorm massif. This and easy access from main street would suggest good location for the kind of business where people want to engage with the place e.g café/restaurant. Indoor and outdoor 'people' spaces
	<b>Siting</b>	Good views to Pityoulish and cairngorm. Linear north/south emphasis of site to be maintained in any development
	<b>Design</b>	Design and layout to reflect orientation of other buildings on west side Grampian road. The site has potential to help people 'engage with their landscape, car parking on the site should be restricted in favour of other uses.
<b>Landscape Special Qualities</b>		Panoramic and framed views. Local values (landscape toolkit) <ul style="list-style-type: none"> <li>• People value the high hills and mountains.</li> <li>• Views of the Cairngorm mountains from house, garden, street and local paths are especially important and something people feel they would want to protect.</li> <li>• People value the trees, forest and woodland in and around where they live.</li> </ul>
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Not included
<b>Visual issues and sensitivities</b>		Prominent site, sensitive development, not too high
<b>Potential for mitigation</b>		Yes
<b>Potential to complement?</b>		Yes
<b>Potential to enhance?</b>		Potential to enhance experience of more people
<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</b>		

<b>Landscapes</b>	
• <b>Battlefield</b>	
• <b>Other archaeological feature (Canmore)</b>	

#### Overall Landscape Assessment

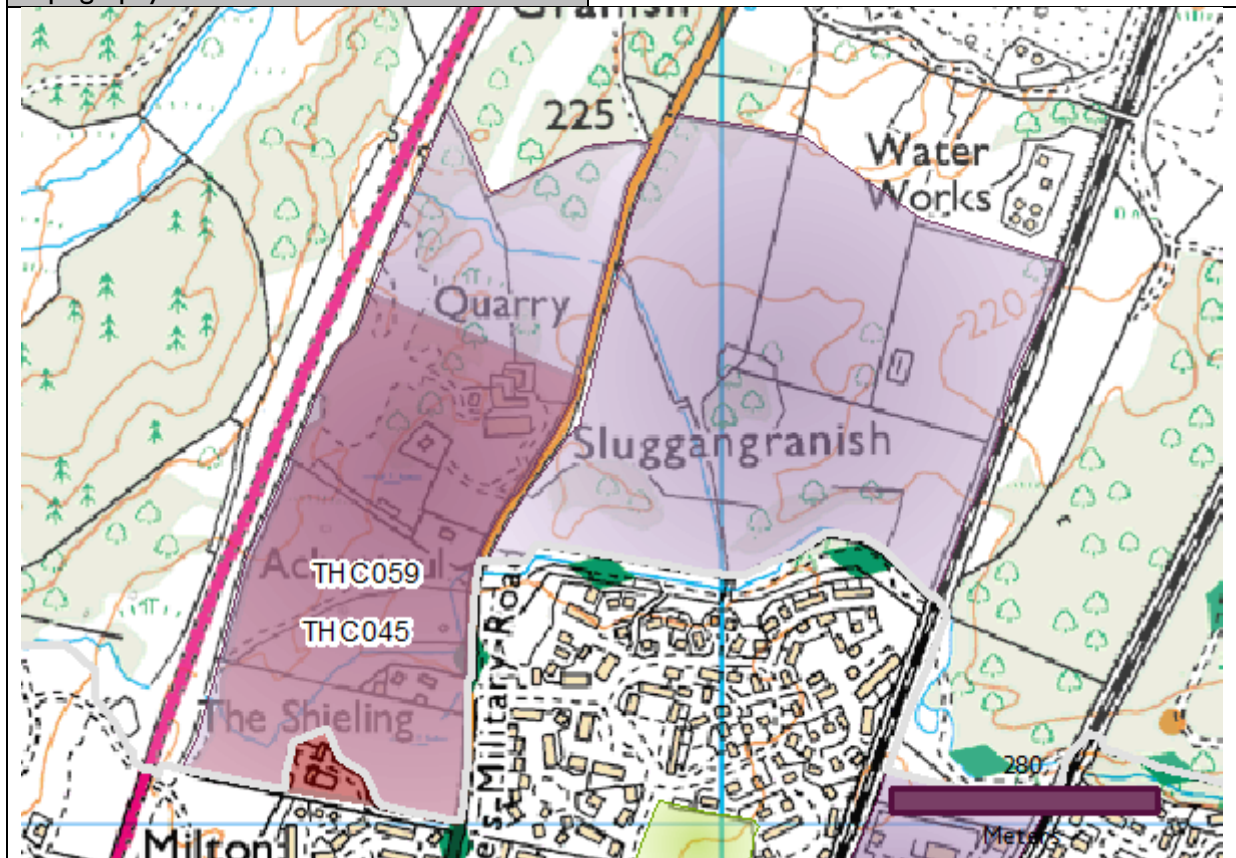
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X depends on type of development</b>
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	North Aviemore
Site address	North Aviemore
OS grid reference (if available)	
Site area / size	
Site description: current land use / topography / notable features	Agriculture, Forestry and some recreation



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### Proposed use

Proposed use	Housing / mixed use
Housing	Approx no of houses
	Tenure
	Affordable housing proportion
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	✓	There are a couple of small contained areas of surface water flooding.
Surface water extent: Low probability 1:1000 yrs	✓	There are a couple of small contained areas of surface water flooding.
Potentially Vulnerable Area	✓	The whole site lies within a 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)	✓	Site lies 500m to the west of the 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	✓	Site lies 500m to the west of the Cairngorms Mountains NSA
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland	✓	There is a small area of identified semi natural woodland in north 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)	✓	There is a Canmore site on the western edge 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	✓	The Aviemore Orbital footpath runs along southern boundary of the site and a core path along the north.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site abuts Aviemore settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good / limited</i>	Primary School lies 1.6km from centre of the site and site is 2.2km from centre of Aviemore (shops/ services / rail station). The nearest bus stop is approx. 1.2km from the site.
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Access will require to be established from the B1952 (which is currently a fast road).
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies 1.4km from access to the A9 as well A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good / limited</i>	Site lies approx. 1.2km from nearest bus stop and approx 2.2km from Rail station. Given scale of site, transport provision would be required to service the development. Good connections north and south and to other nearby settlements.
Access to active travel routes	<i>Good</i>	The Aviemore Orbital footpath runs along southern boundary of the site and connects with the wider network around Aviemore and further afield.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Site relates well to Aviemore and whilst extends the town to the north further from the core of the town, could provide a suitable expansion with appropriate transport, road and path infrastructure. Site extends to immediately adjacent an existing industrial site to the north and an appropriate buffer would be required. The site contains some contained pockets of surface water flooding which would require to be addressed

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

Yes – as a part of a potential future LONG TERM housing site

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	The site to the west of the A95 is mixed woodland and grassland, contained within a series of hollows and dips. The eastern side of the A95 is agricultural grassland with small areas of birch woodland.
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)	
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	<i>Birch woodland</i>
Species likely to require survey at LDP or later stage – eg CNAP species	Kentish Glory moth in birch woodland, any grassland areas with devils-bit scabious should be checked for scabious mining bee
Possible protected species	Badger, bats if tree removal, breeding waders
Habitat connections	The woodland on the east is well connected to the rest of the Granish Woods, the small areas of woodland in the west side provide stepping stones between patches of woodland. The burn provides a linear route through both sites.
ECOPS	
Potential Mitigation	Riparian corridor enhancement through the site-which will also reduce likelihood of flooding, woodland planting to provide connection between wooded habitat through the site, woodland management plan aimed at retaining birch woodland in suitable condition to support Kentish Glory.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	Area in PVA, some surface flooding
SUDs	Enhanced Suds proposal should be included and could incorporate areas of riparian planting to provide linkage to the burn and mammal corridor

**Summary:**

*The eastern area of the site has good Birch woodland habitat which should be retained, the fields on the east look to be species poor but are linked to areas of high quality eg species rich grassland to the north and areas of birch woodland within, additional planting of woodland within this site would improve connectivity and could form part of a riparian suds scheme providing linkage to the burn.*

*HRA for River Spey – Otter, FWPM, Salmon, Kinveachy SPA – Capercaillie from increased recreational disturbance*

**Overall Ecology Assessment**

<b>RED</b>	<b>X site west of A95</b>	<b>AMBER</b>		<b>GREEN</b>	<b>X site east of A95</b>
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for mixed use development including housing.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Agricultural fields interspersed with patches of mature trees. Pasture fields articulate around stands of mature trees on glacio-fluvial knolls. Pedestrian access through the site
	<b>Siting</b>	The eastern side of the A95 is agricultural grassland with small areas of birch woodland. Similar agricultural pastures are found west of the road and both contribute to the landscape context for Aviemore and the sense of arrival.
	<b>Design</b>	Housing here would need to have enough undeveloped space to reflect key characteristics, maintain views, maintain access and create a new, high quality, robust settlement edge. High quality design suited to a prominent location.
<b>Landscape Special Qualities</b>		Birch wooded knolls and views to Cairngorms. Imposing massif, unifying central mountains.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		Sense of arrival enhanced by sequence of views framing the Cairngorms. Development will be highly visible and intrude into views for the Cairngorms on arrival from the north
<b>Visual issues and sensitivities</b>		Great views across this area to Cairngorm Massif from B9152 and footpath. Provides high quality setting to Aviemore. Retain and enhance wooded knolls. Retain open views to Cairngorms.
<b>Potential for mitigation</b>		Variable landform retained to give diversity of height and outlook. Wooded knolls strengthened with additional planting and connected by structure planting. Open areas through development retained to maintain views.
<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>		

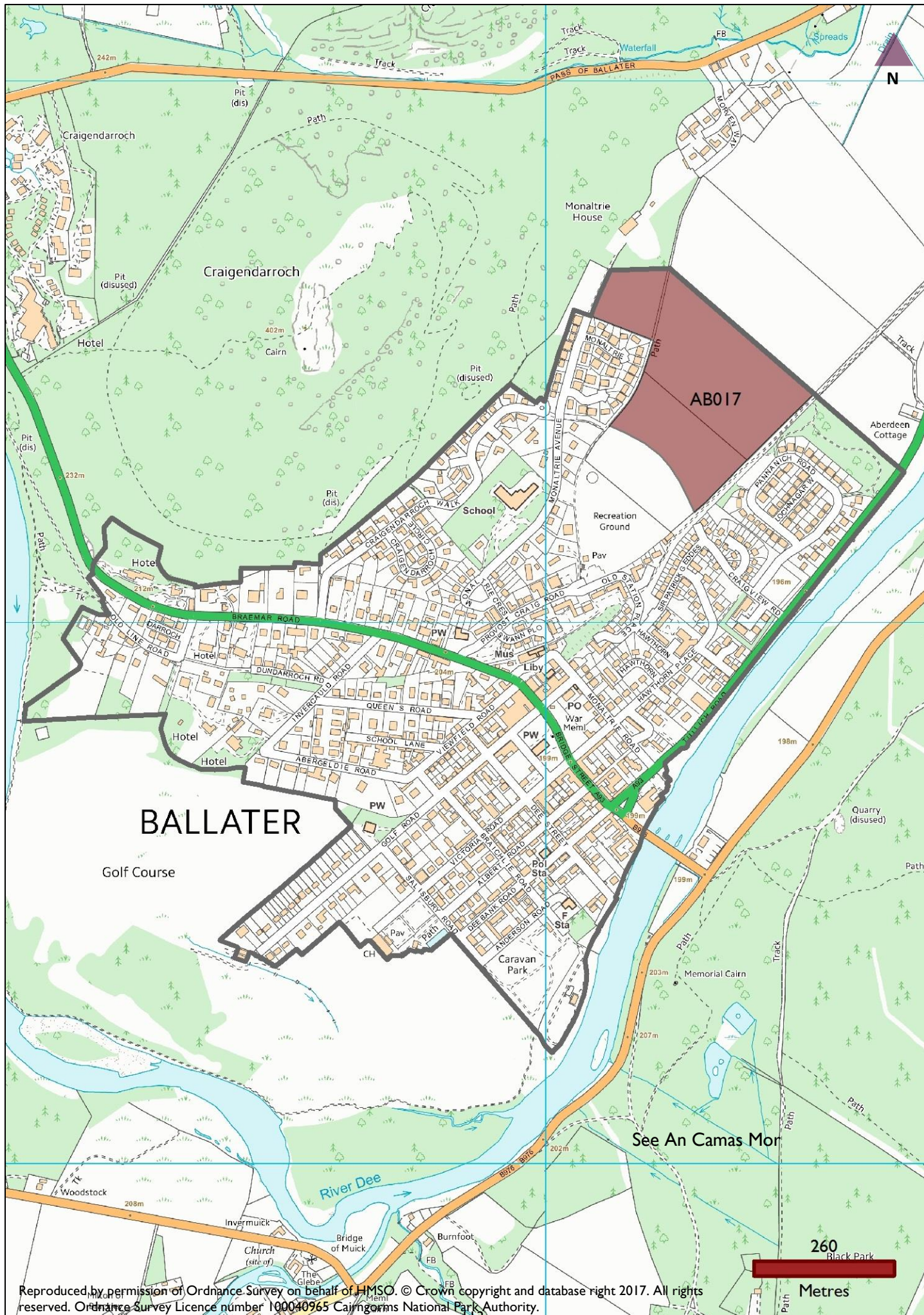
<ul style="list-style-type: none"> <li>• Other archaeological feature (Canmore)</li> </ul>	
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### Overall Landscape Assessment

<b>RED</b>		<b>AMBER</b>	<b>X (assuming adequate open and green space retained within development)</b>	<b>GREEN</b>	
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# BALLATER



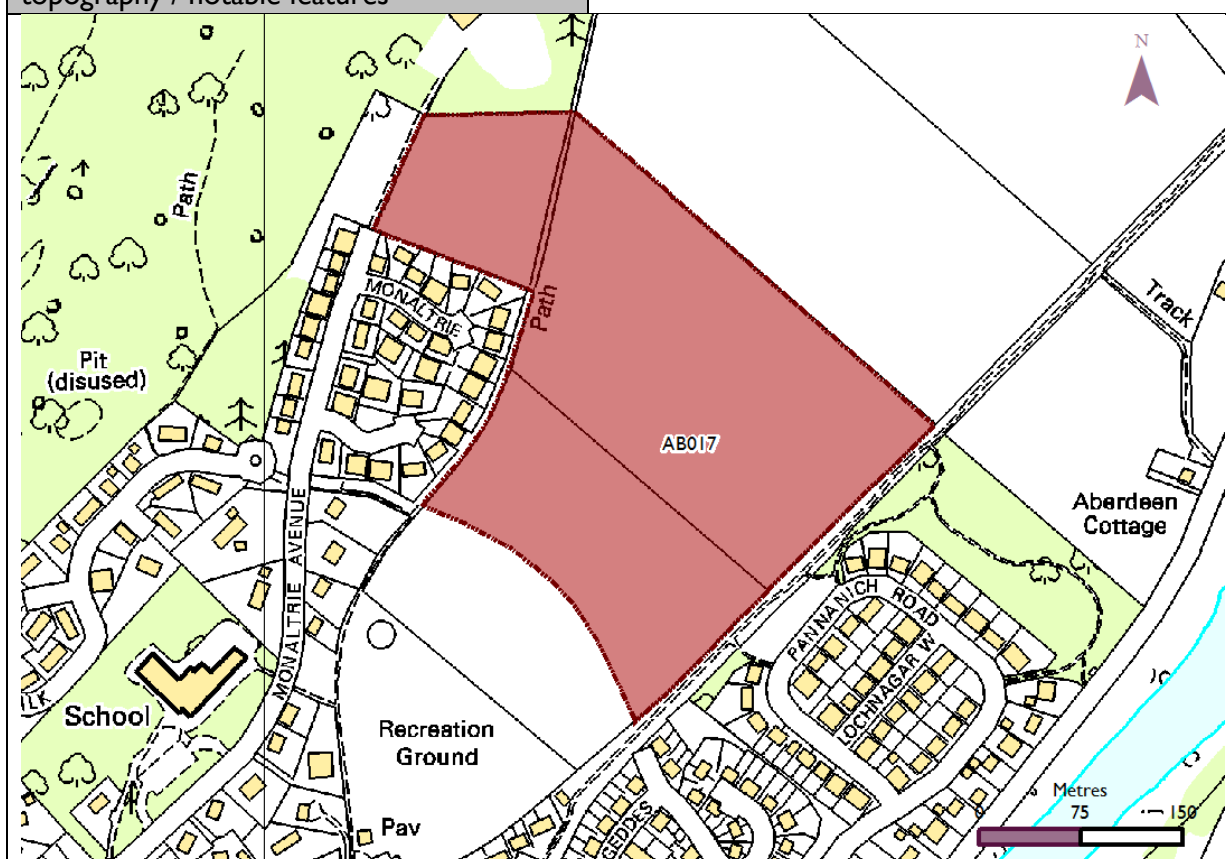


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB017
Site address	Monaltrie Park, Ballater
OS grid reference (if available)	
Site area / size	9.296Ha
Site description: current land use / topography / notable features	Agricultural, greenfield site.



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### Proposed use

Proposed use		Housing, mixed use and open space.
Housing	Approx no of houses	270
	Tenure	Private and affordable
	Affordable housing proportion	25%
Employment / mixed use		Potential for community/tourism/leisure uses, subject to masterplan exercise and consultation with community.



## 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	✓	Medium probability flood risk surrounds the East and South of the site, within 15m.
River extent: Low probability 1:1000 yrs	✓	Approx. 1/3 of the site is covered by low probability flood risk.
Surface water extent: Medium probability 1:200 years	✓	6 small areas of medium probability surface risk directly on the site. Further areas surrounding 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)	✓	Craigendarroch SSSI lies 40m North East of the site.
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	3 separate areas of ancient woodland

		surround the North, West and South of the site, all within 100m.
Natural and semi-natural woodland	✓	Semi-natural woodland lies directly across from the West of the site, within 20m.
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 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	✓	Two core paths run along the East and the West of the site boundary.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site relates well to the existing settlement and contained within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies approx. 500m from the primary school and 1km from the centre of the town (with shops/ hotels/ bus stops). There is a bus stop 500m away on Tulloch Road, but access is unclear.
Immediate site access – adequacy of access for proposed development	<i>limited</i>	There is possible access from Montaltrie Avenue. No existing direct access.
Wider transport network	<i>limited</i>	Site is approx. 2.5 km from A93 (to Braemar and Aberdeen). However the village is not near a train station or any major roads.
Access to public transport	<i>Good</i>	There is a bus stop 500m away on Tulloch Road, but access is unclear and within the town centre approx.. 1km away. Services towards Aberdeen run hourly.
Access to active travel routes	<i>Good</i>	There is a core path running along the west of the site. Site has good access to wider core path network.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

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

The site is currently identified in the LDP for 250 units, excluding the pocket in the north west of the site. The site has an area of low probability flood risk in the north eastern part of the site. The additional pocket for 20 houses in the north west of the site has the potential to affect the setting of Monatltrie House (Category B listed) and is of ecological significance. This additional part of the site is therefore not considered appropriate for allocation. Whilst the remainder of the existing allocation has not yet come forward for development through the current LDP, the site is considered effective and work is currently underway on the preparation of a masterplan. Therefore, retaining the existing allocation is considered appropriate.

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

Yes – existing allocated area only

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Agriculture – arable farmland. North-western chunk comprises of wood pasture.
Habitats adjacent to the site	Woodland, agriculture
Nature and scale of development (inc off site effects)	See 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	Could be AWI adjacent to west
Tree preservation order (TPO)	Need to check for scattered mature trees in NW section
Carbon Rich Soils /other soil issues	-
Prime agricultural land	Yes to arable areas

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	The section in the NW comprises of species rich unimproved neutral grassland. There are also scattered mature broadleaves here
Species likely to require survey at LDP or later stage – eg CNAP species	Waxcap fungi in NW section retained in allocation
Possible protected species	Breeding birds, mammals, reptiles
Habitat connections	Wildlife corridors on former railway lines, adjacent woodland
ECOPS	See cover sheet for details
Potential Mitigation	Remove NW section of species rich grassland. Avoid impacts to existing wildlife corridors and enhance where possible

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

#### Summary:

Recommend removal of NW section which comprises of species rich unimproved grassland and scattered mature broadleaves as this habitat is of high ecological value. This leaves the arable fields which are of low ecological value and will be relatively simple to assess (ecological surveys will be negligible).

**Overall Ecology Assessment**

<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X if NW section removed.</b>
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## LANDSCAPE ASSESSMENT

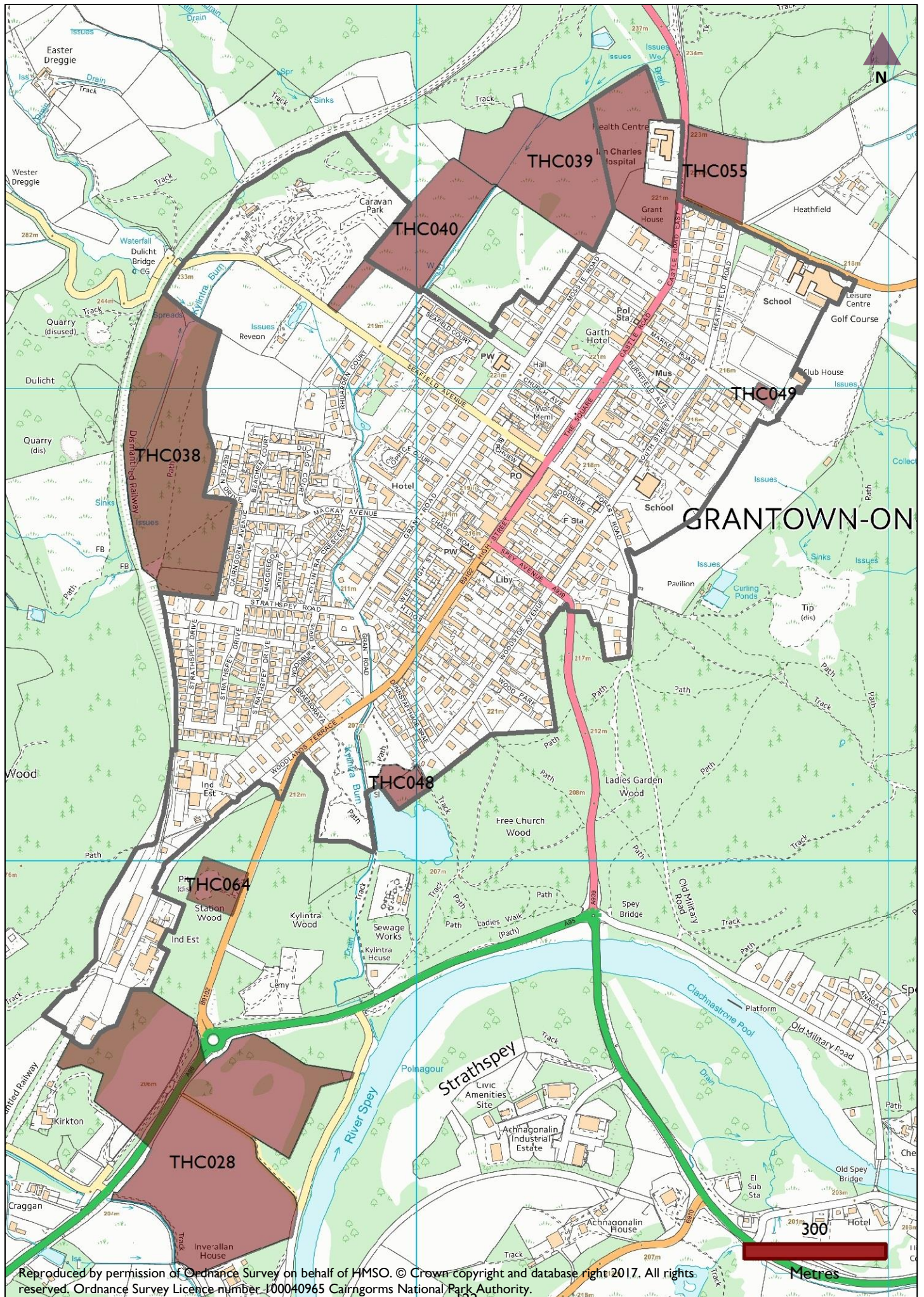
<b>Nature and scale of development (incl off site effects)</b>		Proposal is for 270 houses. Majority of site forms part of existing allocation HI for 250 houses.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site lies within settlement of Ballater.
	<b>Siting</b>	
	<b>Design</b>	
<b>Landscape Special Qualities</b>		The NW area of species rich grassland and parkland style planting contributes to the setting of Monaltrie house and the diversity of accessible green spaces along the settlement edge.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		
<b>Visual issues and sensitivities</b>		This site is highly visible in views from the north. Strong green structure throughout site necessary to conserve and enhance the character and SLQs of the Strath and to avoid development appearing detached from settlement.
<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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# GRANTOWN-ON-SPEY



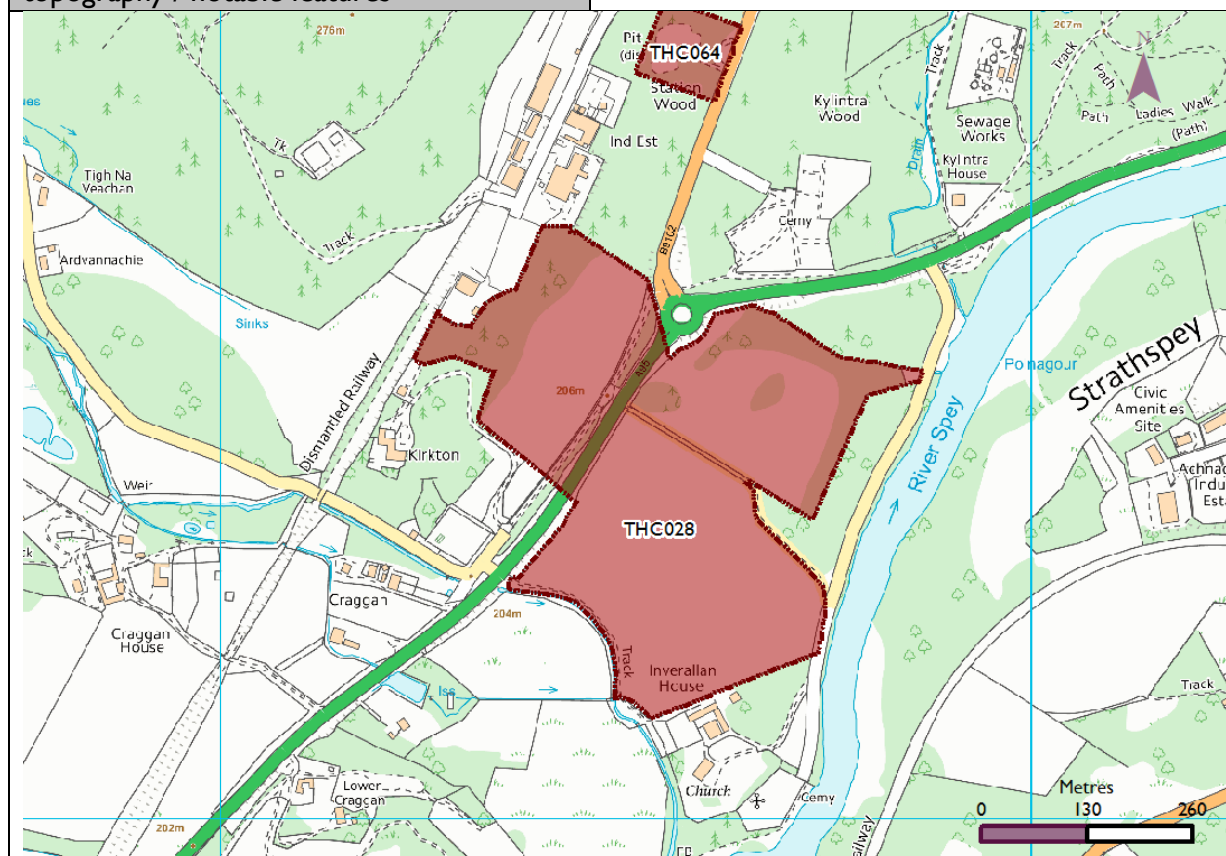


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC028
Site address	Land South of Granttown-on-Spey
OS grid reference (if available)	
Site area / size	18 Ha
Site description: current land use / topography / notable features	Agriculture and woodland



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### Proposed use

Proposed use		Housing - “Dementia Village”
Housing	Approx no of houses	
	Tenure	Unknown
	Affordable housing proportion	Unknown
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	✓	Significant area of medium probability runs right through centre of site. Covers around 20% of site.
River extent: Low probability 1:1000 yrs	✓	Significant area of low probability runs right through centre of site. Covers around 20% of site.
Surface water extent: Medium probability 1:200 years	✓	Patches across site
Surface water extent: Low probability 1:1000 yrs	✓	Patches across 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)	✓	Site adjacent to River Spey SAC, which is located 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)	✓	Site adjacent to River Spey SSSI, which is located just to its east.
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	Small areas of ancient woodland impinge

		on north eastern corner of site
Natural and semi-natural woodland	✓	Large are of semi-natural woodland located in western part of site, equating to around 15% of its area.
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 outside settlement boundary and is divorced from main build form
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Local services available in Grantown.
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Access arrangements would need detailed consideration – particularly if direct access from A95 proposed
Wider transport network	<i>Good</i>	Well related to wider transport network
Access to public transport	<i>Good</i>	Regular bus services available in Grantown.
Access to active travel routes	<i>Good</i>	Proximity to core path network, other footpath provision etc.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Scale of proposed development would significantly exceed expected development needs and would be divorced from built form of Grantown. Development not considered appropriate in this location.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Fields used for silage and for grazing (sheep). Woodland within the proposal area is aspen (south side of A95) and mixed woodland, including non-native conifers (north side of A95).
Habitats adjacent to the site	Similar to above
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	Aspen woodland on south side of A95 included within some adjacent AWI listing.
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Aspen woodland of high ecological value – these aspen stands support the critically endangered aspen hoverfly. Mixed woodland on northern side of A95 is valuable as a woodland corridor along the old railway. Fields of low ecological value (species poor).
Species likely to require survey at LDP or later stage – eg CNAP species	None – if woodland excluded.
Possible protected species	None – if woodland excluded
Habitat connections	
ECOPS	
Potential Mitigation	Exclude all woodland.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above.
SUDs	Required. Glenbeg burn runs adjacent and must be protected from pollution.

#### Summary:

The fields themselves are of low ecological value, but the woodland is of ecological value, particularly the aspen woodland which is of very high ecological value – these aspen stands support the critically endangered aspen hoverfly. The mixed woodland along the railway acts as a wildlife corridor along the railway from Grantown and along to the Glenbeg burn. They have potential to support red squirrel and breeding birds. I strongly recommend removing all woodland from this allocation if taken forward, this will bring down ecological impacts to minimal.

### Overall Ecology Assessment

RED		AMBER		GREEN	X If all woodland removed from allocation

## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for housing.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Very large site that extends across the A95.
	<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>		Housing development on this site would have a significant adverse impact upon the character and experience of Grantown.
<b>Visual issues and sensitivities</b>		The settlement edges of Grantown are well-defined with strong containment afforded by landform and woodland. There is a strong sense of arrival because of this notable containment.
<b>Potential for mitigation</b>		no
<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

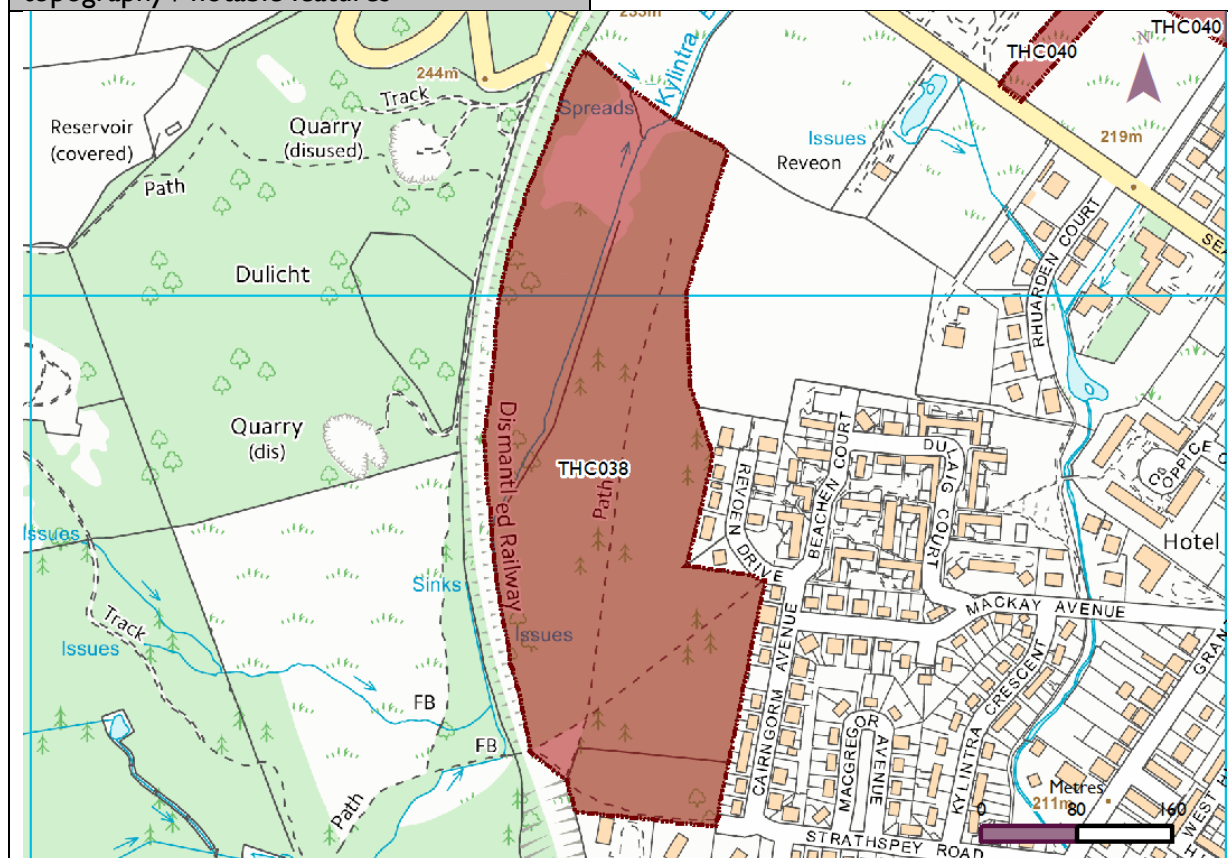
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC038
Site address	Land to the West of H1, Granttown on Spey
OS grid reference (if available)	
Site area / size	9Ha
Site description: current land use / topography / notable features	Woodland



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### Proposed use

Proposed use	Housing / mixed use						
Housing	<table> <tr> <td>Approx no of houses</td><td>TBC</td></tr> <tr> <td>Tenure</td><td>Private &amp; affordable</td></tr> <tr> <td>Affordable housing proportion</td><td>TBC, minimum 25%</td></tr> </table>	Approx no of houses	TBC	Tenure	Private & affordable	Affordable housing proportion	TBC, minimum 25%
Approx no of houses	TBC						
Tenure	Private & affordable						
Affordable housing proportion	TBC, minimum 25%						
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		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs	✓	5 areas of medium probability surface water lie within the site. Further surround 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		
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	✓	A large area of semi-natural woodland lies directly on the whole of the Western boundary, with a tiny part at

		the bottom of the site over-lapping.
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 directly down the boundary of the West of the site, with it then cutting through to the East of the site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	Site would represent a significant expansion at a prominent position on the western edge of Grantown-on-Spey.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Within 1km of the main shops on the High Street. Within 1.1km of primary school and 2km of high school
Immediate site access – adequacy of access for proposed development	<i>poor</i>	Access would need to come off one of the small estate roads adjacent to site. Strathspey Road would be the obvious and perhaps only option. Potential to access from Beachen Court once complete.
Wider transport network	<i>limited</i>	Site is 1.3km from the A95. Nearest railways station is Aviemore.
Access to public transport	<i>limited</i>	Within 500m of bus stop. Nearest railways station is Aviemore.
Access to active travel routes	<i>Good</i>	A number of core paths cross the site, linking it to Beachen Wood. Pavement also runs along the length of Starthspey Drive.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Compared to other proposed sites, THC038 relates poorly to the built form. This is reflected in the relatively large distances to key facilities. These distances are unlikely to encourage walking and cycling and it is likely that there would be a significant increase in the use of private motor vehicles. The site's topography is steep in places which would necessitate significant groundworks to enable development. The site is also covered in trees, criss-crossed by core paths and other smaller informal paths and is evidently an important recreational resource, linking the town to Beachen Wood.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Mixed deciduous coniferous woodland- Scots Pine, Birch, Aspen,
Habitats adjacent to the site	Woodland
Nature and scale of development (inc off site effects)	Housing in this location would remove a significant proportion of the current woodland habitat which looks to be high quality mixed age and species woodland which would support a diverse range of mammals, birds, fungi and plants

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	High quality woodland- mixed age distribution
Species likely to require survey at LDP or later stage – eg CNAP species	Wood Ants, Aspen Hoverfly
Possible protected species	Bats, Pine Marten, Squirrel, breeding birds
Habitat connections	Housing in this site would severely reduce habitat connections
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	It would require many decades to compensate for the loss of woodland in this site

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

#### Summary:

NVC, Protected species survey, fungi survey, wood ant and aspen hoverfly surveys required  
HRA – capercaillie disturbance on surrounding SPA Woodlands: assess impacts of increased wastewater production on FWPM in Spey SAC; and assess impacts from pollution activities arising from construction on the Kylintra Burn which runs into Spey SAC.

### 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>		9Ha Housing
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	The site is covered by mixed deciduous coniferous woodland, which has Scots Pine, Birch and Aspen. A completely woodland site that is an integral part of the woodland backdrop to Grantown. Woodland that is important in providing a landscape setting, a backdrop to views and an important recreational resource.
	<b>Siting</b>	The development of this location would remove a significant proportion of the current woodland habitat which looks to be high quality mixed age and species woodland which would support a diverse range of mammals, birds, fungi and plants.
	<b>Design</b>	
<b>Landscape Special Qualities</b>		A completely woodland site that is an integral part of the woodland backdrop to Grantown.
<b>Wildland Issues</b>		
<b>Landscape Capacity for Housing Report – status of site</b>		
<b>Visual issues and sensitivities</b>		Woodland that is important in providing a landscape setting, a backdrop to views and an important recreational resource.
<b>Potential for mitigation</b>		
<b>Potential to complement?</b>		
<b>Potential to enhance?</b>		
<b>Archaeological and Cultural/built Heritage</b>		
<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

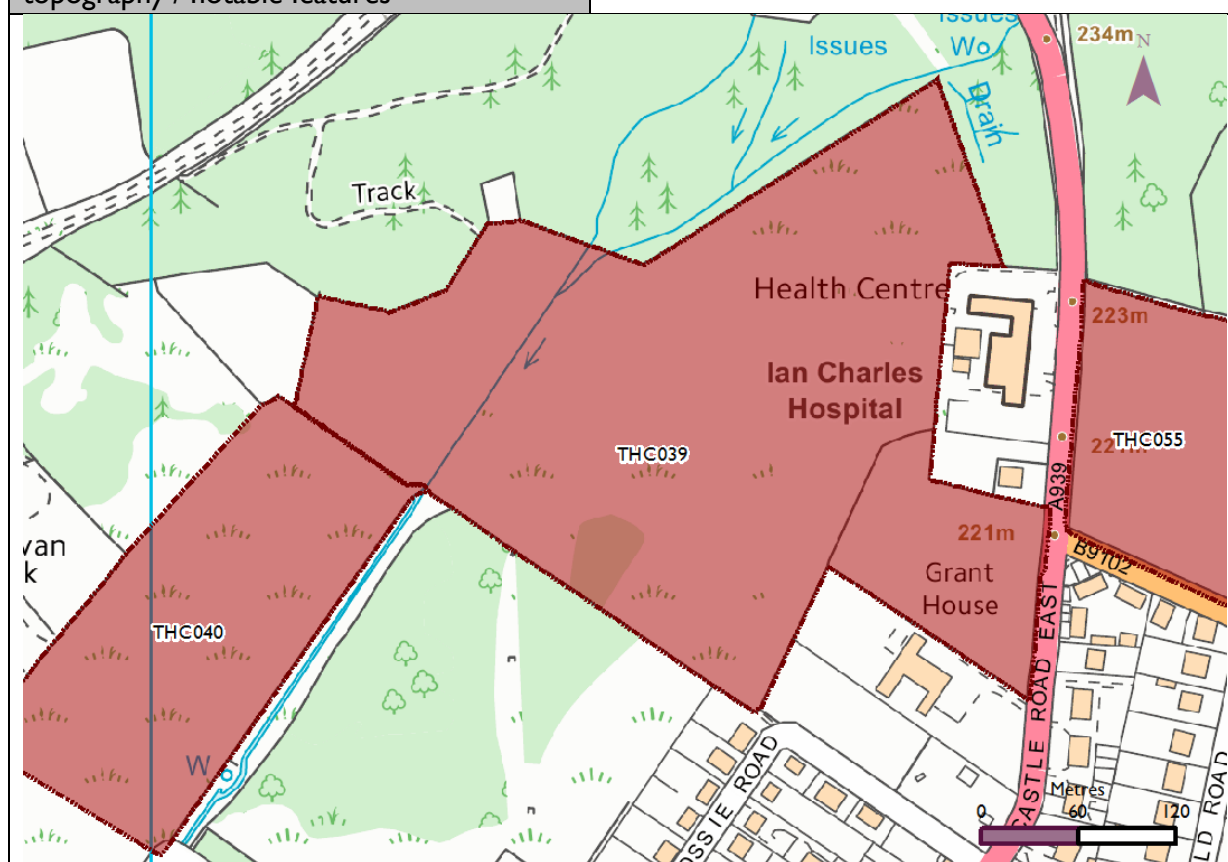
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC039
Site address	Land to the West of the Health Centre, Grantown on Spey.
OS grid reference (if available)	
Site area / size	Approx. 9Ha
Site description: current land use / topography / notable features	Agricultural



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### Proposed use

Proposed use		Housing / mixed use
Housing	Approx no of houses	TBC
	Tenure	Private & affordable
	Affordable housing proportion	TBC, minimum 25%
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	✓	Approx. 25% of the site is covered by medium probability surface water.
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	✓	Ancient woodland lies to the North of the site, with parts of it over-lapping.
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	✓	Within 55m 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>partly related</i>	Site sits between hospital includes site H2, which is allocated in the current LDP. To the north it is bounded by woodland.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Hospital and doctor's surgery are adjacent to site, shops on the square are within 500m, primary school is within 600m and high school is within 300m.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Access would be from Castle Road East and there is space to create a large junction.
Wider transport network	<i>limited</i>	Site is within 2km of A95 and the nearest railways station is Aviemore
Access to public transport	<i>Good</i>	There is a bus stop opposite the hospital, however for most services the stops on the Square, which are around 500m away would need to be used. Nearest railway station is Aviemore
Access to active travel routes	<i>Good</i>	The site is not currently connected to a footpath network, however there is the opportunity to create new links to the former railway line and Beachen Wood. The road to the Square is pavement along its entire length.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

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

While the site would represent a significant extension to the north of Grantown-on-Spey, it is generally well shielded by the surrounding buildings, topography and vegetation. The site is very close to some services while others are a moderate walk away. Around 25% of the site is affected by surface water flooding and parts of the site (particularly to the west) are of ecological importance. Further consideration would need to be given to the effects on the designed landscape of Castle Grant.

Although the entire site is not considered appropriate for development, landscape and ecological impacts could be limited if a more restricted area in the eastern part of the site were identified for development (effectively as an extension to the existing H2 allocation).

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

Yes – eastern part of the site only (as a limited extension to the existing H2 allocation)

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Semi-improved, un-improved grassland, area of wet grassland within the site, this area is noted for wader use and supports a diverse range of invertebrates incl <i>Andrena marginata</i>
Habitats adjacent to the site	Birch dominated deciduous woodland and conifer plantation with a small area of aspen – ancient woodland
Nature and scale of development (inc off site effects)	Housing development which would contribute to surface water run-off into burn leading to Kyntra Burn

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	The north end of the site overlaps ancient woodland
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	Potential for deep peat in the wet/marshy areas
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Species rich wet grassland, aspen and birch woodland bordering the site
Species likely to require survey at LDP or later stage – eg CNAP species	<i>Andrena marginata</i> , waders
Possible protected species	Breeding waders, reptiles, otter, water vole on site margins
Habitat connections	Opportunity to increase deciduous tree cover providing linkages through the site
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	If not too many houses proposed then opportunity to create good green networks and habitat mitigation – wader habitat not mitigatable within the boundary, once any development takes place even small scale there is a high risk of disturbance resulting in waders not using the site, remove area of ancient woodland from site , remove area of high invertebrate importance from the site

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

SUDs	There is a good opportunity for a good suds scheme within this development as it is a large allocation, surface water has been highlighted as a constraint
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**Summary:** An extended Phase I and NVC survey should be undertaken to inform mitigation proposals for the site eg. Creation of bee banks and species rich meadow retained as a feature – HRA capercaillie, check for otter and water vole in burn  
This site supports breeding waders which even small scale development has the potential to impact on them, development would be best limited to Grant house site in south east.

### 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>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Open grassland site immediately adjacent to the settlement, edged by the hospital and scattered birch woodland and mature pine plantations. A continuation of the open pasture fields that run round this side of Grantown to Seaforth Ave. along the foot of the steeply rising wooded slopes of Dreggie. Site overlooked from these slopes and old railway, but otherwise quite enclosed. Scope for partial development of site without serious impacts on landscape character
	<b>Siting</b>	Scope to develop part of the site and recreate a robust new north/western edge to the settlement. Develop a structure that reflects the geometry and density of the existing settlement with streets and street trees. More than one access point would be required to maintain the geometry and circulation that is characteristic of Grantown and avoid the creation of an 'estate'. Strong pedestrian/cycle links with THC 040. No development on the western sloping bit of the site see map. Birch trees/birch woodland protected and enhanced.
	<b>Design</b>	Street layout, street trees, create a new area worthy of a conservation area Links into walking routes along this side of Grantown
<b>Landscape Special Qualities</b>		Light and airy birch woodland, cultural and natural
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		This site is part of area B in the landscape capacity for housing report. Area B is much larger than this site extending right round the north western edge of Grantown. The status for the wider site is opportunities for considerable housing development. Context has changed considerably since 2005. See also THC 040
<b>Visual issues and sensitivities</b>		Visible from old railway, hospital site and limited visibility from public road
<b>Potential for mitigation</b>		Good design and layout and strong planting design, yes
<b>Potential to complement?</b>		Yes
<b>Potential to enhance?</b>		Removal of power lines. Poor pony grazed land and damaged/grazed woodland can be enhanced and poorly-defined settlement edge strengthened

<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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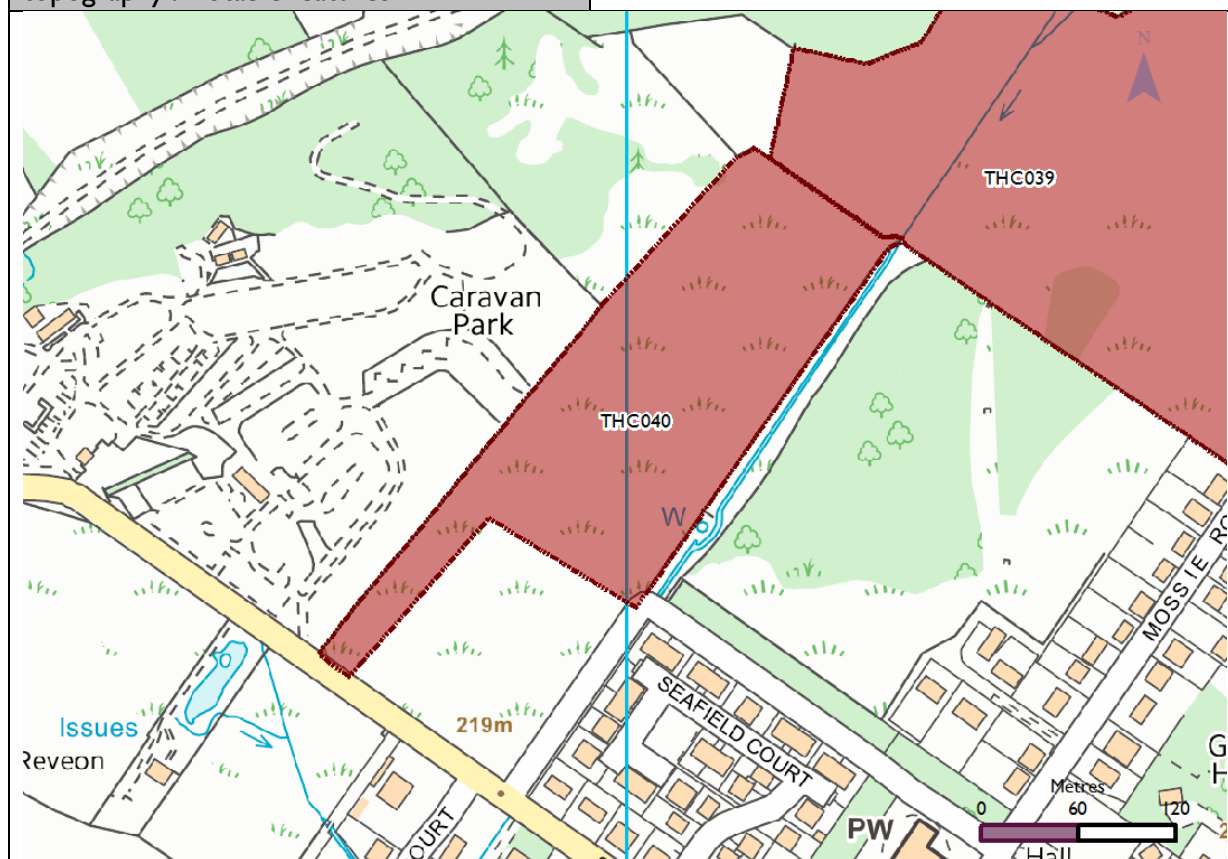


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC040
Site address	Land To East of the Caravan Park, Grantown on Spey.
OS grid reference (if available)	
Site area / size	Approx. 4.5Ha
Site description: current land use / topography / notable features	Agricultural



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### Proposed use

Proposed use		Housing / mixed use
Housing	Approx no of houses	TBC
	Tenure	Private & affordable
	Affordable housing proportion	TBC, minimum 25%
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"/>	An area of medium probability flood risk lies within 10m of the South West boundary.
River extent: Low probability 1:1000 yrs	<input type="checkbox"/>	
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Approx. 50% of the site is covered by medium probability surface water. Further areas surround 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 type="checkbox"/>	
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input type="checkbox"/>	
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		
Ancient woodland	<input checked="" type="checkbox"/>	Ancient woodland lies near the site, within 35m.
Natural and semi-natural woodland	<input type="checkbox"/>	

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>	The site sits between Grantown Caravan Park and an area of woodland. A care home is currently being developed along Seafeld Terrace, from which a proposed access has been identified.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site is within 600m of the Square and the shops on the high street, 800 metres of the primary school and around 1.5km from the High School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	A large strip of land has been left between the Caravan Park and the care home development. The suitability of this access will depend on the number of units proposed.
Wider transport network	<i>limited</i>	Site is within 2km of A95 and the nearest railways station is Aviemore.
Access to public transport	<i>limited</i>	Site is within 600m of bus stops in centre of Grantown-on-Spey and the nearest railway station is Aviemore.
Access to active travel routes	<i>Good</i>	A pavement already exists along Seafeld Terrace that connects to the site to the town centre.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

While the site is not adjacent to any existing housing it is reasonably sheltered from wider views of the countryside. The management of surface water is likely to be the greatest constraint as the site is clearly boggy and large areas are subject to medium probability surface water flooding. These wetland areas are also likely to be of particular ecological importance.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Wet meadow, used for horse grazing, looks species rich, nice patches of Juncus, also good for waders
Habitats adjacent to the site	Burn runs along eastern edge of the site, ground water table looks high, looks like takes drainage from campsite area ground – where does the new nursing home drainage go?
Nature and scale of development (inc off site effects)	Off-site surface water effects from the site which is wet unless sufficient mitigation on-site, but it looks like this site would receive water from uphill slopes and campsite also

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	Adjacent to Ancient woodland
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Species rich wet grassland – a CNAP priority habitat
Species likely to require survey at LDP or later stage – eg CNAP species	Invertebrate community and GWDTE NVC
Possible protected species	In surrounding area the burn running alongside the site could support water vole and otter (otters are using Kylintra Burn), this would require a survey Breeding waders are a possibility and should be surveyed for
Habitat connections	The site is connected to the burn, additional riparian planting would provide more habitat alongside this corridor and link in to suds on site providing habitat for amphibians.
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Surface water would require mitigation which is likely to involve a lot of land take and reduce available land for housing, it would also involve increasing the height of land within the site which would remove wetland connections, wetland should be retained and enhanced across the site Waders use this site

<b>Flood risk</b>	<b>Comments / detail / mitigation</b>
Flood risk relative location vs 1:200 year event	
SUDs	Yes would need a good Suds scheme in here

**Summary:**

NVC of wetland habitat on site, looks to be species rich

Breeding wader assessment

HRA – capercaillie increased disturbance on surrounding SPA Woodlands: assess impacts of increased wastewater production on FWPM in Spey SAC; and assess impacts from pollution activities arising from construction on the Kyntra Burn which runs into Spey SAC

All singing all dancing suds scheme imperative here

**Overall Ecology Assessment**

<b>RED</b>	<b>X species rich wetland habitat</b>	<b>AMBER</b>		<b>GREEN</b>	
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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 Large grassland site contained by rising ground to west and birch woodland to east. Currently divided into pony paddocks. Vegetation indicates poor surface drainage, prob impeded by glacial till. Adjacent to caravan site and over-looked from old railway. Access off seafield avenue.
	<b>Siting</b>	These fields give an open landscape buffer to this side of Grantown and to the steep wooded slopes to the west. This site is visually separated from much of Grantown by woodland to the east, and partially screened from site THC039 to the north by intermittent birch trees. Given the importance of over-looking views from the western hillside and the intensity of development on this side of Grantown (housing development at Beachan court, the care home on seafield road, a possible development related to the railway and the caravan site and chalets), the long term aim for this area should be for it to have a predominantly green character with woodland and areas of open grasslands/suds areas
	<b>Design</b>	Well-spaced housing groups with large swathes of landscape ground. Making use of poorly draining areas. The layout to be developed following thorough ground investigations. The layout would need to be about 75% 'soft' – grassland and woodland (including large-growing trees) with development in small groupings around suds areas. From an access point of view the development should be very porous with a major north/south public access route and plenty of subsidiary access links into woodland/old railway.
<b>Landscape Special Qualities</b>		Landscapes both cultural and natural
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		This site is part of area B in the landscape capacity for housing report. Area B is much larger than this site extending right round the north western edge of Grantown. The status for the wider site is opportunities for considerable housing development. Context has changed considerably since 2005. See also THC 039.
<b>Visual issues and sensitivities</b>		Important elevated views across the site from Dreggie and the Railway line/ Dava way. Lower views from Seaforth rd and internal footpaths. Views from Beachan Court once built

<b>Potential for mitigation</b>	Yes with sensitive low density design
<b>Potential to complement?</b>	Potential to complement aspects of the planned settlement
<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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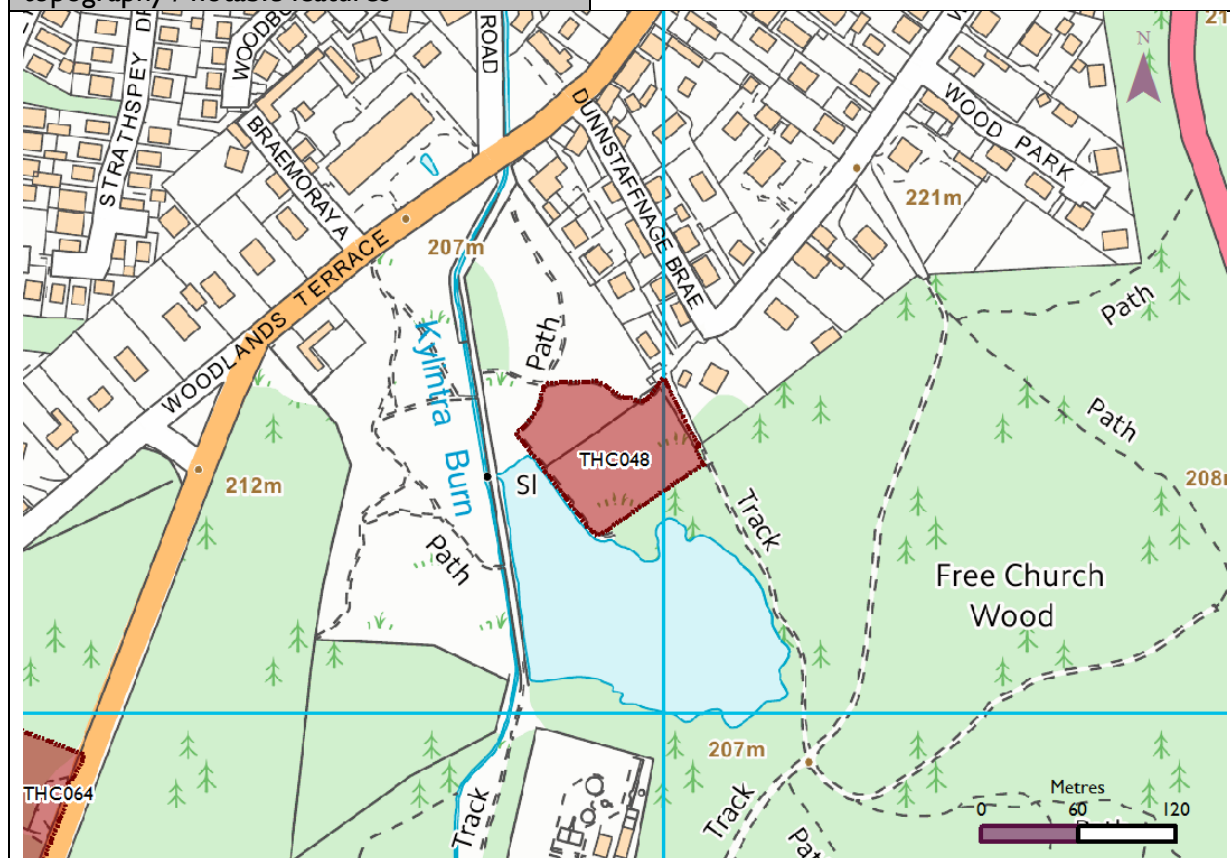


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC048
Site address	Dunstaffnage Brae, Grantown on Spey
OS grid reference (if available)	
Site area / size	0.2Ha
Site description: current land use / topography / notable features	Public open space



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### Proposed use

Proposed use		Allotments
Housing	Approx no of houses	
	Tenure	Private / 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	<input checked="" type="checkbox"/>	Small fraction of medium probability flood risk over-laps the site, and surrounds the West of the site.
River extent: Low probability 1:1000 yrs	<input type="checkbox"/>	
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	5 small areas of medium probability surface water lie inside 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	<input type="checkbox"/>	
Guide / criteria e.g. types of impacts.		
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 type="checkbox"/>	
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input type="checkbox"/>	
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		
Ancient woodland	<input checked="" type="checkbox"/>	An area of ancient woodland lies within 15m to the East of the site.
Natural and semi-natural woodland	<input type="checkbox"/>	
Tree preservation order (TPO)	<input type="checkbox"/>	

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 parallel down the East of the site within 15m.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	<i>Site located within existing settlement boundary</i>
Access to key facilities (schools, shops, other facilities)		N/A
Immediate site access – adequacy of access for proposed development	<i>Good</i>	
Wider transport network	<i>Good</i>	
Access to public transport	<i>Good</i>	
Access to active travel routes	<i>Good</i>	

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

This is one of two suggested allotment sites (see also THC049). No information has been provided to indicate that the proposal has been subject to feasibility assessment or is deliverable. Allocation of the site for allotment use is therefore not considered appropriate. However, the site is located in an area of protected open space, and the proposed use would be generally compatible with this designation. The proposal could therefore be progressed through the submission of a planning application if more firm proposals arise in the future.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	The northern section of the site is amenity grassland with a small section of wetland planting retained, the southern section is a larger area of unmanaged grassland with raspberry, annual meadow grass, deschampsia and a border of mature woodland incl scots pine
Habitats adjacent to the site	Woodland and pond
Nature and scale of development (inc off site effects)	allotments

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	Woodland to south of the site
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Reptiles, bats in trees, squirrels
Habitat connections	Woodland, kyllintra meadows
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Retain tree boundary, allotments can provide good habitat for a range of invertebrates and reptiles especially if pesticide use is reduced – organic best.

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

#### Summary:

Reptile survey, bats and breeding birds – grassland too for meadow pipits and ducks – pond nearby. Allotments can improve habitat for wildlife – hedgehogs, birds, invertebrates and reptiles-enhanced if they are organic.

#### Overall Ecology Assessment

RED		AMBER		GREEN	x
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Allotments
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Enclosed site partially on the maintained park
	<b>Siting</b>	Site includes some trees The park is a well-used recreational resource.
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Dark and venerable pine woods Parkland and policy woodlands
<b>Wildland Issues</b>		nil
<b>Landscape Capacity for Housing Report – status of site</b>		Constrained as part of the woodland setting of Grantown and a popular recreational resource
<b>Visual issues and sensitivities</b>		Visible from park
<b>Potential for mitigation</b>		Allotments only on the non-maintained part of the site. Peripheral trees to be retained Key paths not to be impeded
<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

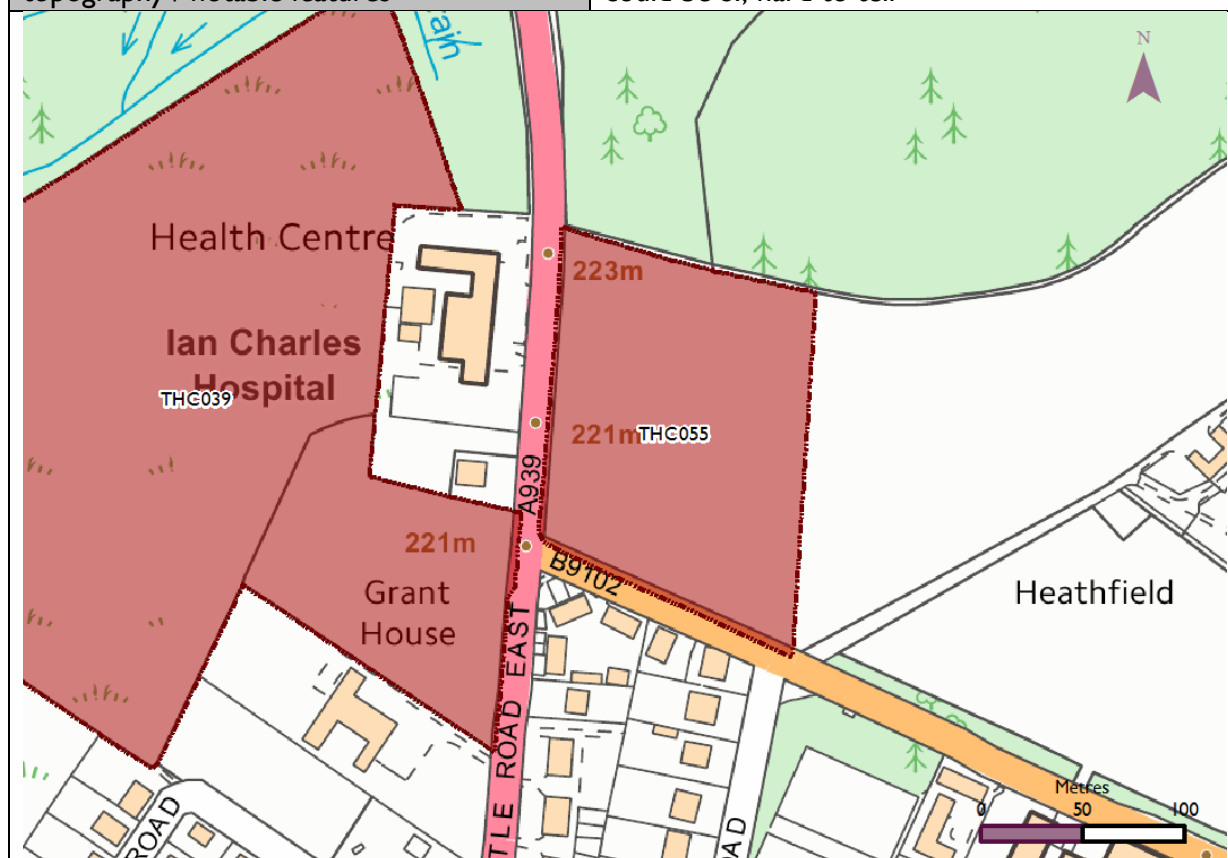
<b>RED</b>		<b>AMBER</b>	<b>X (part of site only)</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC055
Site address	Site opposite Ian Charles Hospital
OS grid reference (if available)	
Site area / size	2 Ha
Site description: current land use / topography / notable features	Agricultural land – looks like recent silage cut, could be SI, hard to tell



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### Proposed use

Proposed use		Mixed Use Development
Housing	Approx no of houses	-
	Tenure	-
	Affordable housing proportion	-
Employment / mixed use		Mixed Use Development

## 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	✓	Small contained areas of surface water in north and west of site.
Surface water extent: Low probability 1:1000 yrs	✓	Small contained areas of surface water in north and west of 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		
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	✓	Site abuts Anagach Ancient woodland to the north.
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	✓	Site abuts Castle Grant designed landscape to the north.
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>	The site is opposite to housing along its southern boundary and the hospital is to its west. The northern edge is bounded by woodland and the designed landscape of Castle Grant.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Hospital and doctor's surgery are adjacent to site, shops on the square are within 500m, primary school is within 600m and high school is within 200m.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Access would be from Castle Road East and there is space to create a large junction.
Wider transport network	<i>limited</i>	Site is within 2km of A95 and the nearest railways station is Aviemore
Access to public transport	<i>Good</i>	There is a bus stop opposite the hospital, however for most services the stops on the Square, which are around 500m away would need to be used. Nearest railway station is Aviemore
Access to active travel routes	<i>Good</i>	The site is not currently connected to a footpath network, however the road to the Square is pavement along its entire length.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

*The site is flat and relatively free of constraints. However the suitability and need for a mixed-use development at this location needs to be considered. The site is important to the setting of the entrance into Grantown-on-Spe and is currently used as a car-park for Grantown Show.*

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Silage meadow, possibly SI, used as Grantown show park parking
Habitats adjacent to the site	Anagach Woods SPA, agricultural fields and also mature woodland with large specimen trees from Grant Castle
Nature and scale of development (inc off site effects)	Mixed use which would include housing? Additional home here would increase recreational use of Anagach Woods in and have potential to increase Capercaillie disturbance

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	Anagach Woods adjacent, recreational management plan assessment required
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	Anagach woods adjacent
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Would require protected species survey of adjacent Grant castle Woodland and field boundary areas of up to 200m to check for breeding mammals
Habitat connections	No loss of trees from the site proposals but tree planting on the site would improve connectivity between Anagach and Grant castle Woodland
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	A good integrated Suds scheme through the site would provide habitat corridors to connect areas of woodland and countryside, this could be coupled to tree planting

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

**Summary:**

A HRA focussing on Capercaillie would be required as there is increased risk of disturbance to birds using Anagach Woods.

An extended Phase I habitat survey looking for any signs of protected mammals within 200m of the development area would be required

A breeding bird survey would be required prior to development of the field as this general area is known to support farmland waders – curlew, oystercatcher and redshank.

There are no habitat constraints within the field itself, green infrastructure including a good suds scheme through the site would increase linkage between Anagach and Grant Castle woodlands and would increase biodiversity value.

**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>		<p>Potential for increased use of Anagach Woods in areas more sensitive for Capercaillie disturbance.</p> <p>Mixed use development</p>
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	<p>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</p> <p>Agricultural field. Pasture. Surrounded by a stone dyke on 3 sides. This field marks a clear transition at the edge of the settlement. The fields and wooded policies are important in providing a high quality setting to Grantown.</p>
	<b>Siting</b>	<p>The woodlands and dykes provide a gateway experience as one heads north from the town, and are part of the formal landscape policies of Castle Grant.</p> <p>The open fields allow views out to the Cromdales and through to the woodland/open grasslands surrounding this side of Grantown. These views are key to the sense of arrival into Grantown from the north.</p>
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Cultural and natural, pine woodland, designed landscapes, panoramic views , surrounding hills
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Development constrained, no opportunities for housing
<b>Visual issues and sensitivities</b>		See above
<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
<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

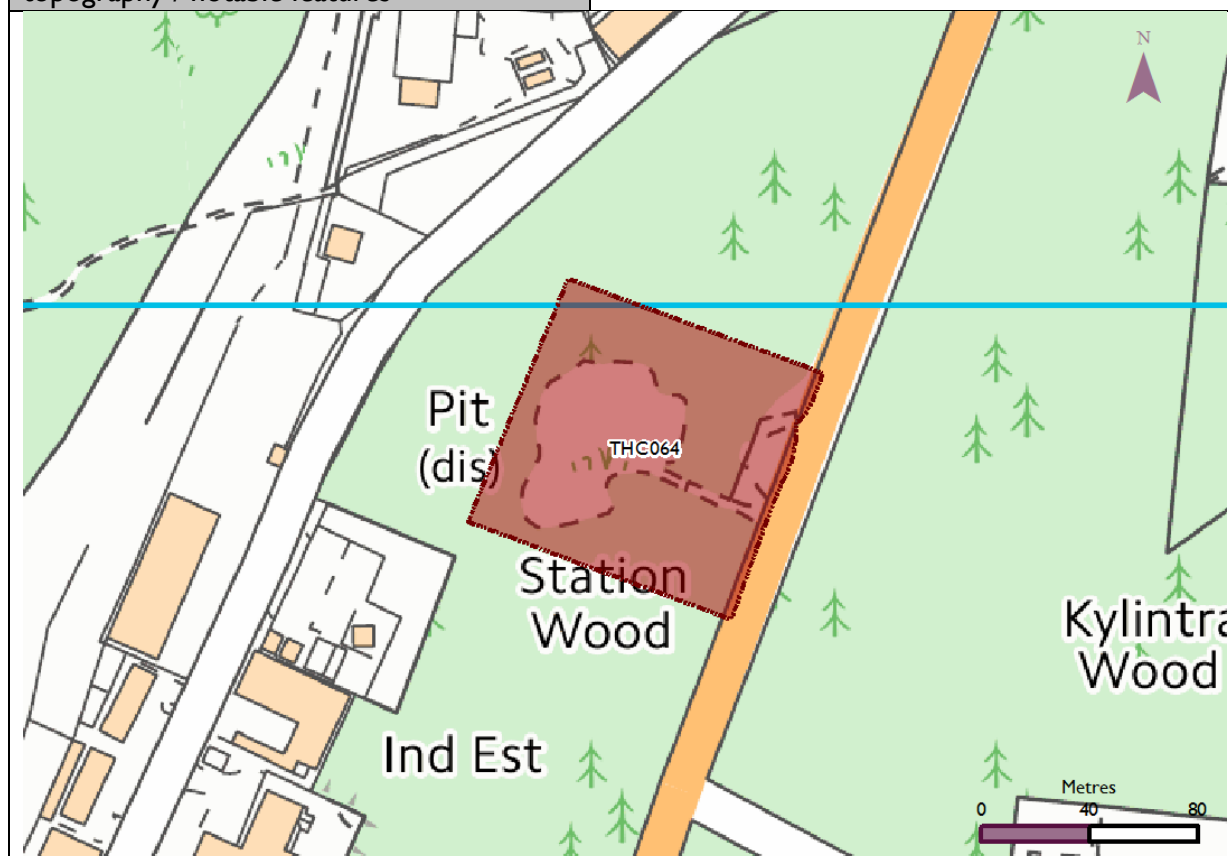
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC064
Site address	Old Station, Grantown-on-Spey
OS grid reference (if available)	
Site area / size	Approx 0.98 Ha
Site description: current land use / topography / notable features	



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### Proposed use

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

## 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	✓	A couple of small areas of surface water flooding on the site.
Surface water extent: Low probability 1:1000 yrs	✓	A couple of small areas of surface water flooding on 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>		<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		
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	Whole site (100%) 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>partly related / poorly related</i>	Site lies in close proximity to Grantown but outside the existing settlement boundary – appears somewhat divorced from main built up area
Access to key facilities (schools, shops, other facilities)	<i>Good / limited</i>	Key services available in Grantown.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	
Wider transport network	<i>Good</i>	
Access to public transport	<i>Good</i>	
Access to active travel routes	<i>Good</i>	

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Site is located outside existing settlement boundary and appears somewhat separate from main built up area. Although site is previously developed in part, remainder of site is largely wooded. Potential land ownership constraints, as part of site is community owned woodland. No clear justification for new economic / tourism facilities in this location outside town centre and existing industrial areas, which would be a more appropriate focus for such uses.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Remains of old garage infrastructure eg buried tanks, historic quarry further into woodland
Habitats adjacent to the site	Mixed mature woodland
Nature and scale of development (inc off site effects)	Small scale commercial – unknown if it would encourage people off-site?

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	High quality woodland bounds the quarry site, the quarry has been grazed/managed so trees are kept low, species rich ground flora included <i>Pyrola minor</i> – Common Wintergreen – which isn't common and is an indicator of ancient woodland
Species likely to require survey at LDP or later stage – eg CNAP species	Invertebrate community, NVC plant community on quarry floor and walls
Possible protected species	Red squirrel, Pine marten, bats
Habitat connections	The quarry is an open woodland glade with a species rich ground flora that is likely to be valuable for invertebrates and forms an important part of the woodland mosaic habitat.
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Ideally development would be restricted to the area of clearly recently disturbed land close to the road where there is evidence of historic pump infrastructure, garden escapes and species found on disturbed ground eg nettles and raspberry. The quarry area has developed nicely since quarrying ceased and is a valuable habitat now in its own right and should not be developed in any significant way.

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

**Summary:**

NVC of quarry area and Enhanced Phase I to identify protected species, invertebrate assessment of quarry area

**Overall Ecology Assessment**

<b>RED</b>	<b>X of quarry area</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>		Economic /tourism development, nature and sale unclear
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Old fuel station site (appears as untidy unsurfaced layby) and former quarry (now revegetated) within woodland on the west side of the public road on the approaches to Grantown . The site sits in a narrow wedge of land between this road and the access road to the industrial estate
	<b>Siting</b>	The woodland on both sides of the road here provides a strong sense of arrival and the degraded fuel station site though relatively small has a negative effect on the gateway experience. The site extends westwards towards the industrial estate and encompasses a quarry which has been worked out some considerable time ago. Birch, willow ferns and other vegetation has established on the slopes and edges of the quarry and also on the worked-out floor, but the latter appear to have been cut back regularly over the years.
	<b>Design</b>	The former quarry is so well-vegetated that it is unrecognisable as earth workings from any distance, and appears as part of the woodland setting to Grantown. Any development on this site should be limited to the former fuel station site only. The development should have a small footprint and reflect the wooded nature of the setting
<b>Landscape Special Qualities</b>		Dark and venerable pine forest, parkland and policy woodlands? Distinctive planned town
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Part of mature woodland setting for Grantown
<b>Visual issues and sensitivities</b>		Visually very prominent site immediately adjacent to public road – visually sensitive but potential for current ‘derelict’ site to be enhanced
<b>Potential for mitigation</b>		Yes
<b>Potential to complement?</b>		Yes (given a limited development foot print)
<b>Potential to enhance?</b>		Yes (given a limited development footprint)
<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>		

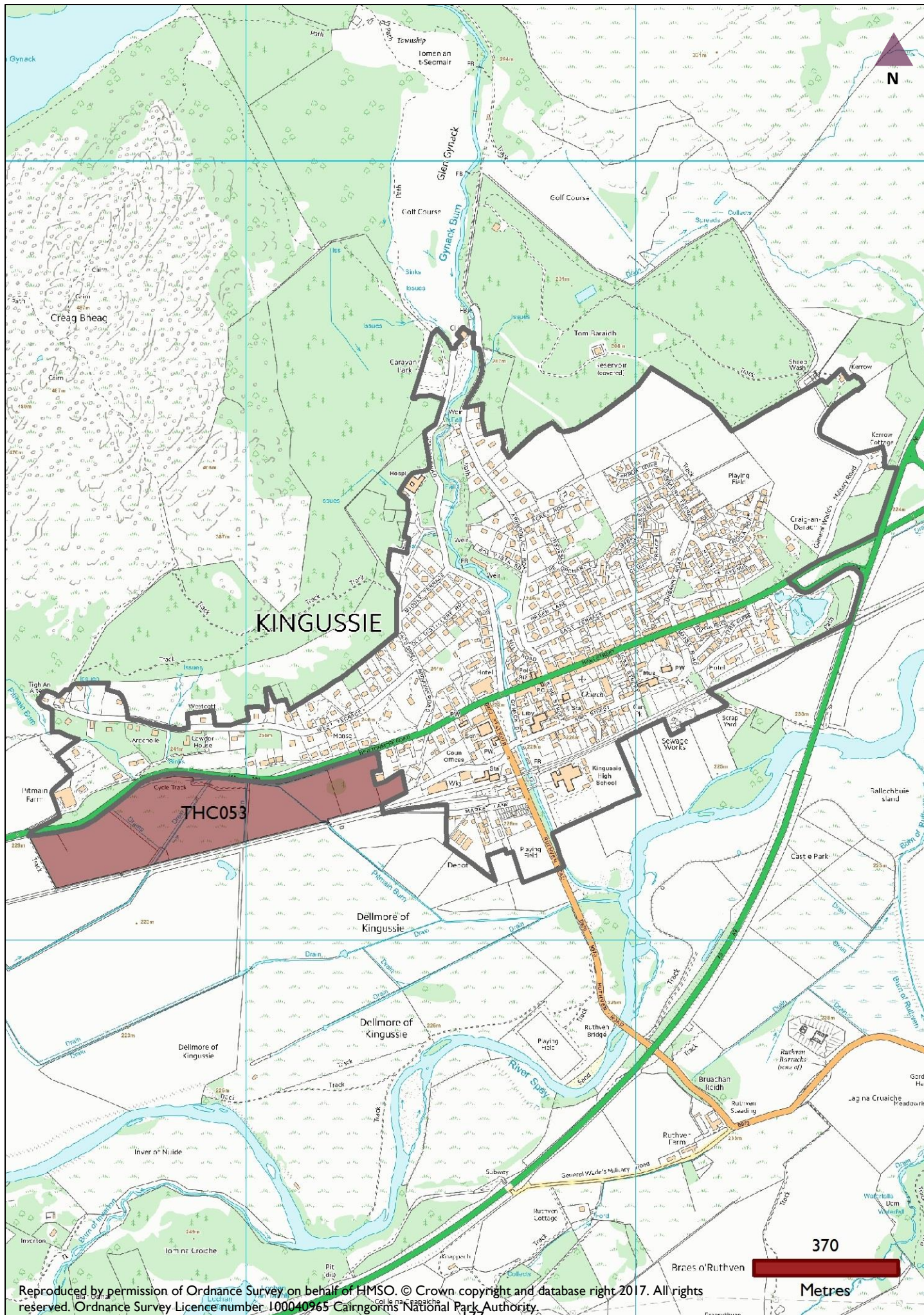
• <b>Conservation Area</b>	
• <b>Gardens and Designed Landscapes</b>	
• <b>Battlefield</b>	
• <b>Other archaeological feature (Canmore)</b>	

#### Overall Landscape Assessment

<b>RED</b>		<b>AMBER</b>	<b>X – partial see map</b>	<b>GREEN</b>	
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# KINGUSSIE



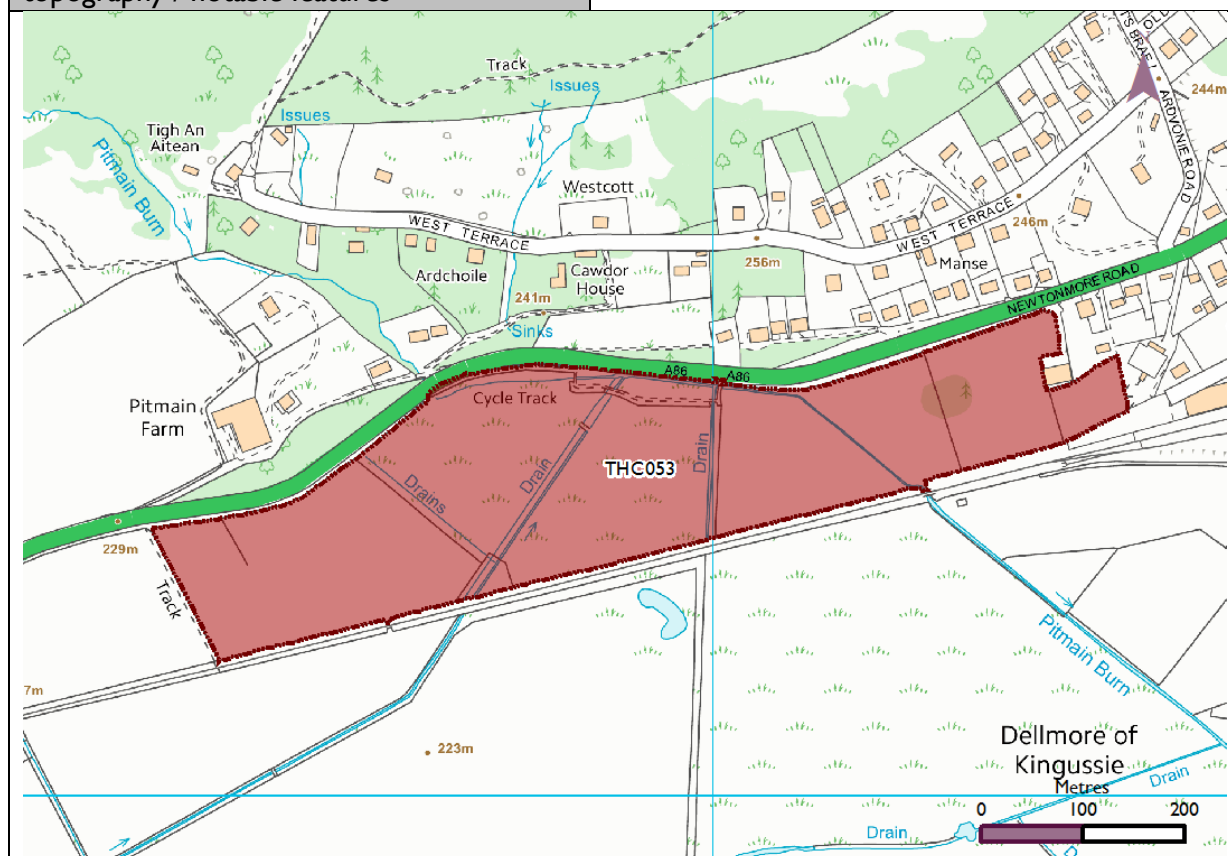


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC053
Site address	Site west of Kingussie, between A86 and Railway
OS grid reference (if available)	
Site area / size	Approx. 14.1 Ha
Site description: current land use / topography / notable features	



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### Proposed use

Proposed use	Economic / Employment use						
Housing	<table> <tr> <td>Approx no of houses</td><td>-</td></tr> <tr> <td>Tenure</td><td>-</td></tr> <tr> <td>Affordable housing proportion</td><td>-</td></tr> </table>	Approx no of houses	-	Tenure	-	Affordable housing proportion	-
Approx no of houses	-						
Tenure	-						
Affordable housing proportion	-						
Employment / mixed use	Economic / Employment 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"/>	Approx 80% of site within medium probability flood risk.
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	Approx 85% of site within low probability flood risk.
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Area of surface water flood risk in eastern part of the site (approx. 15%).
Surface water extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	Area of surface water flood risk in eastern part of the site (approx. 15%).
Potentially Vulnerable Area	<input checked="" type="checkbox"/>	Whole site (100%) covered by 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		
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)		A Canmore site lies just off 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	✓	Core path runs along northern boundary of the site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	poorly related	The vast majority of the site relates very poorly to the built form, extending well beyond what would be considered Kingussie. The part of the site nearest to the settlement, which is adjacent to a garage on it's western side and bounded by a knoll and ditch on it's eastern, relate better.
Access to key facilities (schools, shops, other facilities)	Good	Eastern corner of site is within 500m of the centre of Kingussie.
Immediate site access – adequacy of access for proposed development	Good	A spacious junction already exists at the eastern end of the site and there is space for upgrade if required.
Wider transport network	Good	The site is within 1km of Kingussie's junction with the A9. Kingussie railway station is within 500m.
Access to public transport	Good	There are bus stops in the centre of Kingussie, which is within 500m. The railway station is also within 500m.
Access to active travel routes	Good	Core path runs along the site's northern boundary and there is pavement from the site all the way into the centre of Kingussie.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site is out of scale with the existing settlement. Links to services and the transport network are however good. A more limited area at its eastern end could be more appropriate in terms of scale, but this area is significantly affected by flood risk. Overall, c. 80% of the site is affected by the Medium probability river extent, and this represents a significant constraint to future development.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Pony field only – improved grassland, grazed by horses.
Habitats adjacent to the site	Railway, garage, village, pasture
Nature and scale of development (inc off site effects)	Economic development, detail unknown.

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	Unknown. Stand of Scots pine on mound in middle of site have landscape value, though ecologically of local value only.
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	No.
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Relatively low/local value – improved grassland negligible, poplars beside road and Scots pine on mound of low/local value. Bank on roadside has snowberry, but also some tall ruderal vegetation of low/local value (inverts).  Drain on western side of low/local value.
Species likely to require survey at LDP or later stage – eg CNAP species	Wading birds.
Possible protected species	Breeding birds – waders, though this portion of site unlikely to be important compared to adjoining wet grassland.  Bat survey of trees (if included in allocation)  Otter and water vole along drain.
Habitat connections	Surrounding pasture/wet grassland which supports waders. Fragmented by road and railway.
ECOPS	See cover sheet for details.
Potential Mitigation	Retain trees, including the Scots pine. Enhance this feature. Tree planting on boundary of site likely to be restricted due to railway, neighbouring fields with waders, views for neighbouring residents etc. Retain ditch and minimise impacts.

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

SUDs	Yes – parts of the fields are holding a little water after heavy rain, so drainage of this site could be an issue. Existing drain to be enhanced if possible.
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**Summary:**

The site should be reduced so that only the “pony field” portions are included, this will reduce the impact on wet grassland and waders. The remaining pony fields should still be assessed for wading birds but suitability likely to be lower than surrounding fields.  
The Scots pine stand must be removed from the allocation.

**Overall Ecology Assessment**

<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b> if allocation restricted in size
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## LANDSCAPE ASSESSMENT

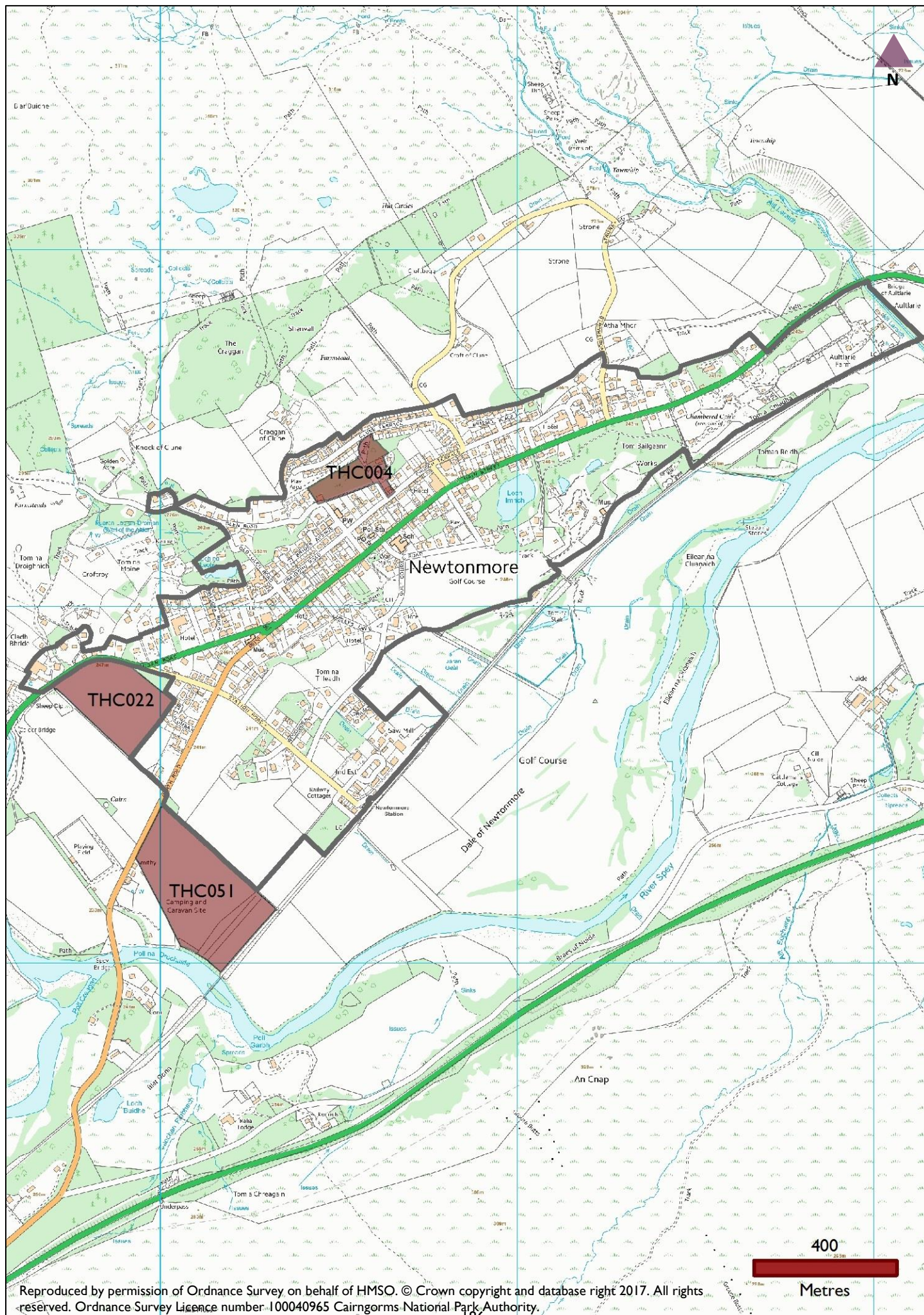
<b>Nature and scale of development (incl off site effects)</b>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	On edge of and entrance to village, flat flood plain. Adjacent to the main road to Newtonmore.
	<b>Siting</b>	The field closest to the village has potential due to proximity to existing ED use and built up area of the village. Beyond this it would be a clear intrusion into the open landscape of the strath floor.
	<b>Design</b>	Existing garage and industrial area means development here would be seen as an extension. Housing on opposite side of road with good views across the strath. Therefore limiting the height of any building to match the lower section of the existing garage would retain some of this and allow the retention of the views as an entrance feature to the village. There are trees and hedges on the site that require excluding from any allocation as well as protection.
<b>Landscape Special Qualities</b>		Strath LSQ
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		N/A – economic use proposed. However village entrance and lack of a distinct village edge is highlighted.
<b>Visual issues and sensitivities</b>		Open site, extensive views across site from public areas and housing. Views out of site up slope to a limited extent.
<b>Potential for mitigation</b>		Yes – retain hummock with pines, reinforce with additional planting. Control loss of views through building layout
<b>Potential to complement?</b>		Yes through good quality architecture and create a positive entrance to the village
<b>Potential to enhance?</b>		Some, with additional planting
<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>	Majority of the site	<b>AMBER</b>		<b>GREEN</b>	One field only
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# NEWTONMORE



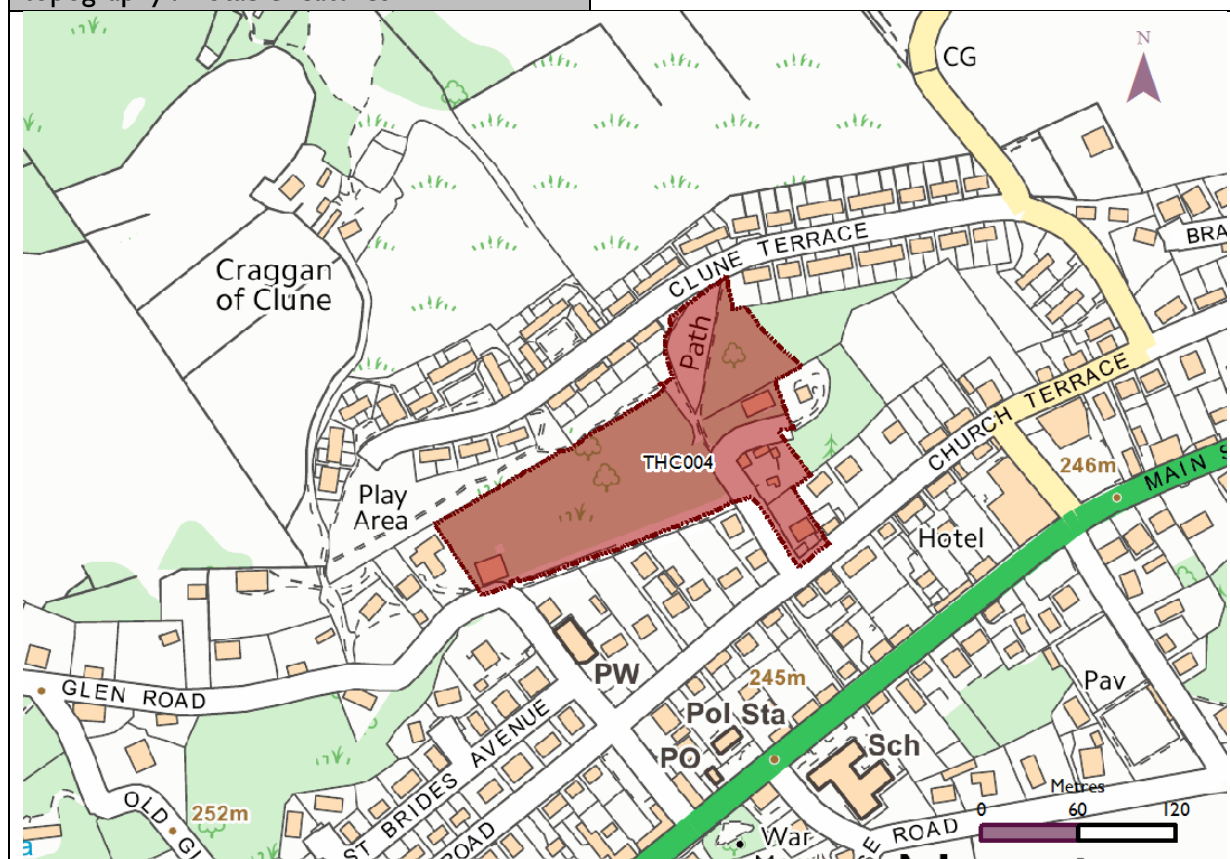


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC004
Site address	Beagle Cottage, the Gravels and neighbouring ground, Newtonmore
OS grid reference (if available)	
Site area / size	2.0
Site description: current land use / topography / notable features	House and rough land



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	Unknown
	Tenure	Unknown
	Affordable housing proportion	
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		
Surface water extent: Medium probability 1:200 years	✓	Small area in eastern part of site, less than 5% of site area. This area overlaps the fluvial flooring
Surface water extent: Low probability 1:1000 yrs	✓	Small area in eastern part of site, less than 5% of site area. This area overlaps the fluvial flooring
Potentially Vulnerable Area	✓	Within PVa 05/13

**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		

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site is within Newtonmore's built form.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Shops and school are within 200m. 'Safe route to school' runs through centre of site.
Immediate site access – adequacy of access for proposed development	<i>limited</i>	Site access along narrow but surfaced track with little room for improvement. Potential conflict with 'safe route to school'
Wider transport network	<i>Good</i>	Within 3km of junction with A9. Within 1.5km of Newtonmore railway station.
Access to public transport	<i>Good</i>	Within 200m of bus stops in centre of Newtonmore and within 1.5km of Newtonmore railway station
Access to active travel routes	<i>Good</i>	'Safe route to school' runs through centre of site.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

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

Site is within built form and relates well to its surrounding. Due to the vegetated nature of the site, there is concern that its removal and replacement with hard or even permeable surfaces could lead to an increase in surface water-run off. This needs to be given consideration within the wider context of the Newtonmore Potentially Vulnerable Area (PVA 05/13).

The topography and vegetation makes it difficult to see how the site could easily contribute to the LDP's housing land requirement as there is uncertainty about the number of units it could deliver. Allocation is therefore considered inappropriate. The site does however sit within the built form and is likely to be located within Newtonmore's Settlement Boundary in the forthcoming LDP; therefore its non-allocation does not necessarily preclude it from development (though other constraints might). It is considered that it would be best dealt with as a windfall site through the submission of a planning application.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Mixed woodland with mosaic of semi-natural habitats
Habitats adjacent to the site	Housing and gardens
Nature and scale of development (inc off site effects)	Housing – would result in significant loss of semi-natural habitats, including mixed woodland

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)	Unknown.
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	<p>Mixed woodland, semi-natural with a variety of tree species (including one or two non-native species occasional sycamore and a single exotic conifer). There is a small patch of snowberry. Woodland edge habitats and glades with tall ruderal vegetation, creating a mosaic of semi-natural habitat. Some indication that this may have previously been waste ground or an old dump.</p> <p>Site comprises of high ecological value within the context of Newtonmore, providing wildlife habitat in an otherwise built up area with high amenity value.</p>
Species likely to require survey at LDP or later stage – eg CNAP species	N/A (see summary below)
Possible protected species	<p>Site has good potential to support bats, red squirrel, possibly badger (foraging if not denning), reptiles (basking and hibernacula present). Breeding birds could include species such as black cap and other summer warblers, thrushes as well as common woodland and garden species.</p>
Habitat connections	Gardens adjacent are largely wooded and have good connectivity with site.
ECOPS	N/A (see summary below)
Potential Mitigation	Not assessed (see summary below)

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

SUDs	N/A (see summary below)
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**Summary:**

The site comprises of semi-natural habitat, dominated by mixed woodland of a variety of tree species. The site has fluctuating ground levels and there is possibility that this was a historical dump or water ground.

The site is considered to be of high ecological value within the context of Newtonmore, being a wooded site with a mixture of semi-natural habitats. It was high potential to support a number of protected species, providing important wildlife habitat in an otherwise developed area.

Developing this site would require dramatic alteration to ground levels (which vary across the site) and significant loss of semi-natural woodland habitats.

**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>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Central to village, surrounded by housing. Elevated centre of site with steep slopes. Criss-crossed by well used paths and is a major route to school.
	<b>Siting</b>	The centre of the site is flat and level but slopes to the south.
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Urban site
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		Woodland on site is noted for contributing to the character and setting of the village
<b>Visual issues and sensitivities</b>		Close to existing residential properties this wooded site is enclosed due to the vegetation cover. It is quite and secluded with views out limited. The woodland character is an important feature of the centre of the village and can be seen from surrounding areas providing a visual and physical link to other woodland and trees groups in the village. The POS is managed by the council and has an equipped play area and kick about area.
<b>Potential for mitigation</b>		Limited as any loss of tree and woodland character would be difficult to mitigate
<b>Potential to complement?</b>		Centre of site would be improved with some direct management however this would conflict with the needs for development.
<b>Potential to enhance?</b>		See above
<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>		
• <b>Other archaeological feature (Canmore)</b>		

### Overall Landscape Assessment

<b>RED</b>	<b>X whole of site</b>	<b>AMBER</b>		<b>GREEN</b>	
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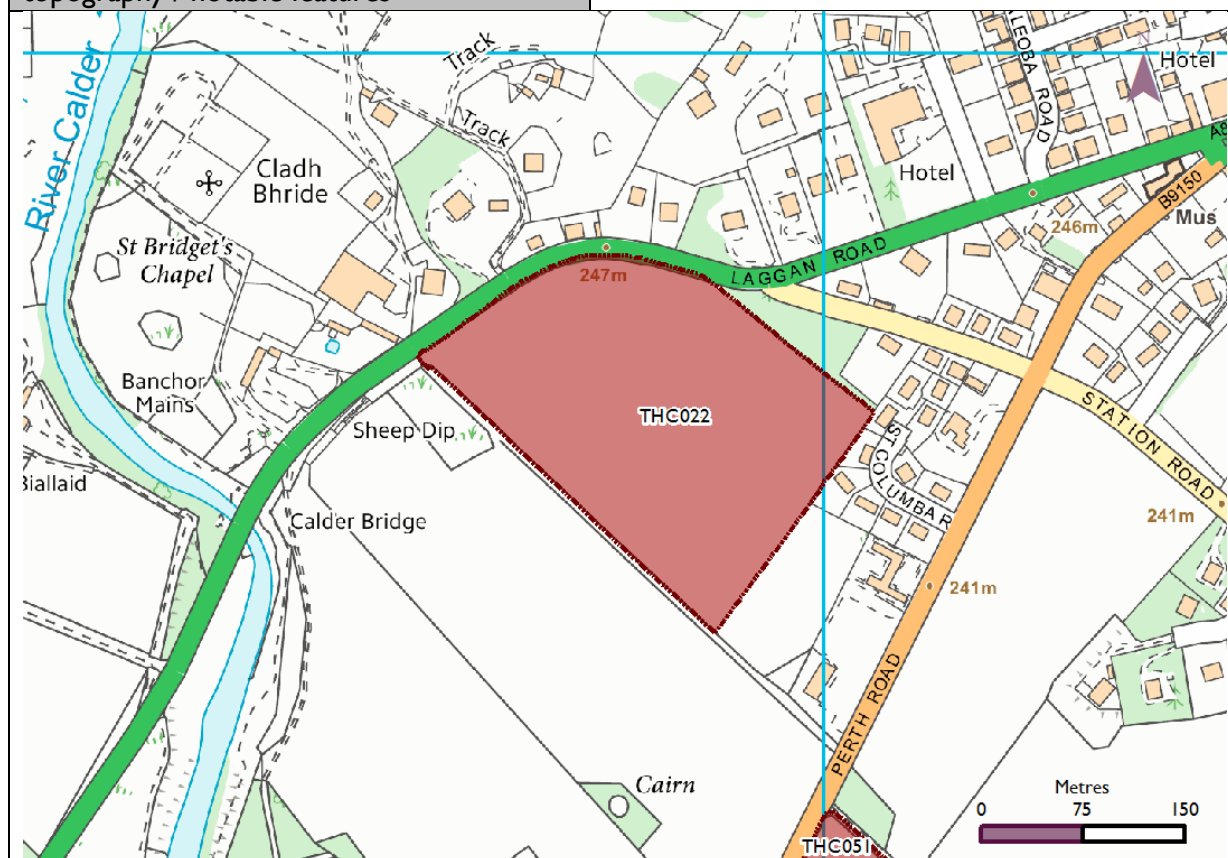


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC022
Site address	Land south of A86, Newtonmore
OS grid reference (if available)	
Site area / size	4.9
Site description: current land use / topography / notable features	Agriculture



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### Proposed use

Proposed use	Housing						
Housing	<table> <tr> <td>Approx no of houses</td><td>75</td></tr> <tr> <td>Tenure</td><td>Mixed</td></tr> <tr> <td>Affordable housing proportion</td><td>25%</td></tr> </table>	Approx no of houses	75	Tenure	Mixed	Affordable housing proportion	25%
Approx no of houses	75						
Tenure	Mixed						
Affordable housing proportion	25%						
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		
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	✓	Within PVA 05/13

**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)	✓	Around 150m from River Spey SAC, which runs to its north
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)	✓	Around 150m from River Spey SSSI, which runs to its north
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 and right of way starts just north of site

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	The site sits on the western edge of Newtonmore and while it is less densely built than the settlement's centre, there are properties to its north and east. An existing economic development allocation is also adjacent to its south-western boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Newtonmore Primary School is within 900m of the site's eastern corner. The nearest High School is in Kingussie.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	The A86 runs along the site's northern boundary. While a pavement does not run the full length of this, there is room to add one on. There do not appear to be issues with gaining access to the site.
Wider transport network	<i>Good</i>	The current junction with the A9 is around 2.5km away. The railway station is around 750m away.
Access to public transport	<i>limited</i>	The eastern edge of the site is within 600m of the nearest bus stop and 750m of the railway station.
Access to active travel routes	<i>Good</i>	A core path and right of way starts just north of site, although it is not necessarily convenient for active travel. However, a pavement does exist on the opposite side of the road that runs directly to Newtonmore's centre. This pavement does not run the whole length of the site, but there is room for expansion.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site has few constraints and is reasonably well related to the built form. There is space to improve pedestrian links with the settlement and space to allow for proper site access. It is in close proximity to the River Spey SAC and therefore careful consideration needs to be given to its potential effects. The site is likely to represent a suitable location for the delivering the longer term housing need of Newtonmore, although given the extent of existing allocations it is not needed for development at this stage.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Agriculture – seeded with grass. Grazing or silage?
Habitats adjacent to the site	Agriculture
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	None within site. There are mature trees along site boundary.
Species likely to require survey at LDP or later stage – eg CNAP species	Waders
Possible protected species	Waders
Habitat connections	None.
ECOPS	N/A
Potential Mitigation	Tree Protection Plan for trees along boundary

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above
SUDs	Required – scale of development would require retention basin (pond) as well as permeable paving and swales

#### Summary:

The site may have some potential to support wading birds which would require a survey to determine. Other than that, no ecology constraints.

#### 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 75 houses.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site lies within context of existing village.
	<b>Siting</b>	The transition from low-lying land to the elevated settlement provides a clear definition of the settlement, reinforced by woodland on the slopes.
	<b>Design</b>	
<b>Landscape Special Qualities</b>		
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		Development here would breach this relationship and affect the well-defined and robust edge of the settlement.
<b>Visual issues and sensitivities</b>		Views across the open fields to the Cairngorm plateau would be adversely affected.
<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	THC051
Site address	Land between B9150, the railway, caravan park and site H1.
OS grid reference (if available)	
Site area / size	8.7 Ha
Site description: current land use / topography / notable features	

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### Proposed use

Proposed use		Economic / Employment
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	<input checked="" type="checkbox"/>	Approx. 50% of site is covered by medium probability flood risk dispersed throughout the site.
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	Approx 80% of site is covered by low probability flood risk, dispersed throughout the site.
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Site contains small area of surface water flooding in south of the site.
Surface water extent: Low probability 1:1000 yrs	<input type="checkbox"/>	
Potentially Vulnerable Area	<input checked="" type="checkbox"/>	Site lies entirely (100%) 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>	<input type="checkbox"/>	
Special Area of Conservation (SAC)	<input type="checkbox"/>	Site abuts River Spey SAC along south western edge.
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 type="checkbox"/>	
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input type="checkbox"/>	
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		
Ancient woodland	<input type="checkbox"/>	
Natural and semi-natural woodland	<input type="checkbox"/>	



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		Ralia Lodge lies approx. 130m to the south west of the 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 abuts boundary of site along south western edge.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>poorly related</i>	Site relates poorly to the built form, being separated by a large field. This field does benefit from planning permission, which may improve connectivity, though the site would still represent a significant extension to the built form.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	The site is about 800m from Newtonmore's main facilities and is about 1km from the primary school. The road is paved all the way into Newtonmore.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Road is wide and straight and could easily accommodate a suitable junction.
Wider transport network	<i>Good</i>	The site is about 1.4km from Newtonmore's junction with the A9. Newtonmore railway station is within 1km.
Access to public transport	<i>limited</i>	Newtonmore railway station is within 1km while bus stops in Newtonmore are around 1.4km away.
Access to active travel routes	<i>Good</i>	A core path runs along the River Spey, which bounds the site's southern boundary and a pavement exists along the road to Newtonmore.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site relates poorly to the built form and would represent a significant extension to Newtonmore. With the nearest services around 800m away it is unlikely that it will encourage walking or cycling, with the likelihood of most users travelling in motorised transport high. The site's main constraint is flooding, with about 50% affected by the Medium probability river extent. While this does not necessarily prevent development from happening, it is likely to significantly restrict any developable area. The site's proximity to the River Spey would also need to be considered, particularly with respect to the management of flood and surface water that affect the site.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Agricultural – pastoral, semi-improved. Several mature broadleaves (3x ash, 2 willow), possibly veteran age in a line which bisects the field.
Habitats adjacent to the site	Agricultural (pastoral)
Nature and scale of development (inc off site effects)	

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	Abuts the River Spey SAC on SW edge
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	Unknown. Trees are mature and possibly veteran standard
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Grassland is only of value as wader habitat.
Species likely to require survey at LDP or later stage – eg CNAP species	Wading birds.
Possible protected species	Breeding wading birds.  Mature trees – potential value as bat roosts.
Habitat connections	Adjoining pasture, trees are isolated and do not form a continuous corridor or join o adjacent trees/woodland.
ECOPS	N/A
Potential Mitigation	Leave substantial buffer along River Spey to off-set development and protect riparian corridor.  Minimise loss of habitat for wading birds. Tree planting likely to be restricted due to wading bird interest.

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

**Summary:**

The ecological constraints of the site are that of the River Spey, breeding waders and the mature trees. A full assessment would be required of developing this site on wading birds, both on the site itself but on neighbouring fields.

The mature trees must be removed from the allocation. A suitable buffer zone for the River Spey would be required.

A HRA for impacts on the River Spey may be required to develop this site.

**Overall Ecology Assessment**

<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>If impact on waders is low.</b>
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Economic – none specific use
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Beyond the edge of the village on broad flat flood plain. Open aspect clear views out and across the site. Caravan park to the south and west, railway line to the east. North open field currently an allocated site for housing.
	<b>Siting</b>	No particular feature other than mature willow and ash along the drain. in the south eastern part of the site
	<b>Design</b>	Difficult to assess with such little indication of eventual use.
<b>Landscape Special Qualities</b>		Strath related
<b>Wildland Issues</b>		None assuming little lighting used.
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		Open site highly visible. Not apparently connected to existing settlement or other development. Entrance to village site is prominent. Economic use could be incongruous and isolated. Unlikely to fit in with landscape character of the existing site or its immediate setting. Caravan park adjacent is low key and trees mitigate the visual effects of the caravans.
<b>Potential for mitigation</b>		Low – possibly riparian woodland though there may be conflicts with wading bird interests
<b>Potential to complement?</b>		Negligible
<b>Potential to enhance?</b>		Negligible
<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>		

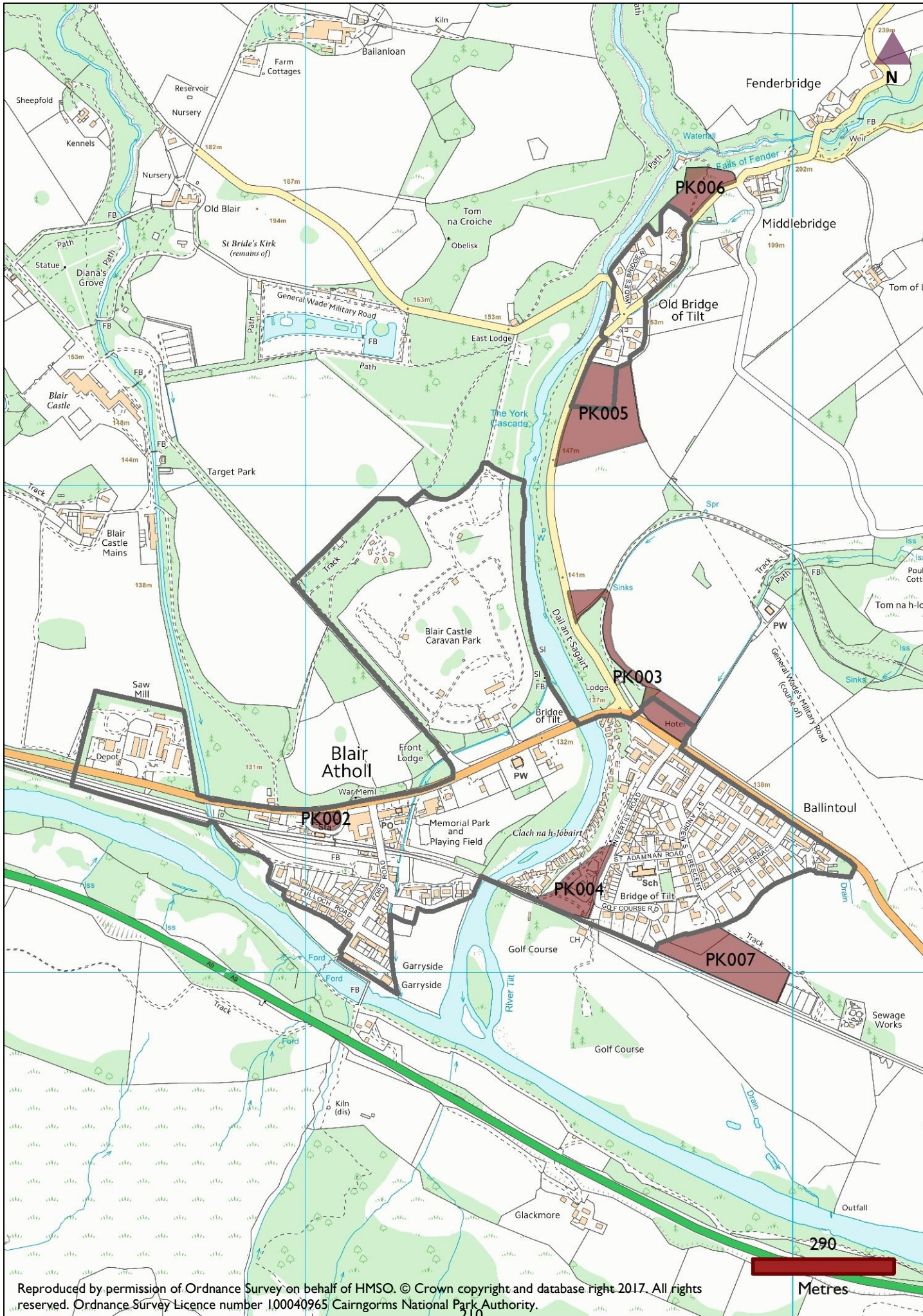
### Overall Landscape Assessment

<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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## **Intermediate Settlements**

Blair Atholl  
Boat of Garten  
Braemar  
Carr-Bridge  
Cromdale  
Dulnain Bridge  
Kincraig  
Nethy Bridge  
Tomintoul

# BLAIR ATHOLL



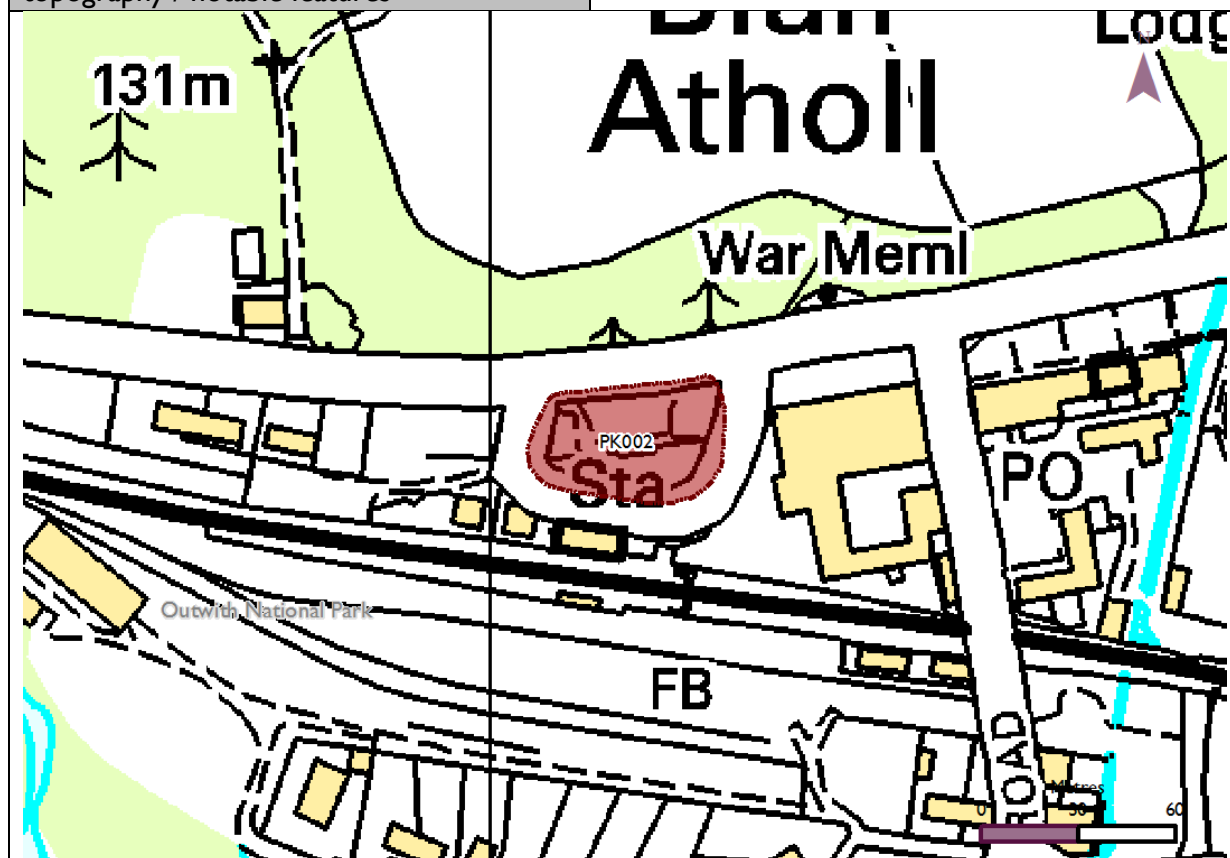


## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	PKC002
Site address	Old Filling Station, Blair Atholl
OS grid reference (if available)	
Site area / size	0.5Ha
Site description: current land use / topography / notable features	Shop/Open Ground.



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#### Proposed use

Proposed use		Housing
Housing	Approx no of houses	3
	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		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	A small area of medium probability surface water flooding over-laps the North-East of the site. A further 3 areas lie 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		
<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	✓	A large area of woodland lies within 15m to the North of the site.
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	✓	4 lie within 100m.
Scheduled monument and its setting		
Conservation area and its setting	✓	The whole site lies within the conservation area.
Gardens and designed landscapes	✓	The whole site lies within 5m of Garden/Designated Landscape.
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	5 lie 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	✓	2 core paths lie on both the East and West of the site, within 100m.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the settlement of Blair Atholl.
Access to key facilities (schools, shops, other facilities)	<i>Good / limited</i>	Good access to local amenities. Site is within 400m of shop, train station and bus stop. Primary School is 1.14km away.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Good access to the site from the main through road in the village.
Wider transport network	<i>Good</i>	No transport network issues. The scale of the proposal is small and unlikely to have any implications on the wider road / transport network.
Access to public transport	<i>Good / limited</i>	Site is immediately adjacent to the train station and a short distance (within 400m) of a bus stop. Due to being a small village, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	The site is on the main road through the village with good access to surrounding paths and the wider village.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site is located within the existing settlement boundary and has good accessibility to the surrounding village and local services, it is located in a prominent position within the conservation area. A key characteristic of the buildings along the main frontage of this part of the conservation area is that they are set back from the road. Housing on the site would be very likely to result in bringing the building line forward which has the potential to negatively impact on the integrity of the conservation area.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Hardstanding with one small building (stone with slate roof) which is a shop.
Habitats adjacent to the site	Buildings.
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	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Building – potential for bat roosts. Mature trees on southern boundary.
Species likely to require survey at LDP or later stage – eg CNAP species	None
Possible protected species	Bats
Habitat connections	Some mature trees adjacent
ECOPS	
Potential Mitigation	Dependent on bat survey. Trees on southern boundary to be retained.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	none
SUDs	Required – would enhanced existing situation which has no SUDS

#### Summary:

The site comprises of a small shop and associated parking, a small patch of amenity grassland surrounded on one site by mature trees and planting. A large proportion of the site comprises of hard standing. A bat survey will be required of the shop building. The mature trees and planting on the southern boundary 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>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Flat site in the centre of the historic core of the village.
	<b>Siting</b>	The site is an open area in front of the railway station. Presumably it formed part of the station forecourt before being the petrol station.
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Settlement
<b>Wildland Issues</b>		
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		<p>The historic core of the village has a strong character which is surprisingly open in this part. The hotel close to the side is off set from the road as is the main entrance to the estate. There are some more modern houses further north along the main road. However these do not intrude into this particular area.</p> <p>Housing in this area is very likely to be inconsistent with the strong character of the area.</p>
<b>Potential for mitigation</b>		None
<b>Potential to complement?</b>		None
<b>Potential to enhance?</b>		None
<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>		Hotel and entrance gate to the estate?
<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>		Yes
<ul style="list-style-type: none"> <li><b>Gardens and Designed Landscapes</b></li> </ul>		Estate and a designed landscape and this area is at the entrance to it.
<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

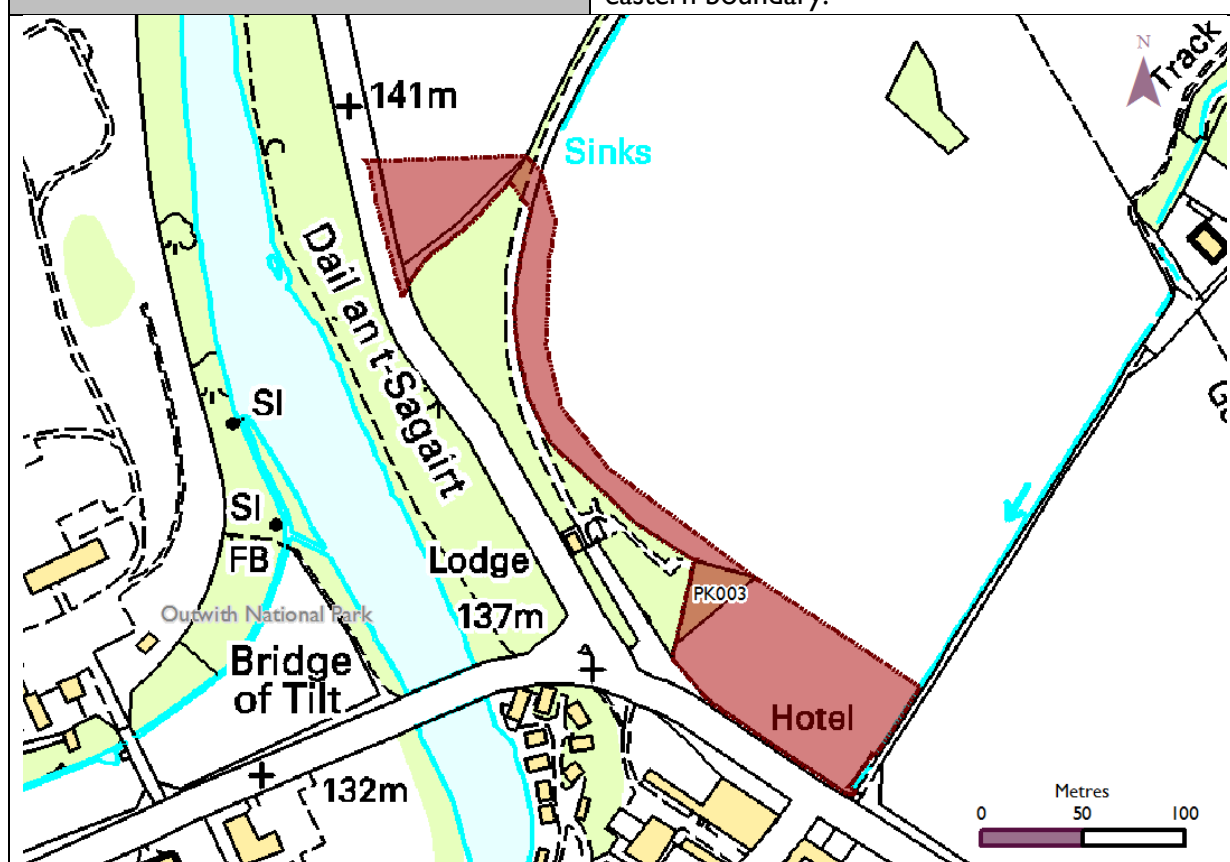
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	PKC003
Site address	Bridge Of Tilt
OS grid reference (if available)	
Site area / size	2Ha
Site description: current land use / topography / notable features	Site currently a field with mature trees along the north west edges. There is a power line crossing the site and along the eastern boundary. There is also a small watercourse running along the south eastern boundary.



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#### Proposed use

Proposed use		Employment/Mixed use – Visitor centre for CNP farm shop, coffee shop and brewery
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 small area of medium probability flood risk over-laps the North of the site. A further area lies within 100m to the East of the top end of the site.
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	A small area of low probability flood risk lies within 100m to the East of the top end of the site.
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Medium probability surface water over laps the North of the site and a further area lies within 100m to the South of the site.
Surface water extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	Low probability surface water over laps the North of 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)	<input checked="" type="checkbox"/>	River Tay SAC runs down the Western side of the site, within 45m.
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	✓	A large area of semi-natural woodland over laps 4 small sections 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	✓	Within 5m – Cairngorm Designed Landscape Project Site, part of it overlaps the South 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	✓	Core path runs down the Western side of the site boundary, within 45m.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies on the edge of the current settlement boundary and relates well to the existing settlement.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	The site has good access to local facilities – Rail station (approx. 800m), bus stop & shop (less than 150m from centre of the site) and school (approx. 450m from centre of the site).
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site has good existing access through a track leading off the main through road in the village.
Wider transport network	<i>Good</i>	Site has good access to the wider road and transport network.
Access to public transport	<i>Good / limited</i>	As above – train station approx. 800m and bus stop approx. 150m. Due to being a small village, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	Site lies on main through route in village (with pavement) providing good pedestrian access and access to wider path network.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

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

The site relates well to the existing village with good access to local amenities. However the proposal for employment / mixed use (specifically comprising a visitor centre, farm shop, coffee shop and brewery) is considered unnecessary given that there is already a visitor 'hub' in Blair Atholl around the visitor / ranger centre. It is unlikely to be appropriate to have another hub for visitor/tourism activity in this small village.

However, as highlighted above, the site relates well to the existing village and may therefore be more appropriate for housing development. Whilst development of the entire site for housing is likely to raise significant landscape concerns, it is considered that these concerns could potentially be overcome if development were restricted to a small part of the site adjoining the road – this could reflect the pattern of existing development on the opposite side of the road.

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

Yes – small part of the site adjoining the road only

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Silage field (field east of private drive) and cattle pasture (field west of private drive). Mature broadleaf avenue along private driveway (largely outside of the site)
Habitats adjacent to the site	Pasture/silage/tree belts and policy woodland
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	River Tilt nearby, on other side of minor road. No connectivity to site.
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Check
Tree preservation order (TPO)	Check
Carbon Rich Soils /other soil issues	-
Prime agricultural land	Need to check

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Mature tree avenue along private road – this will be impacted through removal of a chunk of trees to allow access across the private road. There is a corner of mature broadleaf woodland in southern portion of site. The fields themselves are of negligible ecological value.
Species likely to require survey at LDP or later stage – eg CNAP species	None
Possible protected species	Trees – bats, red squirrel, breeding birds
Habitat connections	Tree belt along private road, joining to woodland along minor road beside the Tilt.
ECOPS	See cover sheet.
Potential Mitigation	Minimise impacts on trees as far as possible, replant large broadleaves as replacement to retain tree belt along private road

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

**Summary:**

Loss of silage/pasture has a negligible impact, but development of the site will result in tree loss through: crossing of private road for access between fields; and loss of a corner of policy woodland in southern portion of site. The corner of woodland must be removed from the site or avoided. Tree impacts on minor road must be minimised as far as possible and replacement planting included.

**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>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	The site is located adjacent to the main village and its road, entrance drive and avenue to a part of the estate.
	<b>Siting</b>	Roughly flat the site is a long thin shape with extended area N and S. it is not clear what the proposed layout is however car parking and road connecting to the main feature in the south seems likely.
	<b>Design</b>	The design might compete with the distinctive gate house and block views across the designed landscape.
<b>Landscape Special Qualities</b>		Strath
<b>Wildland Issues</b>		none
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		<p>This is a prominent site on the entrance to the village. The visual settlement boundary is clearly defined by the wall and the trees, including the avenue. This proposal would therefore be beyond this line. Building on the southern area is likely to intrude into the view across the designed landscape. This is an important view for the area and establishes an important relationship between the distinctive designed landscape and the village.</p> <p>In addition the duplication of the access road means two parallel tracks in close proximity and would diminish the importance of the avenue, a key feature of the historic landscape. Cutting across the avenue would also reduce the integrity of this feature.</p>
<b>Potential for mitigation</b>		low
<b>Potential to complement?</b>		Low – if at all
<b>Potential to enhance?</b>		none
<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>		Gate house?
<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>	yes
• <b>Battlefield</b>	
• <b>Other archaeological feature (Canmore)</b>	

#### Overall Landscape Assessment

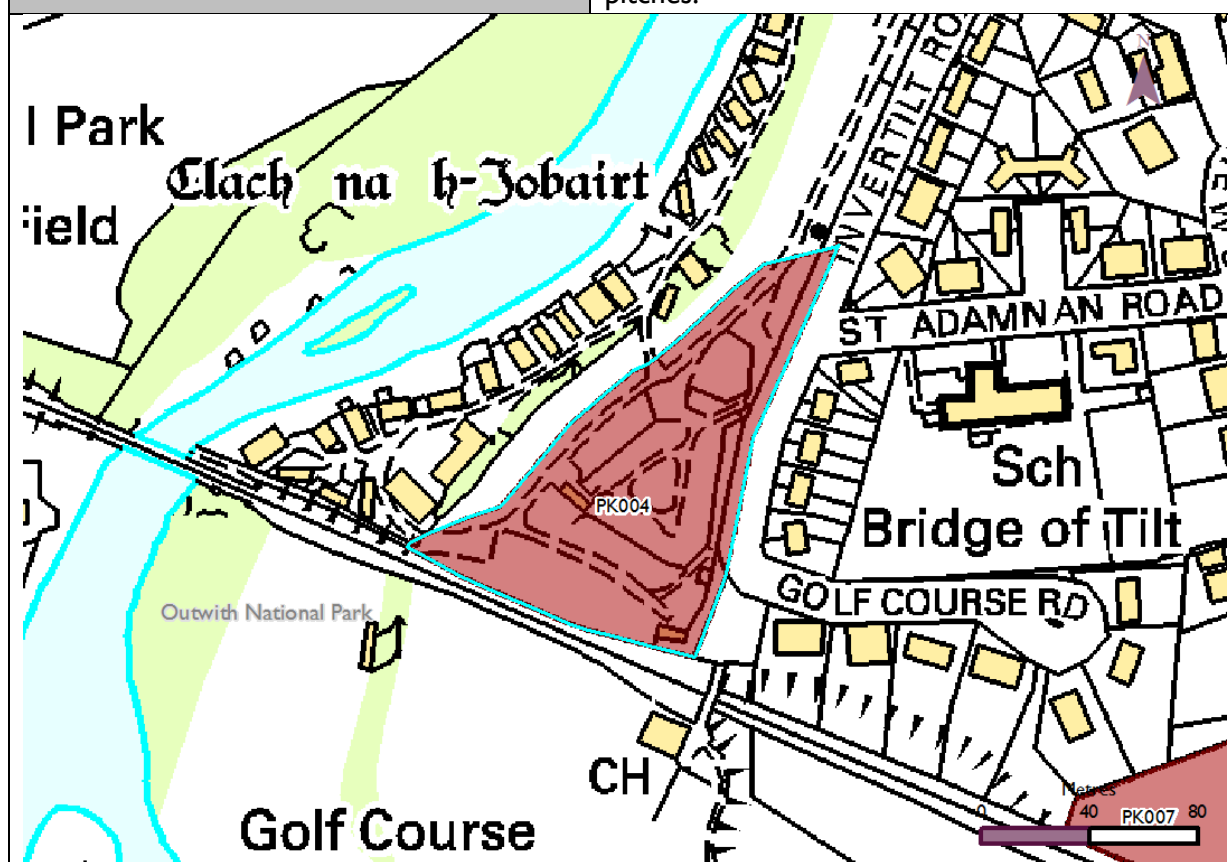
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	PKC004
Site address	Tilt Caravan Park
OS grid reference (if available)	
Site area / size	1Ha
Site description: current land use / topography / notable features	Site currently forms part of an existing caravan park and used for touring, camping and static pitches.



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#### Proposed use

Proposed use		Housing
Housing	Approx no of houses	8
	Tenure	Affordable
	Affordable housing proportion	100%
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 lies down the Western side of the site, within 45m.
River extent: Low probability 1:1000 yrs	✓	A large area of low probability flood risk lies down the Western side of the site, within 45m.
Surface water extent: Medium probability 1:200 years	✓	3 areas of medium probability surface flooding lie 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 <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	River Tay SAC runs along the West of the boundary within 25m.
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	✓	An area to the North of the site

		contains semi-natural woodland and a small section over-laps 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	✓	A scheduled monument over-laps the North of the site.
Conservation area and its setting		
Gardens and designed landscapes	✓	Lies within 50m 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>Well related</i>	The site lies within the existing settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	The site is in close proximity to local amenities – School (less than 200m), shop and bus stop (approx. 400m) and train station (approx. 1.2km).
Immediate site access – adequacy of access for proposed development	<i>limited</i>	Access to the site as it stands is limited as it currently forms part of an established Caravan Park. The main access is through the Caravan Park entrance to the north of the site. There is also a steep drop from Invertilt Rd meaning future direct access to the site may be difficult.
Wider transport network	<i>Good</i>	The site has good access to the wider road and transport network.
Access to public transport	<i>limited</i>	As above – train station approx. 1.2km and bus stop approx. 400m. Due to being a small village, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	Site has good access to the wider village (has pavements) and core paths approx. 400m.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Site relates well to the existing village however there are concerns in terms of deliverability – particularly in respect of being in current economic active use as a caravan park. In addition there appear to be septic tanks present on the site. There are also potential access issues as set out above. Allocation is not considered appropriate in light of these concerns over deliverability.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Active caravan site (statics and touring).
Habitats adjacent to the site	Neighbouring gardens and 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	
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 trees and hedging
Species likely to require survey at LDP or later stage – eg CNAP species	None
Possible protected species	Bats if existing buildings are impacted, though the construction type is of relatively low potential for bat roosts.
Habitat connections	
ECOPS	
Potential Mitigation	Mitigation for bats, if likely to be impacted (buildings). Retain mature hedging and mature trees on boundary and within site as far as possible.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	None
SUDs	Required

#### Summary:

Ecological Impact of developing the site is considered to be low. Mature hedges and trees must be retained as part of any development and where buildings are effected, as assessment for bat roost potential is required

#### Overall Ecology Assessment

RED		AMBER		GREEN	X
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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>	Stepped site with a large beech hedge to the east. The site is currently a caravan park with static and mobile units.
	<b>Siting</b>	
	<b>Design</b>	Terraces of houses would mirror the housing on the other side of Invertilt road, though these are currently screened by the beech hedge. The caravan park itself has a strong character reflecting its function, there are many mature trees around and within the site.
<b>Landscape Special Qualities</b>		N/A
<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 well contained within the caravan site however the design would need to reflect this use as it will be surrounding the housing. Design needs to recognise the possible incongruity of the existing use.
<b>Potential for mitigation</b>		Yes
<b>Potential to complement?</b>		No –very diverse landuses.
<b>Potential to enhance?</b>		Some
<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

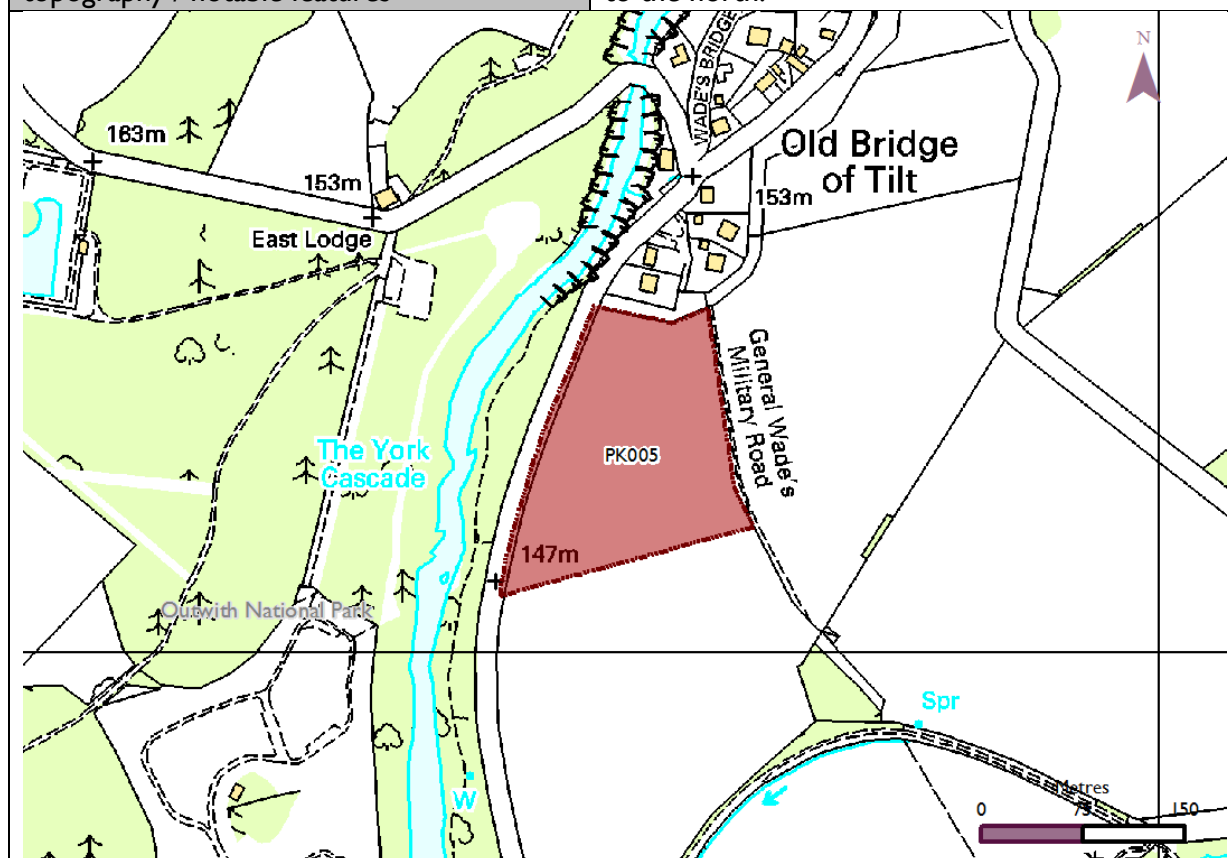
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	PKC005
Site address	Bridge of Tilt
OS grid reference (if available)	
Site area / size	2Ha
Site description: current land use / topography / notable features	Site currently open flat field with existing houses to the north.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	5
	Tenure	Private
	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	✓	Large area of medium probability flood risk runs down the Western boundary, parts within 35m.
River extent: Low probability 1:1000 yrs	✓	Areas of low probability flood risk run down the Western boundary, parts within 35m.
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 Tay SAC runs down the Western part of the boundary, within 30m.
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	✓	Ancient woodland lies within 100 to the West of the site boundary.



Natural and semi-natural woodland	✓	Area of semi-natural woodland lies parallel to the Western 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	✓	Lies within 30m 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	✓	A core path runs parallel down the Western site boundary, within 35m.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	Site lies just over 500m to the north of Blair Atholl, in Old Bridge of Tilt which is a cluster of approx. 15 dwellings. The site relates well to the existing houses.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Nearest amenities are in Blair Atholl – (approximate) shop & bus stop (900m), Primary School (1.15km) and train station (1.3km).
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site access available from adjacent road. There is a small but steep incline between the road and the field but not significant. There is no pavement along road leading to the site.
Wider transport network	<i>Good</i>	There is good access to the wider road and transport network.
Access to public transport	<i>limited</i>	As above – train station (1.3km) and bus stop (900m). Due to being a small village, the frequency of services is limited.
Access to active travel routes	<i>Good / limited</i>	There is no footpath between the site and Blair Atholl village, but there is a core path leading to the village just 30m from the north of the site.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site relates well to the existing cluster of houses at Old Bridge of Tilt and is likely to be suitable for small scale housing. However the scale of the proposed site is much greater than is necessary for 5 houses. To limit intrusion into the countryside, it is proposed that a more limited area (the northern part of the site) be identified as appropriate for development. It is considered that this area could accommodate around 8 modestly sized houses.

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

Yes – limited to northern part of site only

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Pasture (cattle?)
Habitats adjacent to the site	Individual clumps of policy woodland, adjacent meadows.
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 on other side of the road 60m away
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Woodland on other side of road adjacent to River Tay SAC. Wouldn't be impacted by developing this 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 – field is semi-improved ad species poor, of low/local value only.
Species likely to require survey at LDP or later stage – eg CNAP species	Waders are a possibility
Possible protected species	Waders
Habitat connections	None
ECOPS	-
Potential Mitigation	None

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	None
SUDs	Required

#### Summary:

The field is of low ecological value habitat but may have potential to provide foraging/breeding habitat for waders and if taken forward, a survey would be required to assess this at application stage.

#### Overall Ecology Assessment

RED		AMBER		GREEN	X
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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>	The site is located outwit the settlement but close to an existing group of houses. It lis a large field withinthe designed landscape type area. The site is flat with a road to the west and mature woodland beyond this. The 2ha site in very large for just 5 houses.
	<b>Siting</b>	Any development ought to be closely related to the existing housing to give it proper context and limit the intrusion into the landscape.
	<b>Design</b>	<p>Good quality housing of modern design would be fine in this area however there is a need to ensure that the boundaries reflect the existing area and soften the visual impact of the development.</p> <p>The site is too large for just 5 houses and the resulting 'grain' and density would therefore be in opposition to the other units nearby. It also means the intrusion into the surrounding open landscape would mean weakening the distinctive landscape character in the area.</p>
<b>Landscape Special Qualities</b>		Designed landscape, rural farming land and strath type qualities
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		Intrusion into the farming land would block views from the existing properties and from the road.
<b>Potential for mitigation</b>		Yes – limiting the extent of the allocation – by about 2/3rds
<b>Potential to complement?</b>		Some
<b>Potential to enhance?</b>		Yes – to improve the visual qualities of the housing in the era through planting and better quality building design.
<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>		Yes

• <b>Battlefield</b>	
• <b>Other archaeological feature (Canmore)</b>	

### Overall Landscape Assessment

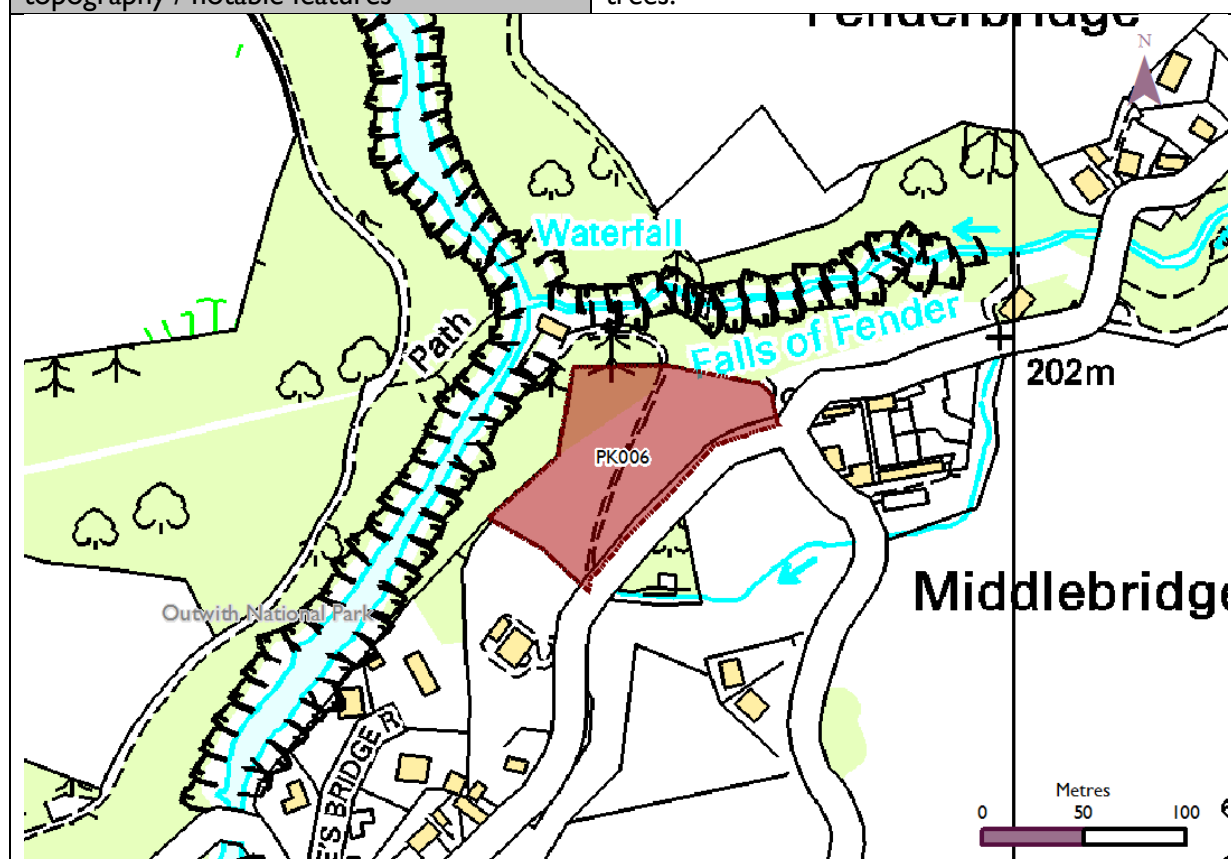
<b>RED</b>	<b>To whole site</b>	<b>AMBER</b>	<b>To limited area allocation</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	PKC006
Site address	Old Bridge of Tilt
OS grid reference (if available)	
Site area / size	1Ha
Site description: current land use / topography / notable features	Site is currently open field, surrounded by mature trees.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	4
	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	<input checked="" type="checkbox"/>	Approx. 50% of the site is covered by medium probability flood risk with many other areas surrounding the site.
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	Approx. 50% of the site is covered by medium probability flood risk with many other areas surrounding the site.
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Areas of medium probability surface water lie within 45m 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"/>	Glen Tilt Woods SSSI lies directly on the 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	<input type="checkbox"/>	

Natural and semi-natural woodland	✓	Semi-natural woodland overlaps two sections at the North and 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	✓	Overlaps the entire 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	✓	A core path lies within 75m to the West of the site.



## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	Site lies approx. 1.2 km to the north of Blair Atholl (as crow flies), in Old Bridge of Tilt which is a cluster of approx. 15 dwellings. The site lies to the northern edge of the existing houses.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Nearest amenities are in Blair Atholl – (approximate) shop & bus stop (1.4km), Primary School (1.7km) and train station (1.8km).
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an existing site access from the minor road leading to/from Blair Atholl. However, there is no pavement along road leading to the site.
Wider transport network	<i>Good / limited</i>	Site has good access to wider road / transport network.
Access to public transport	<i>limited / poor</i>	As above – train station (1.8km) and bus stop (1.4km). Due to being a small village, the frequency of services is limited.
Access to active travel routes	<i>limited</i>	There is no pavement or pedestrian access leading to the site although it is a quiet road. Nearest core path is just under 400m away.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site is fairly well related to the existing cluster of houses at Old Bridge of Tilt and may be suitable for small scale housing development. Development of the entire site could have an adverse landscape impact, although this could be limited if the scale of any development was restricted. Flood risk is likely to pose a constraint and may limit the developable area. This site is also located further from the nearest amenities in Blair Atholl than site PKC005, which is identified as a preferred site allocation to address local housing need. Allocation of this site is therefore not appropriate or necessary.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Pasture (semi-improved), surrounded by mature trees, scrub)
Habitats adjacent to the site	The Fender, adjacent riparian woodland (native and exotic broadleaves)
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 to west 30m
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	Glen Tilt Woods SSSI immediately adjacent
National Nature Reserve	
Ancient Woodland Inventory site	Boundary is immediately adjacent, but not overlapping with site. Although there is some woodland habitat within northern most corner of site
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	Mature trees, scrub on boundary of field and in north west corner. Includes a mix of native and exotic broadleaves, also occasional aspen.
Species likely to require survey at LDP or later stage – eg CNAP species	None
Possible protected species	Bats, red squirrel, breeding birds
Habitat connections	Riparian corridor, tree belts surrounding site.
ECOPS	See cover sheet
Potential Mitigation	Avoid all tree loss and retain blackthorn scrub along woodland edge.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	Within flood risk area.
SUDs	Required. Site is sloping towards river, surface water drainage would naturally want to drain to the river so SUDS would need to consider this and capture surface water effectively.

**Summary:**

The meadow is semi-improved with some tall ruderal vegetation and is of low/local value only (within context of Old Bridge of Tilt Village). The trees and scrub surrounding the site are of high ecological value. Any trees/scrub falling into the site or lying on the site boundary would need to be retained, ideally removed from the allocation if the site is allocated.

Adjacent woodland is AWI inventory and is designated (SSSI) so impacts must be avoided.

Woodland and scrub within the site forms part of the edge of this designated woodland and is of value, though not designated itself.

A HRA may be required due to the proximity of the site to the River Tilt SAC.

**Overall Ecology Assessment**

<b>RED</b>		<b>AMBER</b>	<b>X Possible Natura effects and If trees and riparian woodland excluded.</b>	<b>GREEN</b>	
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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>	Adjacent to the road in the area track runs through site towards the falls. Area has low density housing.
	<b>Siting</b>	The site is discrete without other housing adjacent though there are some in the vicinity. Site is sloping, more strongly to the east. Surrounded by mature woodland.
	<b>Design</b>	Site is quite large for only 4 houses and the plots would be bigger than most others in the area.
<b>Landscape Special Qualities</b>		Straths, designed/historic landscape,
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		
<b>Visual issues and sensitivities</b>		This site is overlooked from the road and the track that runs through it. It has a strong rural quality and is generally enclosed by the trees and the slopes bank to the road. Housing here is likely to feel like a significant intrusion into the rural landscape
<b>Potential for mitigation</b>		Small
<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

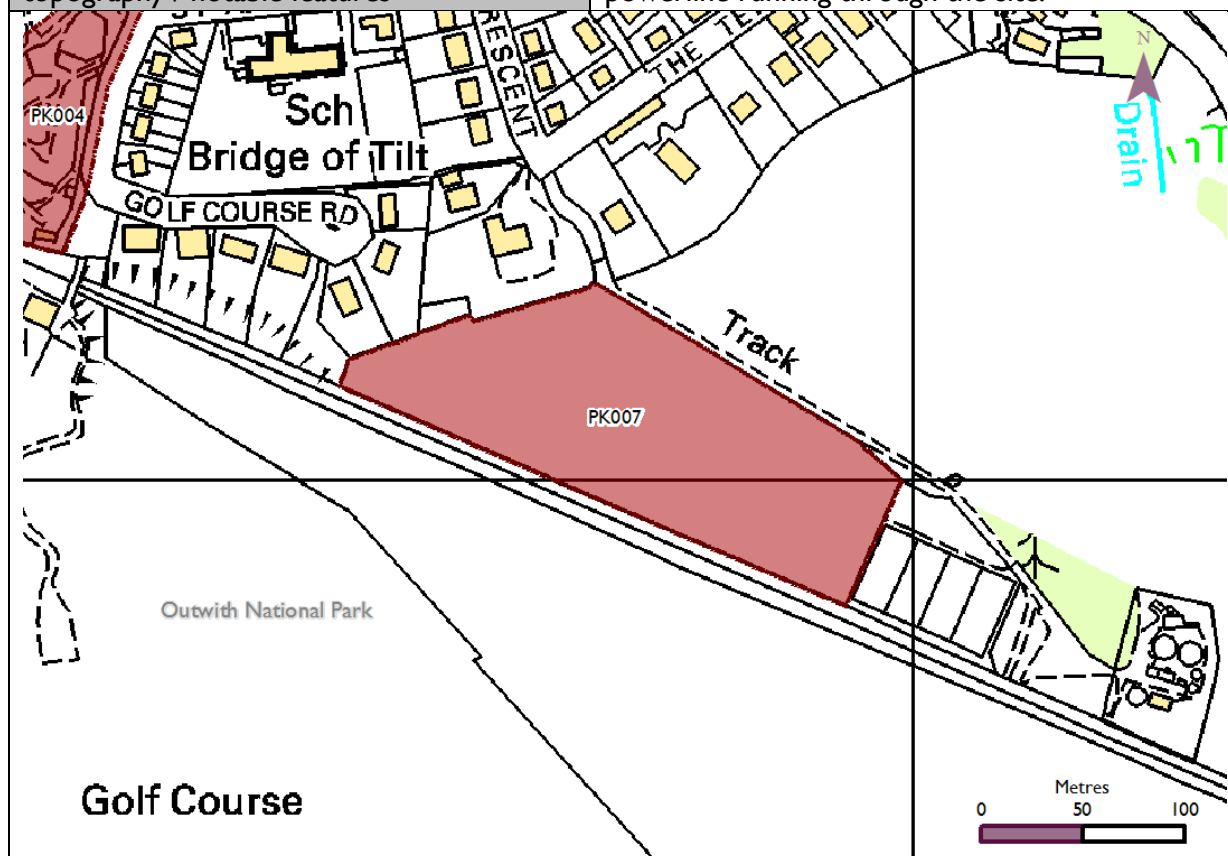
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	PKC007
Site address	Bridge of Tilt, beside Golf Course
OS grid reference (if available)	
Site area / size	2Ha
Site description: current land use / topography / notable features	Site currently an open field for grazing. Site has powerline running through the site.



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#### Proposed use

Proposed use		Housing
Housing	Approx no of houses	N/A
	Tenure	Private
	Affordable housing proportion	N/A
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		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	5 areas of medium probability surface water within 100m; one to the East of the site slightly overlaps 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		
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.

### 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 on the south eastern settlement boundary of Blair Atholl. Is in close proximity to the settlement but located in a prominent position to the south.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Nearest amenities include (approximate) - shop & bus stop (425m), Primary School (300m) and train station (1.35km).
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Dependent on housing numbers. Current access is from a track off St Andrews Crescent.
Wider transport network	<i>Good / limited</i>	Site has good access to wider road and transport network.
Access to public transport	<i>limited</i>	As above – bus stop (425m) and train station (1.35km). Due to being a small village, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	Site has good access to wider village. Nearest core path is just over 600m away.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site lies adjacent to the village, there are significant issues in respect of landscape impact and impact on the setting of Blair Atholl from the southern approach. The site proposed is around 2Ha which significantly exceeds the amount of development land which is expected to be required to meet local housing needs.

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

No



## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Pasture (horses), silage, fallow fields.
Habitats adjacent to the site	Silage, scrub and tall ruderal along railway line, adjacent gardens and trees.
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	Need to check

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	None – grassland is semi-improved and of low/local value only.
Species likely to require survey at LDP or later stage – eg CNAP species	None
Possible protected species	Reptiles are a possibility
Habitat connections	Site has no habitats of connectivity value (trees, scrub, riparian)
ECOPS	
Potential Mitigation	None likely to be required.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	None
SUDs	Required.

#### Summary:

An Extended Phase I Habitat Survey is recommended to check for any protected species issues (reptiles are possible, unlikely to be any other major constraints). Ecological impact of developing this site likely to be low.

#### Overall Ecology Assessment

RED		AMBER		GREEN	X
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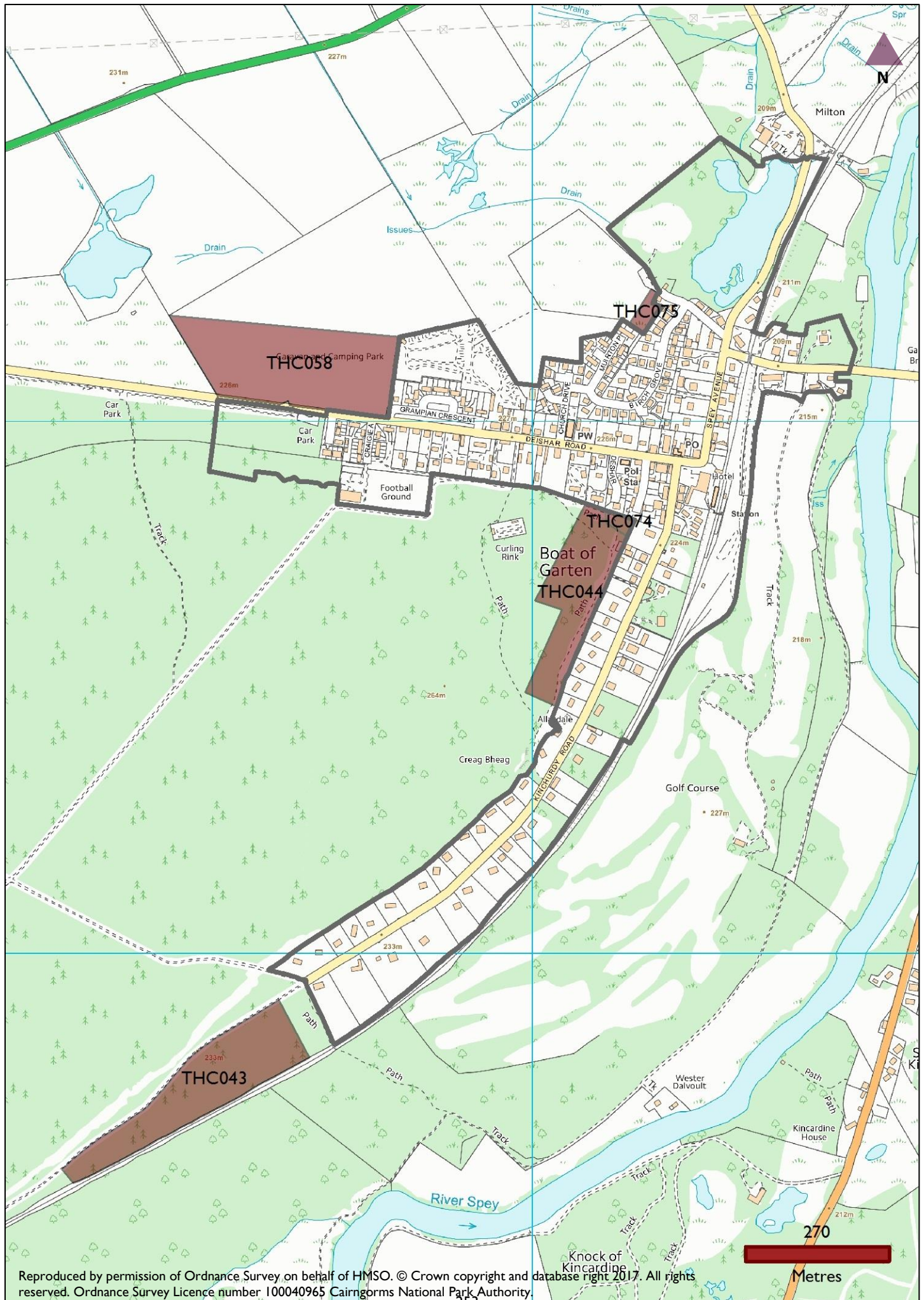
## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	On open landscape beyond eastern edge of the village. Site is flat and open.
	<b>Siting</b>	No apparent feature to work with. Site is open and flat.
	<b>Design</b>	Anything in this area is likely to be seen as an awkward projection for the village into the open landscape with no apparent design logic or connection to other features.
<b>Landscape Special Qualities</b>		Strath
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		This site is highly visible from surrounding area, including the railway line, roads and the surrounding hills and promoted paths. It clearly lies beyond the natural edge of the village and forms a part of the open flat strath floor that is the landscape setting for the settlement. It would be seen and an intrusion into this landscape and diminish the clear relationship between the two.
<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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# BOAT OF GARTEN

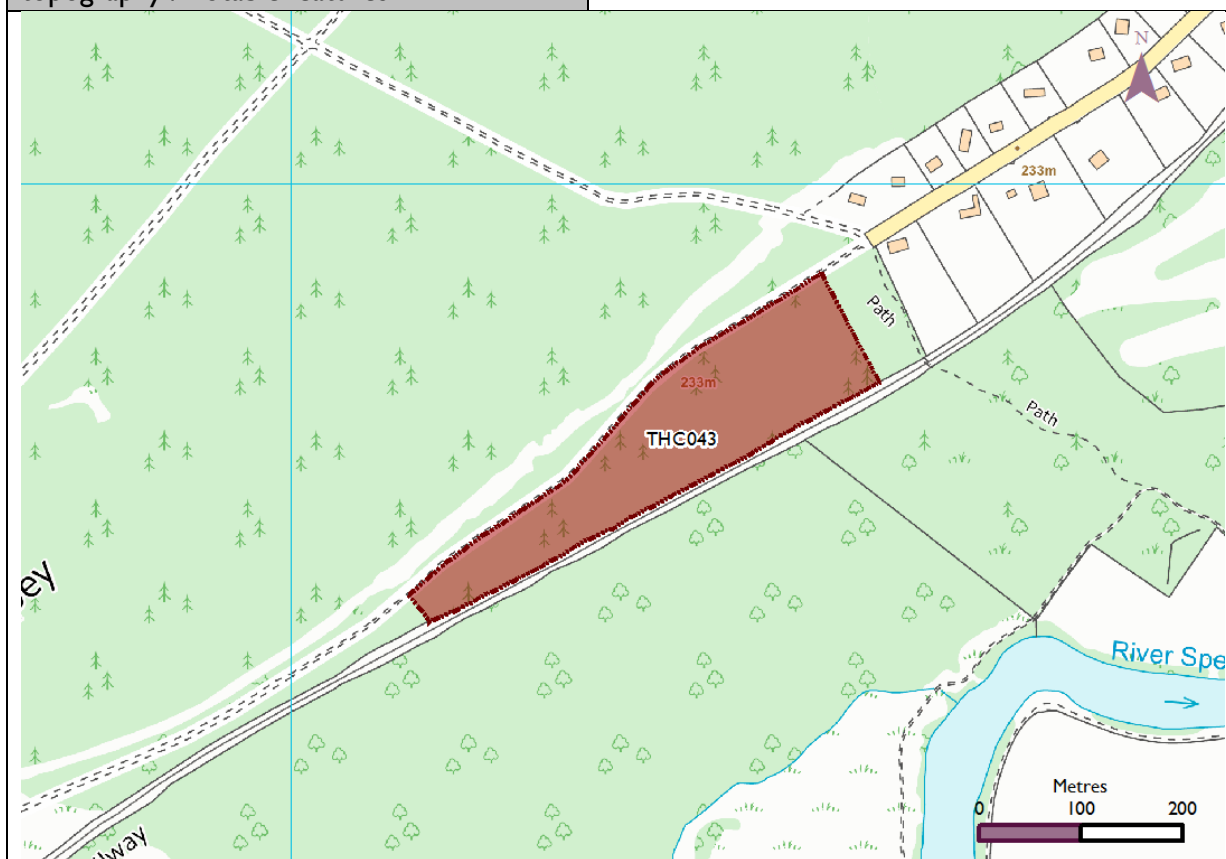


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC043
Site address	Land to the South West of Kinchurdy Road, Boat of Garten
OS grid reference (if available)	
Site area / size	Approx. 3Ha
Site description: current land use / topography / notable features	Semi Natural Woodland



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	4/5
	Tenure	Private & affordable
	Affordable housing proportion	25%
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		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	There are many small areas of medium probability surface water that surround the site, 1 area overlaps 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		
Natural and semi-natural woodland	✓	Approx 90% of the site is covered by 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 directly along the boundary at the top of the site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Partly related</i>	Site lies to the south of the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	North of site approx. 1.5km from the local shop / bus stops. School is approx.. 3.3km from the site. Being a small village, services are limited.
Immediate site access – adequacy of access for proposed development	<i>limited</i>	There is access to the site along Kinchurdy Road but no established access.
Wider transport network	<i>limited</i>	Site lies approx..2.6km from the A95 which provides good road access to the A9 (north and south) and other local settlements.
Access to public transport	<i>limited</i>	Site lies approx. 125m from nearest bus stops but the frequency of services is limited. The nearest train station is in Aviemore (9.5km) or Carrbridge (approx.. 8km).
Access to active travel routes	<i>Good</i>	There is a core path running along the northern edge of the site.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

*The site lies near the edge of the settlement boundary but does not connect with it and is not within close proximity of local facilities within the settlement. The site lies within an extensive area of ancient woodland which is also an important habitat for Capercaillie in this area. The extent of the site is significant for just 6 houses and it is considered that the likely ecological impacts of this proposal make it unsuitable for development.*

### 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
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)	Woodland is contiguous with non-SPA woodland of high importance for capercaillie. Capercaillie lek and brood rearing habitat approximately 1km away from the site.
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Entire site is covered by AWI listing, category 2a (Semi-natural origin dating to maps of 1860)
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Unknown
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Semi-natural AWI listed woodland of good quality – Scots pine with ground cover of heather, cowberry and blaeberry
Species likely to require survey at LDP or later stage – eg CNAP species	NVC, botanical, fungi, wood ants
Possible protected species	Red squirrel, pine marten, breeding birds (i.e. crossbills, crested tit
Habitat connections	Contiguous with wider woodland habitat
ECOPS	See cover sheet
Potential Mitigation	See below

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above
SUDs	Loss of semi-natural woodland cannot be replaced like for like by SUDS

#### Summary:

Development of this site would result in significant loss of AWI woodland. This would be contrary to Scottish Planning Policy and the FCS Control of Woodland Removal policy. The development would also likely result in a significant impact on Capercaillie which live in nearby woodland. A HRA would be required in order to assess the impact.



### 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>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site in high quality woodland on the edge of built part. Village. recreation route into the village
	<b>Siting</b>	Constrained by woodland
	<b>Design</b>	Constrained by woodland
<b>Landscape Special Qualities</b>		woodland
<b>Wildland Issues</b>		None – but site present wildness qualities due to the quality of the woodland
<b>Landscape Capacity for Housing Report – status of site</b>		Woodland constraint identified
<b>Visual issues and sensitivities</b>		Woodland site would be difficult to develop successfully as can be seen for elsewhere in Boat. It would mean a major loss of trees and a major adverse effect on the landscape character of the immediate area./
<b>Potential for mitigation</b>		None
<b>Potential to complement?</b>		None
<b>Potential to enhance?</b>		None
<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

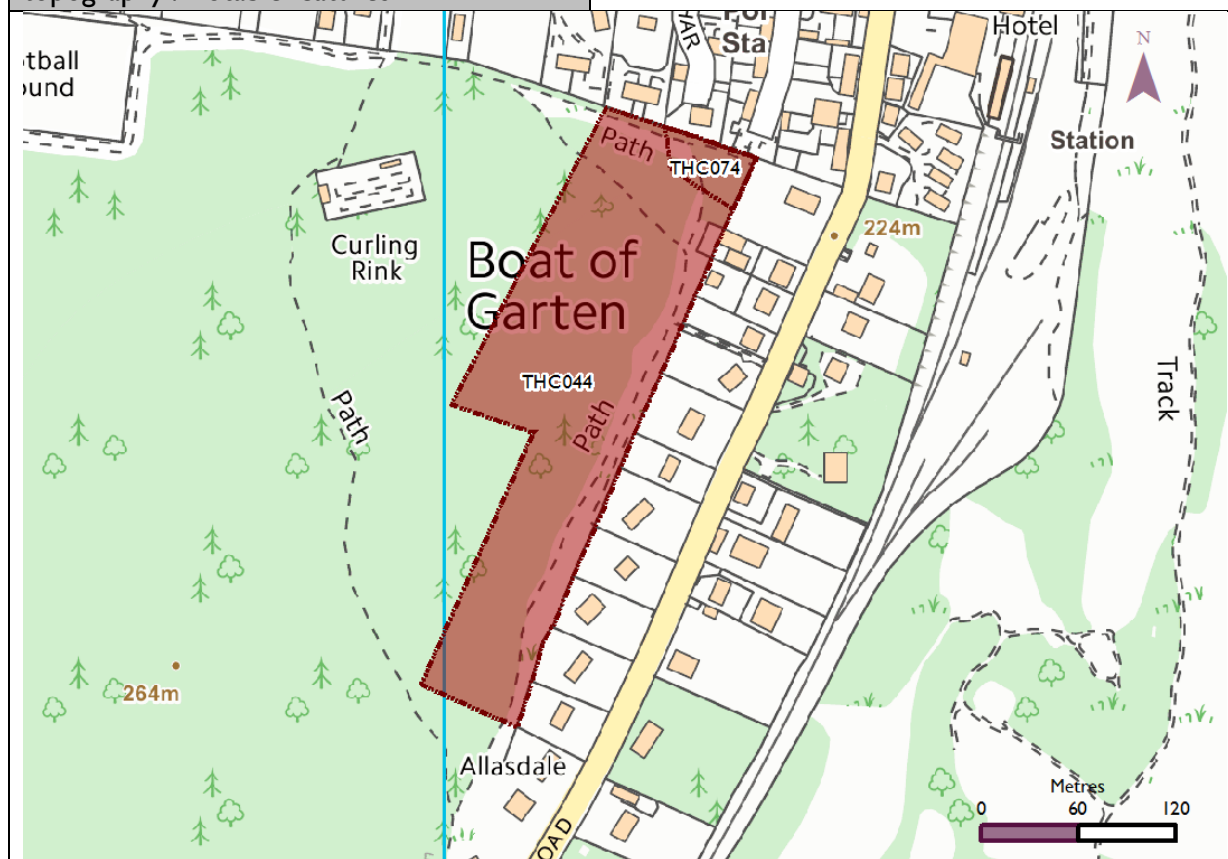
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC044
Site address	Land to the South of Deshar Road, Boat of Garten
OS grid reference (if available)	
Site area / size	Approx. 1.5Ha
Site description: current land use / topography / notable features	Rough Woodland



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	TBC, approx. 15
	Tenure	Private & affordable
	Affordable housing proportion	TBC, minimum 25%
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	✓	1 area of medium probability surface water lies on the site. Further areas lie 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		
Natural and semi-natural woodland	✓	A small area at the South-West of the site is covered by 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 North of the site and down towards the East within 65m. Another core path runs close to the West of the site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site adjoins settlement boundary along north and eastern edge.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	North of site approx. 125m from the local shop / bus stops. School is approx.. 2km from the site. Being a small village, services are limited.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an established access to the site from Strathspey Park.
Wider transport network	<i>limited</i>	Site lies approx..1.3km from the A95 which provides good road access to the A9 (north and south) and other local settlements.
Access to public transport	<i>limited</i>	Site lies approx. 125m from nearest bus stops but the frequency of services is limited. The nearest train station is in Aviemore (9.5km) or Carrbridge (approx.. 8km).
Access to active travel routes	<i>Good</i>	There is a core path running along the eastern and northern edges of the site. There is also good pedestrian access to the village and wider path network.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies on the edge of the settlement boundary and within an extensive area of woodland – including some ancient woodland which is also an important habitat for Capercaillie in this area. As highlighted in respect of THC074, the northern part of the site could accommodate very limited development which would more appropriately be assessed through a planning application. However the scale and likely ecological impacts of this proposal make it unsuitable for development.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Woodland – predominantly Scots pine, some non-native conifers, birch, rowan
Habitats adjacent to the site	Woodland, edge of settlement
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)	Woodland is contiguous with non-SPA woodland of high importance for capercaillie. Capercaillie lek and brood rearing habitat 1km away from the site.
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	A significant proportion of the site is AWI woodland – category 2b – Long Established Plantation Origin
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Unknown
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Semi-natural woodland, including AWI listed woodland. Non AWI woodland has potential to be of AWI quality (non-AWI woodland nearby was found to contain wood ant nests and rare fungi).
Species likely to require survey at LDP or later stage – eg CNAP species	NVC, botanical, fungi, wood ants
Possible protected species	Red squirrel, pine marten, breeding birds (i.e. crossbills, crested tit
Habitat connections	Contiguous with wider woodland habitat
ECOPS	See cover sheet
Potential Mitigation	See below

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above
SUDs	Loss of semi-natural woodland cannot be replaced like for like by SUDS

#### Summary:

Development of this site would result in significant loss of AWI woodland and semi-natural woodland of potential AWI quality. This would be contrary to Scottish Planning Policy and the FCS Control of Woodland Removal policy. The development would also likely result in a significant impact on Capercaillie, which live in nearby woodland. A HRA would be required in order to assess the impact.

### 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>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site in high quality woodland on the edge of built part. Village. recreation route. Landform is undulating.
	<b>Siting</b>	Constrained by woodland
	<b>Design</b>	Constrained by woodland
<b>Landscape Special Qualities</b>		Woodland
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		Woodland constraint identified
<b>Visual issues and sensitivities</b>		Woodland site would be difficult to develop successfully as can be seen for elsewhere in Boat. It would mean a major loss of trees and a major adverse effect on the landscape character of the immediate area.
<b>Potential for mitigation</b>		None
<b>Potential to complement?</b>		None
<b>Potential to enhance?</b>		None
<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

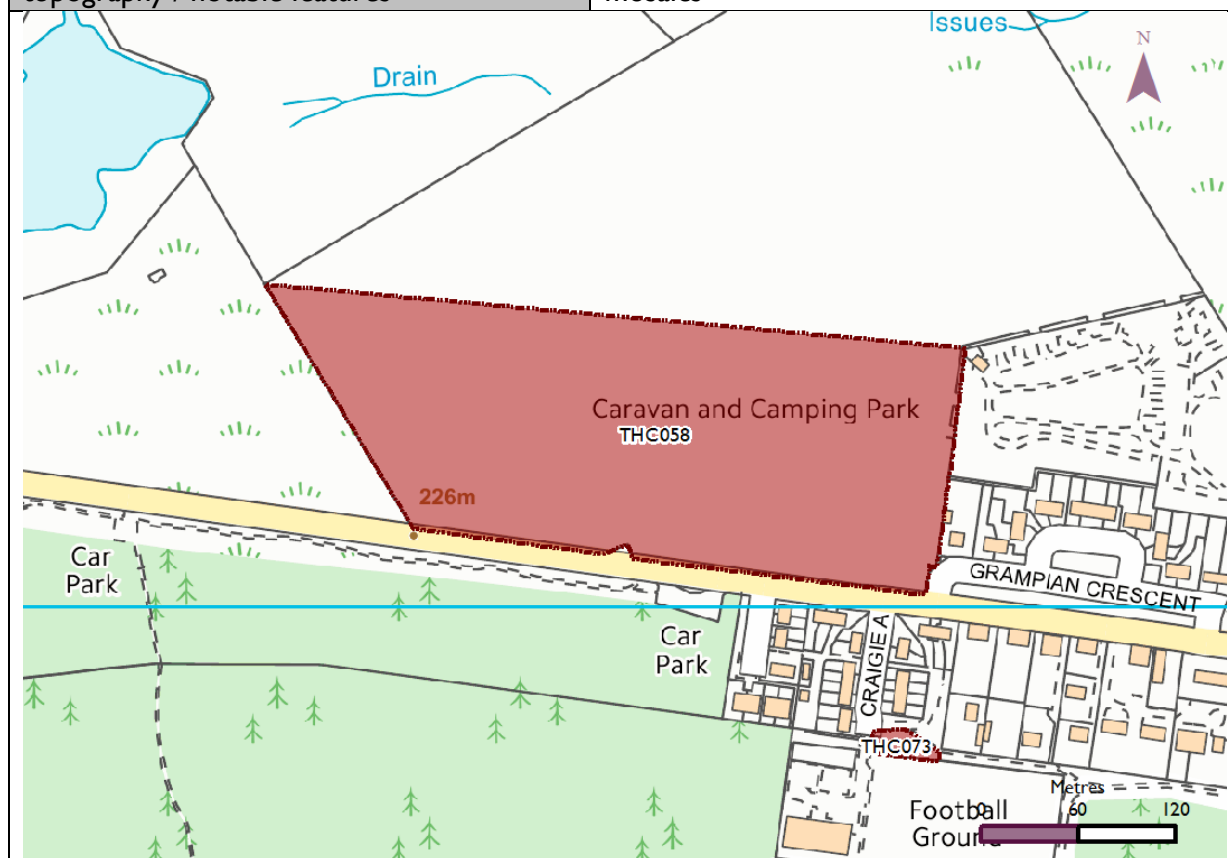
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC058
Site address	West of Boat of Garten, Boat of Garten
OS grid reference (if available)	
Site area / size	5.5 ha
Site description: current land use / topography / notable features	Heathland/grassland and young woodland/scrub mosaics



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### Proposed use

Proposed use		Employment / Economic use
Housing	Approx no of houses	-
	Tenure	-
	Affordable housing proportion	-
Employment / mixed use		Employment / Economic 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	✓	Small area (less than 10%) of flood risk in north of the site.
River extent: Low probability 1:1000 yrs	✓	Small area (less than 10%) of flood risk in north of the site.
Surface water extent: Medium probability 1:200 years	✓	Very small area of surface water along small part of northern boundary and in the north east of the site.
Surface water extent: Low probability 1:1000 yrs	✓	Small area of surface water along small part of northern boundary and in the north east of the site.
Potentially Vulnerable Area	✓	Whole site (100%) 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)		
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 along the southern boundary of the site but does not overlap.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site adjoins the settlement boundary to the east and south.
Access to key facilities (schools, shops, other facilities)	<i>Limited</i>	Site approx. 700m from the local shop / facilities and there is a bus stop immediately adjacent to the south of the site. Being a small village, services are limited.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Deshar Road adjoins the south of the site which could provide access. No existing acces.
Wider transport network	<i>limited</i>	Site lies approx..1.2km from the A95 which provides good road access to the A9 (north and south) and other local settlements.
Access to public transport	<i>limited</i>	There is a bus stop immediately adjacent to the site, but the frequency of services is limited. The nearest train station is in Aviemore (9.5km) or Carrbridge (approx.. 8km).
Access to active travel routes	<i>Good</i>	There is a core path adjacent to the southern boundary of the site and good access to wider network.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site relates well to the settlement, the scale of the proposal is significant. The site contains heathland and grassland and development of the site would result in loss of semi-natural habitats of high ecological value. This area is also used for informal community uses and therefore it is not considered a suitable site for development.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Heathland/grassland and young woodland/scrub mosaics
Habitats adjacent to the site	Pasture, 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	-
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Unknown
Prime agricultural land	Unknown

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Species rich heath/grassland and woodland/scrub mosaics = semi-natural habitat
Species likely to require survey at LDP or later stage – eg CNAP species	Invertebrates: in particular Hymenoptera, Lepidoptera, Orthoptera
Possible protected species	Waders, reptiles
Habitat connections	Connectivity to surrounding grassland and heath.
ECOPS	
Potential Mitigation	Depends on survey results and scale of proposal – how much of site will be developed. Scale of site may need to be reduced.

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

#### Summary:

A small portion of this site was assessed previously (site 065a) and was assessed as Amber for ecology. The present site is much larger and contains a much larger proportion of semi-natural habitat, predominantly heathland and grassland.

Records of invertebrates of interest exist for the local vicinity, as picked up during the planning application for 2013/0115/DET (housing in woodland across the road). Heathland species were detected by BSCG and Buglife and include small heath (SBL), slender ground hopper (rare in Scotland and only in Cairngorms) and cousin German moth (SBL). There is potential that the site could support these, and other invertebrate species.

The site is also one of the few locations supporting small scabious mining bee (*Andrena marginata*) (recorded in 2002) and there is high potential that the bee still exists here.

Development of the site would result in loss of semi-natural habitats of high 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>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Open landscape on the edge of the village with some regenerating woodland. Entrance to village.
	<b>Siting</b>	
	<b>Design</b>	To match existing houses though of higher quality than anything existing.
<b>Landscape Special Qualities</b>		Cultural and natural landscapes. open spaces and views across the strath
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		Site constrained due to prominence
<b>Visual issues and sensitivities</b>		Site is highly visible from surround area, including the A95. strath is open to the north of the area and development here would be very intrusive.
<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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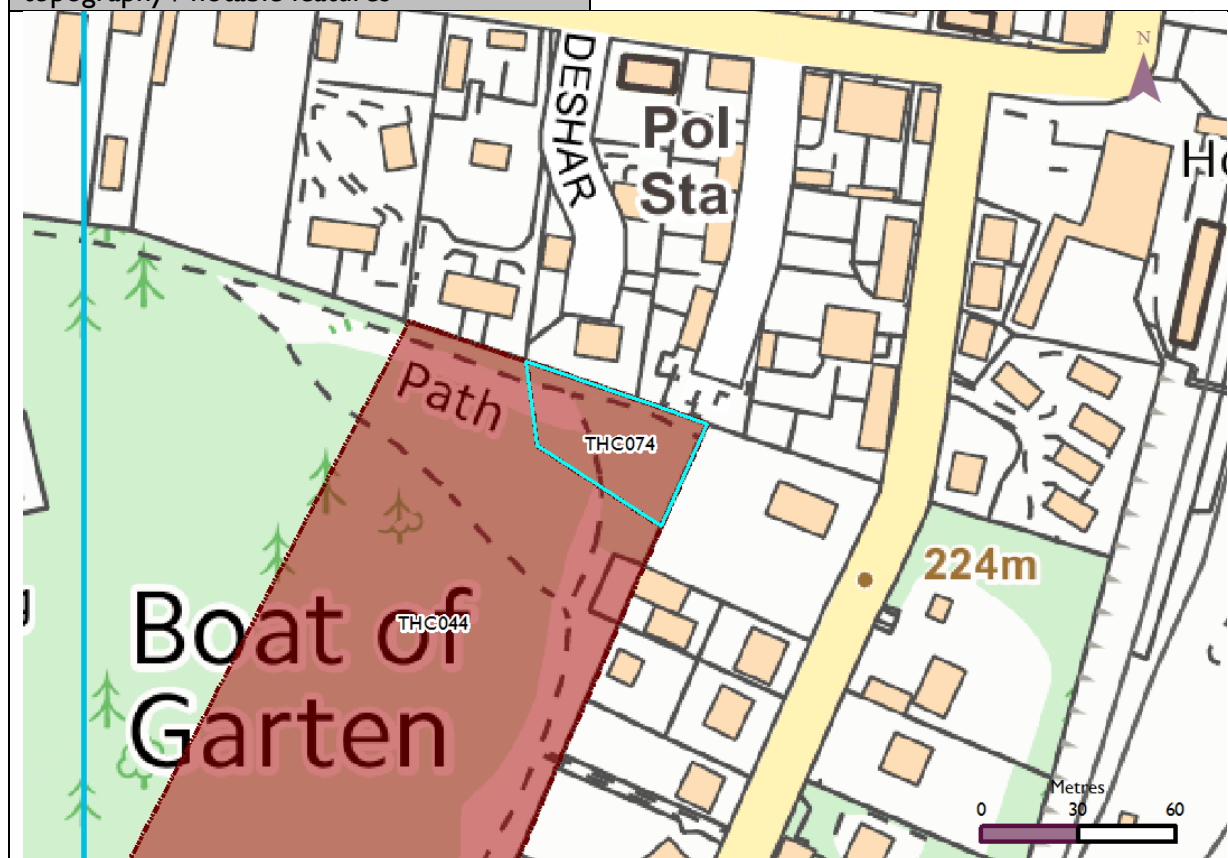


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC074
Site address	Land south of Strathspey Park, Boat of Garten
OS grid reference (if available)	
Site area / size	0.15 Ha
Site description: current land use / topography / notable features	



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	2
	Tenure	
	Affordable housing proportion	100%
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	✓	Small contained pocket of surface water flooding on southern edge.
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area	✓	Whole site (100%) 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)		
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	✓	Core path runs through the site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site adjoins settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site approx. 125m from the local shop / bus stops. School is approx.. 2km from the site. Being a small village, services are limited.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an established access to the site from Strathspey Park.
Wider transport network	<i>limited</i>	Site lies approx.. 1.3km from the A95 which provides good road access to the A9 (north and south) and other local settlements.
Access to public transport	<i>limited</i>	Site lies approx. 125m from nearest bus stops but the frequency of services is limited. The nearest train station is in Aviemore (9.5km) or Carrbridge (approx.. 8km).
Access to active travel routes	<i>Good</i>	There is a core path running along the edge of the site. There is also good pedestrian access to the village and wider path network.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies on the edge of the settlement boundary and in close proximity to an extensive area of woodland. Due to the scale of the proposal (2 units), the impacts on the wider woodland habitat would be low. It is considered that this site could potentially accommodate limited development. However, given the small size of the site and the proposal being for affordable housing, it would be more appropriately progressed as 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	No current use, the site comprises of green belt on the edge of the settlement, consisting of mature trees and woodland edge habitat
Habitats adjacent to the site	Woodland , housing and associated gardens
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)	Non-SPA Capercaillie woodland adjacent to village – see summary below
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	Habitats within the site of local value only (mature trees, including a single mature aspen). Habitat of low botanical diversity (rank grass, some broom scrub, tall ruderal herbs).
Species likely to require survey at LDP or later stage – eg CNAP species	None
Possible protected species	Red squirrel
Habitat connections	Contiguous with woodland on edge of settlement
ECOPS	-
Potential Mitigation	-

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

#### Summary:

The site is small and although it would require the loss of a small number of mature trees, the impact of this is low and won't be detrimental to wider woodland habitat on the edge of the settlement. Compensation should be provided for tree loss, to include planting of aspen to replace lost mature aspen.

A HRA to assess the impacts on capercaillie will be required (there is non-SPA woodland adjacent to the village and within approximately 1km of the site which is important for capercaillie).

### 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 2 houses.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site lies within context of existing settlement. There is established recreational use of the site. Development here, though small, risks breaching the established settlement edge 'edge'.
	<b>Siting</b>	Site adjoins existing settlement but lies against a backdrop of woodland.
	<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>		The trees on the site contribute to the woodland setting and help to provide a firm edge to the settlement (which is a consistent depth from Deshar Rd and Kinchurdy Rd).
<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

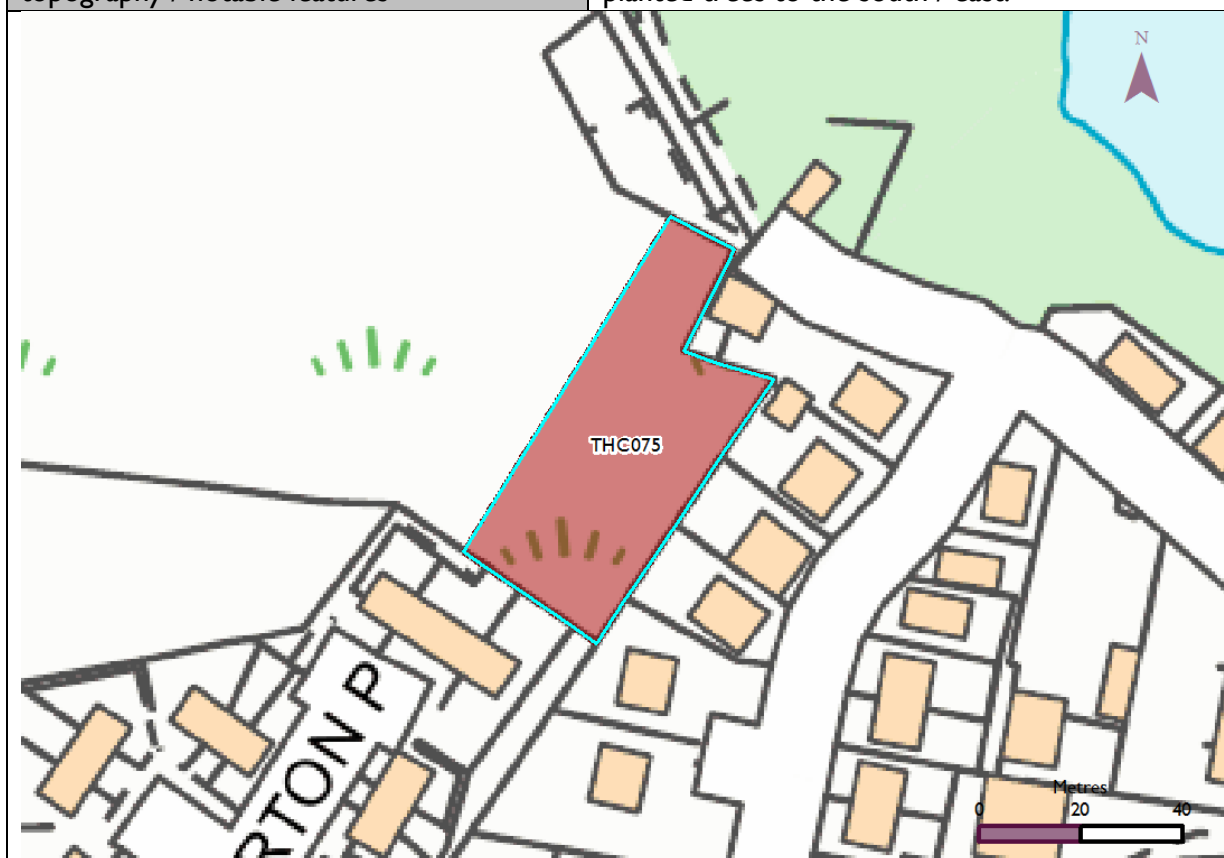
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC075
Site address	Land adjacent to practice ground, Boat of Garten
OS grid reference (if available)	
Site area / size	0.23 Ha
Site description: current land use / topography / notable features	Site currently maintained grass / lawn with planted trees to the south / east.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	8
	Tenure	
	Affordable housing proportion	100%
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	✓	Very small area of surface water flooding on northern boundary.
Surface water extent: Low probability 1:1000 yrs	✓	Very small area of surface water flooding on northern boundary.
Potentially Vulnerable Area	✓	Whole site (100%) 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)		
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 adjoins settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site approx. 500m from the local shop / bus stops. School is approx.. 2.2km from the site. Being a small village, services are limited.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an established access to the site which is currently used to access the practice ground.
Wider transport network	<i>limited</i>	Site lies approx..1km from the A95 which provides good road access to the A9 (north and south) and other local settlements.
Access to public transport	<i>limited</i>	Site lies approx. 500m from nearest bus stops but the frequency of services is limited. The nearest train station is in Aviemore (9.5km) or Carrbridge (approx.. 8km).
Access to active travel routes	<i>Good</i>	There is a core path approx. 200m from the site. However there is good pedestrian access to the village and wider path network.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site relates well to the existing village and does not raise significant ecology or landscape constraints. As the site lies on the edge of the settlement it would require suitable screening to support landscape integration. Given the small size of the site and the proposal being for affordable housing, it would be more appropriately progressed as 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	Golf course lawn, meadow and planted trees (~30 years old?)
Habitats adjacent to the site	Milton Loch and associated woodland, housing & associated gardens
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)	Non SPA woodland beside village is important for caper. See summary below
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	Planted trees are of local value only, ground flora is poor (rank course grasses). Meadow is dominated by rank course grasses and is of low value. Occasional clumps of devil's-bit scabious but not enough to support key inverts.
Species likely to require survey at LDP or later stage – eg CNAP species	None
Possible protected species	Protected mammals unlikely to be resting within the site. A basic site walkover to be conducted at full planning application stage.
Habitat connections	Similar habitat adjacent
ECOPS	-
Potential Mitigation	-

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

**Summary:**

The habitats within the site are of relatively low ecological value. The planted component of the site is still relatively young and could be recreated elsewhere. Species survey requirements likely to be minimal.

A HRA would be required to assess the impacts of increased recreational pressure on capercaillie (there are non-SPA forests adjacent to the village which are important to capercaillie).

**Overall Ecology Assessment**

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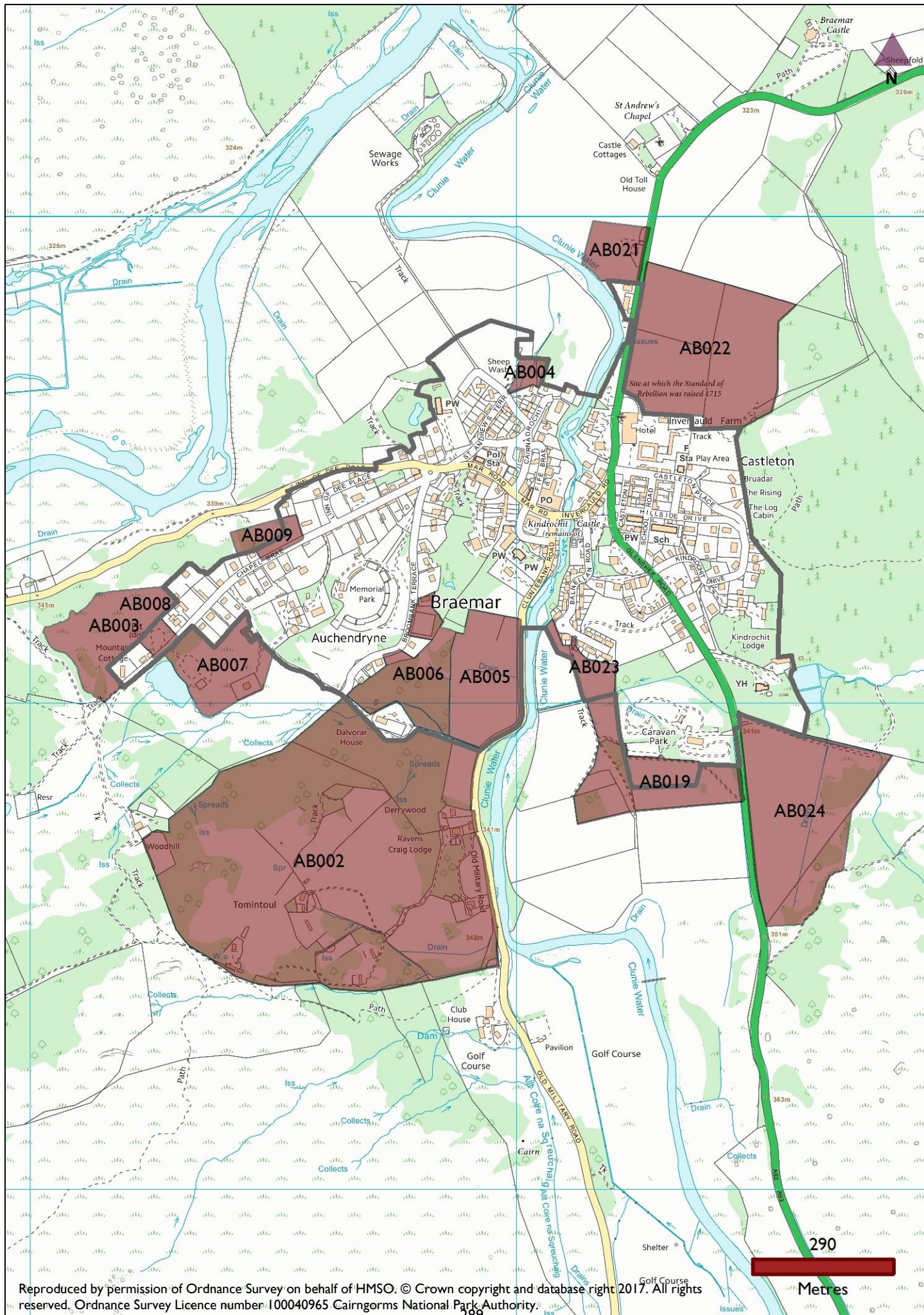
## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	On edge of village adjacent to existing modern development.
	<b>Siting</b>	Sloped site, facing north.
	<b>Design</b>	Terracne o rline of houses would allow existing contours and pattern of adjacent housing to be followed.
<b>Landscape Special Qualities</b>		Strath
<b>Wildland Issues</b>		none
<b>Landscape Capacity for Housing Report – status of site</b>		Opportunities are highlighted in this area for some limited development
<b>Visual issues and sensitivities</b>		Edge of village- it will require screen planting to allow it to fit into wider landscape and create a positive village edge. Would mean the loss of semi mature trees on site.
<b>Potential for mitigation</b>		Yes
<b>Potential to complement?</b>		Yes
<b>Potential to enhance?</b>		Some
<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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# BRAEMAR



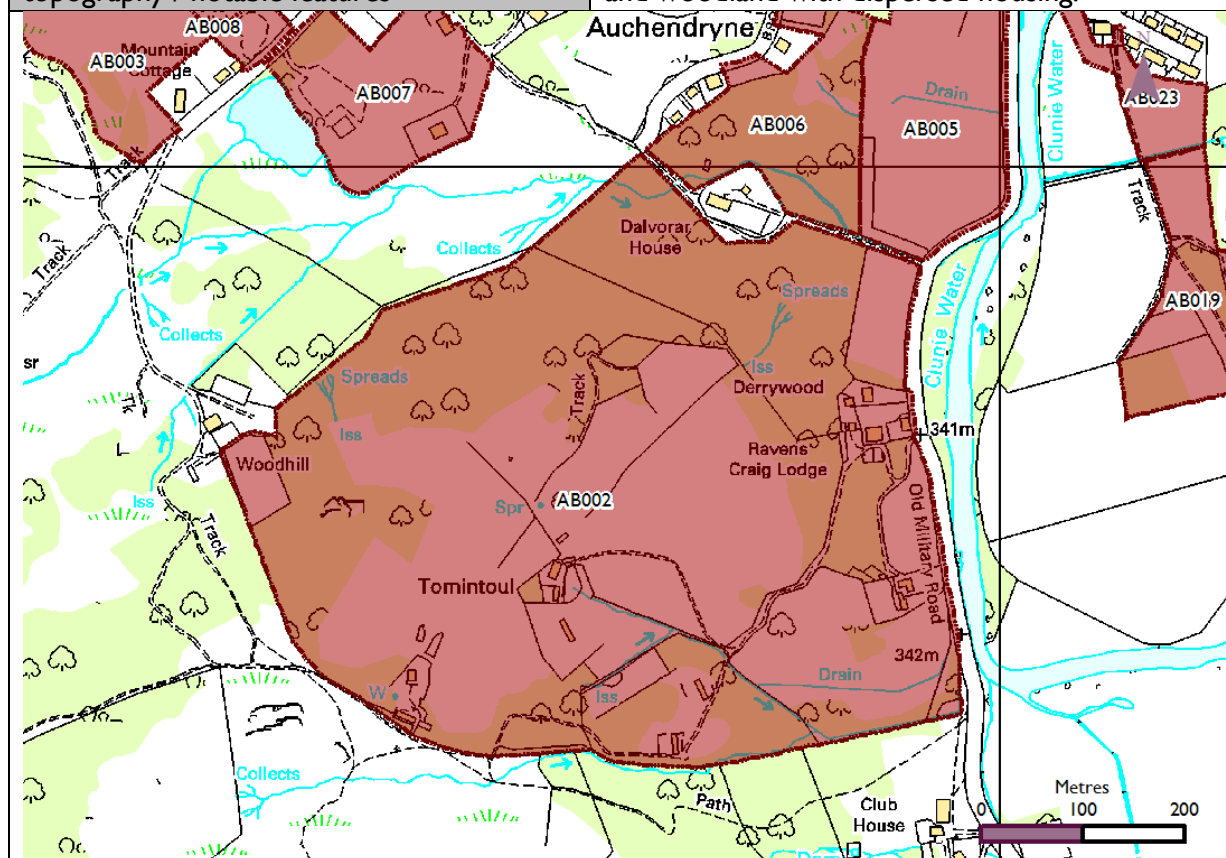


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB002
Site address	Tomintoul, Braemar
OS grid reference (if available)	
Site area / size	
Site description: current land use / topography / notable features	Site is currently a mixture of agricultural fields and woodland with dispersed housing.



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### Proposed use

Proposed use		Proposed extension to settlement boundary
Housing	Approx no of houses	6-10 Houses
	Tenure	Private
	Affordable housing proportion	TBC
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	<input checked="" type="checkbox"/>	Large area to the east of the site contains medium probability flood risk, part of which overlaps the site.
River extent: Low probability 1:1000 yrs	<input type="checkbox"/>	
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	There are 4 areas all to the east of the site which contain medium probability surface water.
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 checked="" type="checkbox"/>	Morrone Birkwood SAC lies along the entire West of the site, and the River Dee SAC runs along the East of the Site.
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"/>	Morrone Birkwood SSSI lies along the entire West of the Site.
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input checked="" type="checkbox"/>	Entire Site lies in a National Scenic Area.
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		
Ancient woodland	<input checked="" type="checkbox"/>	A small part to the North of the Site

		overlaps Ancient Woodland, as well as a larger part to the South of the Site.
Natural and semi-natural woodland	✓	Large area of the Site includes 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>	The site lies to the south of the village and settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	The eastern part of the site that adjoins the main access road lies approx. 1km from the centre of the village (services including shops / hotels). The school is approx. 1.4km.
Immediate site access – adequacy of access for proposed development	<i>limited</i>	The main access to the site is from Cluniebank Road. There is existing access to houses on the site which may be adequate for a limited number of new units.
Wider transport network	<i>limited</i>	Site has adequate access to surrounding road network. Lies approx. 1km from village, and 1km from A93 (Aberdeen) and Glenshee Road. However the village is not near a train station or any major roads.
Access to public transport	<i>poor</i>	Site lies approx. 1km from nearest bus stop. Being rural, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	Site in immediate proximity to a core path – which lies on the south and eastern boundaries. There is a good network around Braemar.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies immediately to the south of Braemar, adjoining the settlement boundary. The scale of the site is significant for the number of houses proposed or for any likely housing requirements for Braemar. A significant proportion of the site lies within Morrone Birkwood SSSI and the whole site lies in a National Scenic Area. Development on this site is likely to have significant landscape and ecological impacts.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Site is a mixture of woodland and pastoral ground (sheep). Some existing dwellings/farm buildings.
Habitats adjacent to the site	Woodland, pastoral ground, upland habitats, Clunie Water
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	Morrone Birkwood SAC abuts the site boundary. Clunie Water (River Dee SAC) lies adjacent (on opposite side of road)
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	A significant proportion of the site overlaps with the Morrone Birkwood SSSI
National Nature Reserve	
Ancient Woodland Inventory site	A significant proportion of the site is listed in the AWI (category 1a, which is the oldest, longest continuity category)
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Further investigation required
Prime agricultural land	Unlikely

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Ancient woodland (broadleaves, predominantly birch but also aspen, rowan and others)
Species likely to require survey at LDP or later stage – eg CNAP species	NVC, Fungi, Botanical, invertebrates – the Morrone Birkwood SSSI and SAC are designated for botanical and insect assemblages.
Possible protected species	Protected mammals bats (trees And dwellings if affected), breeding birds (potential for amber and red list species in woodland), reptiles.
Habitat connections	Adjoining designated and non-designated AWI woodland.
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:**

Development on this site would have a significant ecological impact unless the boundary of the site is significantly altered. The site overlaps with habitats of high ecological value, including designated habitat (SSSI) and AWI woodland. The scale of development would need to be significantly reduced to remove all designated habitat and AWI, focusing on smaller parcels of land which comprise of the semi-improved/improved fields only.

**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>		Proposal for 6-10 houses.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Extensive site lies to the south of Braemar.
	<b>Siting</b>	The area is overlooked from popular walks and viewpoints on Morrone. Further development here, houses and access roads, would need to be very limited to retain this character.
	<b>Design</b>	
<b>Landscape Special Qualities</b>		The moorland and scattered woodland across this site have a semi-natural character which is key to the landscape setting of Braemar. Development on this site could have a negative impact on this area.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		The site lies within a National Scenic Area.
<b>Visual issues and sensitivities</b>		Site is extensive and prominent and lies within a National Scenic area, so any development here is likely to have a negative impact. Even a small number of houses here would require appropriate mitigation. However overall, it is not considered a suitable allocation.
<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

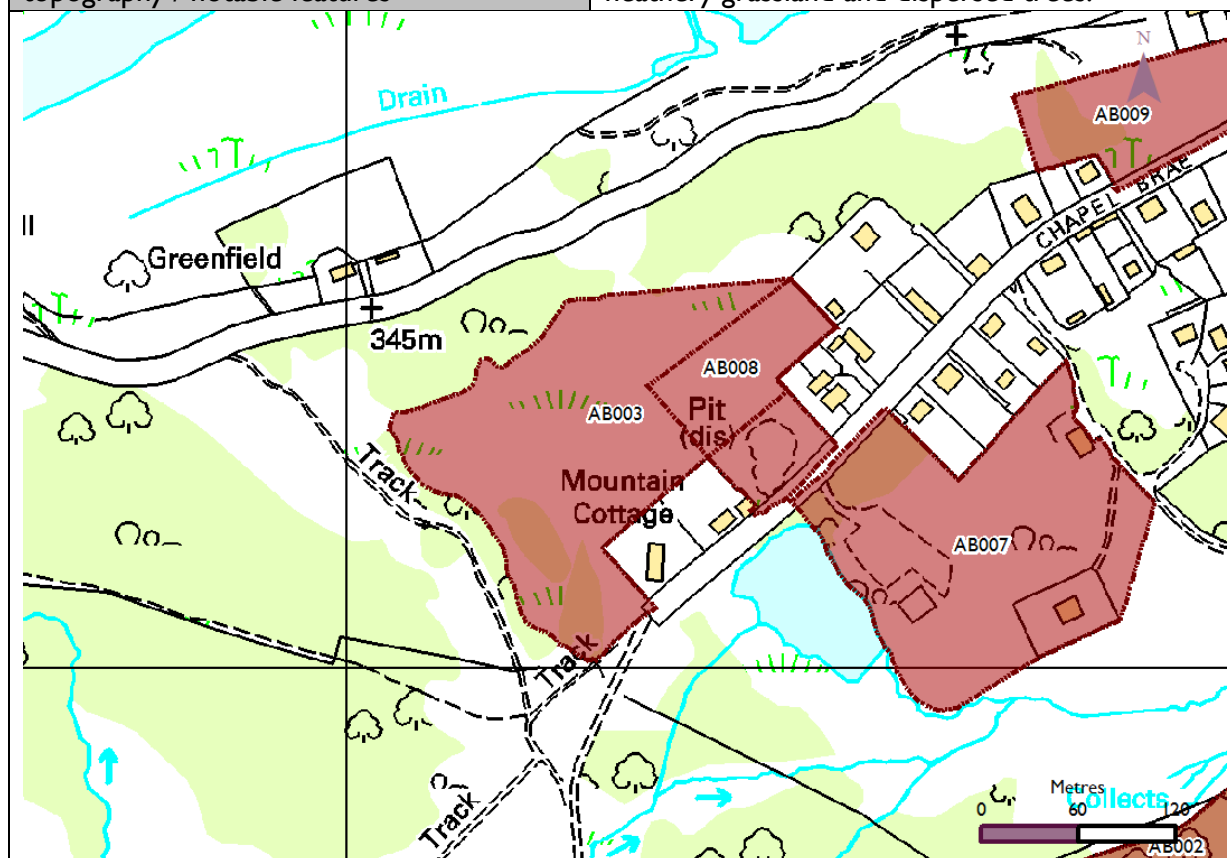
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB003
Site address	Braemar West
OS grid reference (if available)	
Site area / size	3.4Ha
Site description: current land use / topography / notable features	Site contains a disused pit surrounded by heathery grassland and dispersed trees.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	TBC
	Tenure	Private
	Affordable housing proportion	N/A
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	✓	Area to the North of the site has a medium probability flood risk, but is more than 100m in distance (120m approx.)
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	A small area of medium probability surface water overlaps the East of the site, with a further area to the North East of the site, 80m 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)	✓	The River Dee SAC runs above the North of the site, but is more than 100m away.
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)	✓	Morrone Birkwood SSSI runs along the West and South of the Site.
National Nature Reserve		
National Scenic Area	✓	The whole of the site is a Natural Scenic Area.



Wild Land		
<b>Other natural heritage considerations</b>		
Ancient woodland		
Natural and semi-natural woodland	✓	Semi-natural woodland surrounds mainly the North and West of the Site, with an area at the North over-lapping.
Tree preservation order (TPO)		
Peat		
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	✓	Part of the East of the site is included in the Conservation Area.
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

### 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	✓	Core path runs along the South and the West of the Site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related / partly related</i>	Site adjoins existing settlement boundary but would result in elongation of the settlement form
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	The eastern corner/boundary lies approx. 900m from the centre of the village (shops / hotels / bus stops) and 1.3 km to the primary school. Being a rural settlement, services are limited.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is direct access to the site from Chapel Brae (although this is relatively narrow).
Wider transport network	<i>limited</i>	Site has adequate access to surrounding road network. Lies 900m to village, and 1 km from A93 (Aberdeen) and Glenshee Road. However the village is not near a train station or any major roads.
Access to public transport	<i>limited</i>	Site lies approx. 650m from nearest bus stop. Being rural, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	Site in immediate proximity to a core path – which lies on the south eastern boundary. There is a good network around Braemar.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site adjoins the settlement boundary, development here could elongate the settlement. The scale of the site is significant and excessive for likely housing need in Braemar. Development of the whole site is likely to have significant landscape impacts as it is in a fairly prominent / elevated position on a skyline. Development particularly on the north western half of the site is likely to impact on the wider setting of Braemar. The site also lies adjacent to Morrone Birkwood SSSI.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	No current use – heathland, not grazed or managed. Likely to be some roe deer present.
Habitats adjacent to the site	Woodland, heathland, housing. Morrone SSSI/SAC.
Nature and scale of development (inc off site effects)	As above.

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	Morrone SAC
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	Adjacent Morrone SSSI
National Nature Reserve	-
Ancient Woodland Inventory site	Adjacent woodland is AWI, possibility that AWI inventory includes part of the site
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Could be some peat
Prime agricultural land	No.

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Species rich heathland which includes scattered mature birch, juniper. Dry and wet heath habitats.
Species likely to require survey at LDP or later stage – eg CNAP species	Potential invertebrate interest (e.g. wood ants). Habitat assessment required (NVC and rare plant survey).
Possible protected species	Reptiles, breeding birds, Potential for protected mammals.
Habitat connections	Connectivity to adjacent Morrone SSSI/SAC, habitat within site continuous with that along the minor road and north to village.
ECOPS	N/A
Potential Mitigation	Development of this site would result in unavoidable loss of high quality semi-natural habitat. Off-site compensation by creation of alternative habitat would be required.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	Unknown.
SUDs	Required. Wet habitat present within the site (wet heath) and likely to be peat.

**Summary:**

The site comprises dry and wet heath habitats with scattered mature trees and juniper and has high potential to be species rich Annex I habitat. Similar quality to adjoining SSSI/SAC. The habitats are natural/semi-natural. Detailed habitat assessment would required if this site is taken further (NVC, botanical survey – nationally scarce plants recorded on adjacent heath). There is also potential for invertebrate interest, breeding birds, mammals, reptiles, each of which require further survey assessment.

**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>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	The site is beyond the edge of the village in an elevated area. There are open views to the site and from it. It lies on promoted routes and there is a recreation car park nearby. There are several houses separated from the village by this and other open areas so the development gradually reduces away from the village. The site lies beyond the village character and should be considered open countryside. The site contributes to the distinctive edge of the settlement though its vegetation pattern.
	<b>Siting</b>	The site then slopes way towards the river and is a generally a north facing slope. This area has mature birch trees which is a distinctive feature of the local landscape character.
	<b>Design</b>	The slopes would be difficult to develop without significantly affecting the character of the site and its surrounding area.
<b>Landscape Special Qualities</b>		Glens and Straths with views to surrounding hills and mountains. Birch woodland
<b>Wildland Issues</b>		None directly though the site is close to a starting point for hill walking.
<b>Landscape Capacity for Housing Report – status of site</b>		The distinctive settlement edge is identified nearby but outwith the scope of the study.
<b>Visual issues and sensitivities</b>		The site is prominent and well visited, at least in passing, by residents and visitors. There are clear views to the village and the surrounding hills.
<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
<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

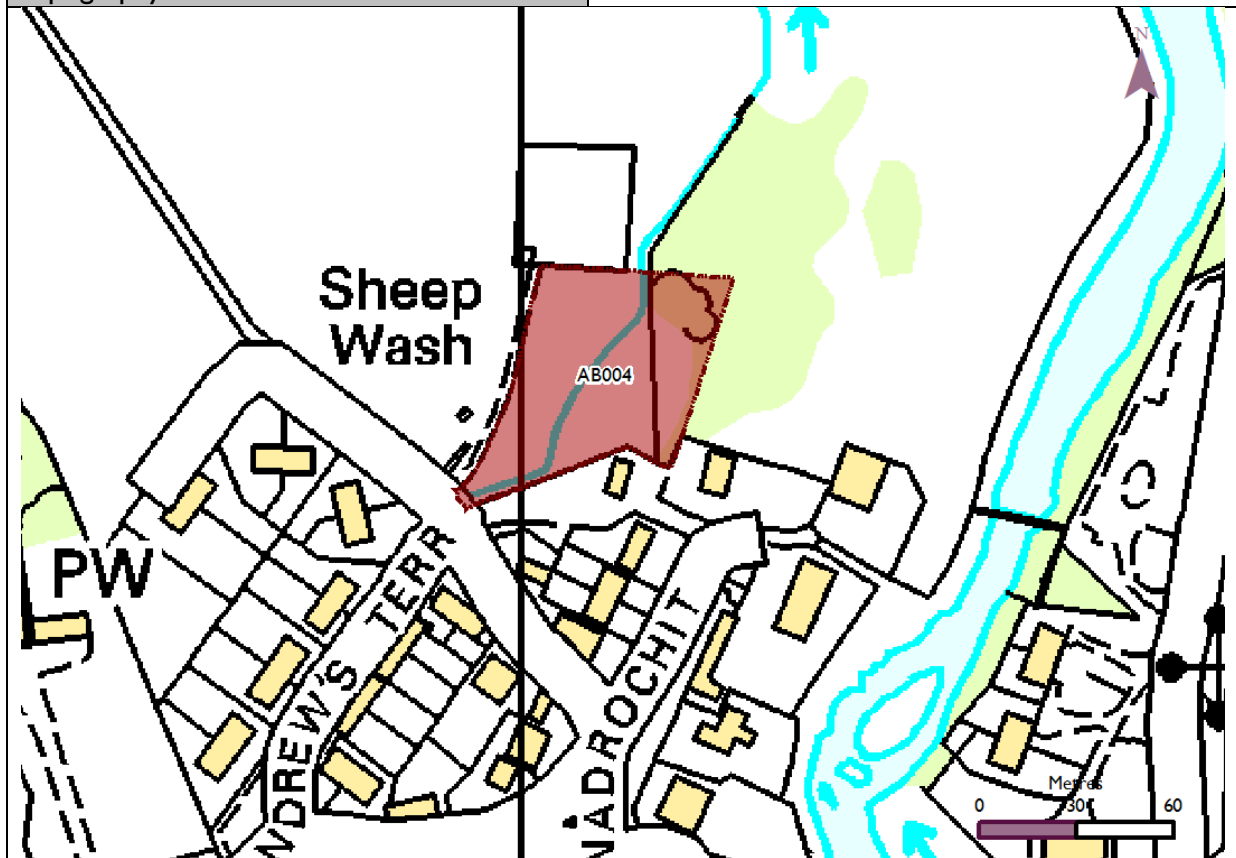
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB004
Site address	Cairnadrochit/StAndrewsTerrace
OS grid reference (if available)	
Site area / size	0.4Ha
Site description: current land use / topography / notable features	Part Brownfield Site



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	3 or 4
	Tenure	Private
	Affordable housing proportion	N/A
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	✓	Medium probability flood risk surrounding the North and East of the Site, within 45m.
River extent: Low probability 1:1000 yrs	✓	Low probability flood risk areas to the North, East and South of the Site.
Surface water extent: Medium probability 1:200 years	✓	An area of medium probability surface water flood risk is located near the East of the site, approx. 100m.
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	✓	Whole Site is within the NSA.
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 lies 100m West to the Site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site relates well to the village and lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies approx. 300m from the centre of the village (shops / hotel / bus stops)
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is existing access from St Andrews Terrace.
Wider transport network	<i>limited</i>	Site has adequate access to surrounding road network. Lies 300m from middle of village and A93 (Aberdeen) and Glenshee Road. However the village is not near a train station or any major roads.
Access to public transport	<i>limited</i>	Site approx. 300m from nearest bus stop. Being rural, the frequency of bus services is limited.
Access to active travel routes	<i>Good</i>	There is a core path within 100m of the site as well as a number of others with access from the village.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site currently lies within the settlement boundary, however, has a watercourse running through it. Parts of the site appear to be quite wet, and there are likely to be flood risk/drainage constraints. There are also potential ecological issues associated with the watercourse and the wet grassland. Allocation of the site is therefore not considered appropriate. As the site lies within the settlement boundary, development could be pursued through the submission of a planning application which would be assessed against the existing 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	Semi-natural habitats, woodland, burn and wet grassland. A gravel track exists which leads to a couple of skips.
Habitats adjacent to the site	Pasture, 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	-
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Semi-natural habitats, woodland, burn and wet grassland. Rocks and boulders suitable for reptiles.
Species likely to require survey at LDP or later stage – eg CNAP species	None
Possible protected species	Phase I habitat survey would be required. Mammals (in particular water vole), amphibians, reptiles.
Habitat connections	Neighbouring woodland, grassland and burn which runs through the site and connects to Clunie water further north.
ECOPS	See below
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 is largely low lying and is wet, as a burn runs through the centre of the site, creating wet grassland. There is also high quality deciduous woodland on the north-east side of the site. There is also a small area of drier grassland which may be of unimproved quality. Due to its small size, the site would be difficult to develop without having significant ecological impact, particularly on the burn and wet grassland. The wet nature of the site would make it difficult to develop and is likely to cause issues with drainage. Development of the site would result in a significant if not complete loss of all semi-natural habitats (of potential high quality).

### Overall Ecological 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>		3 or 4 houses on greenfield site in the north of Braemar. Site currently identified for community uses.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Lies on edge of settlement, part wooded, very wet.
	<b>Siting</b>	
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Woodland here contributes to setting and context. The open part of this site would need to be substantially altered (drainage and levelling) for development to take place.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		
<b>Visual issues and sensitivities</b>		Footpath passes close by. Not prominent in views from road.
<b>Potential for mitigation</b>		Retention of woodland
<b>Potential to complement?</b>		Yes depending on design and use of open space
<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

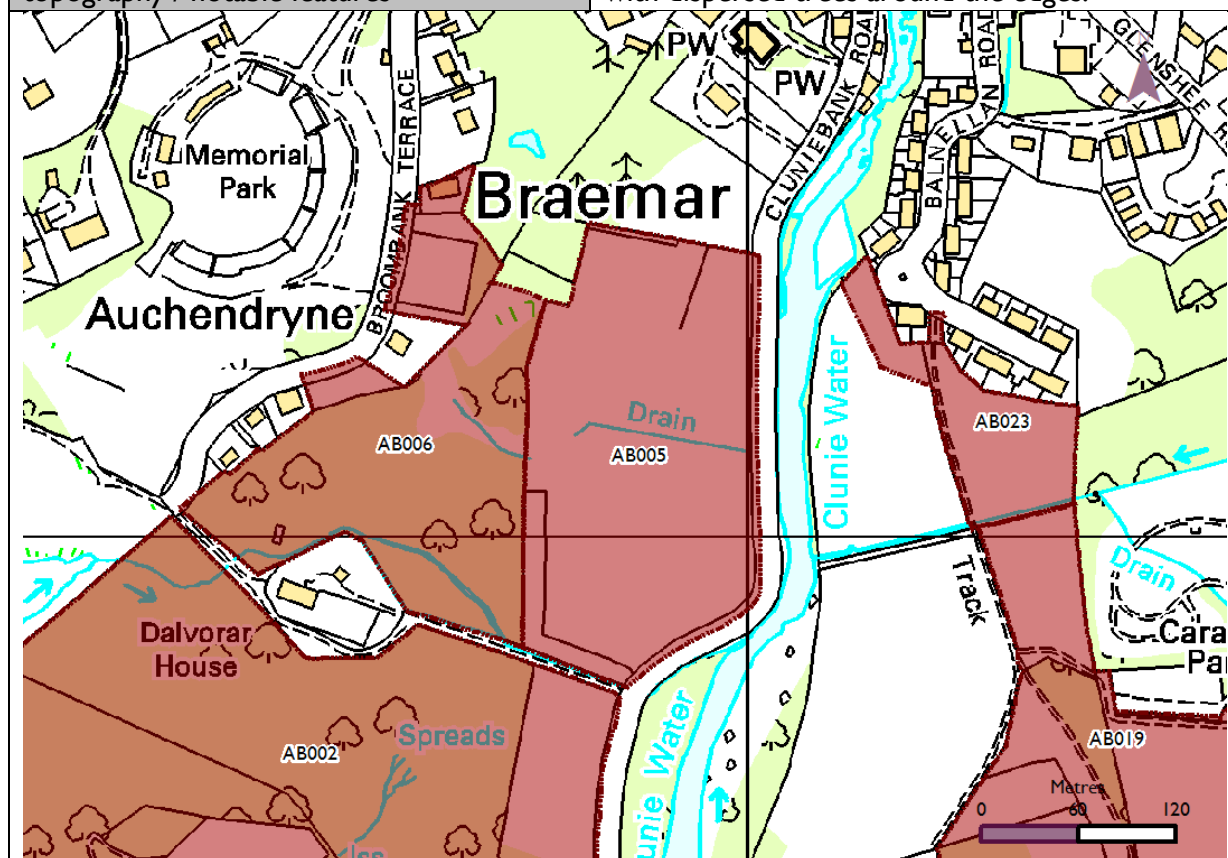
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB005
Site address	Cluniebank
OS grid reference (if available)	
Site area / size	3.9Ha
Site description: current land use / topography / notable features	Site currently an agricultural field (likely grazing) with dispersed trees around the edges.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	10-12
	Tenure	Private TBC
	Affordable housing proportion	TBC
Employment / mixed use		Potential community uses.

## 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"/>	Approx. 75% of the Site is covered by medium probability flood risk.
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	Approx. 75% of the Site is covered by low probability flood risk.
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Two areas of medium probability surface water lie within 25m to the East 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 checked="" type="checkbox"/>	River Dee SAC runs parallel to the East of the Site.
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 type="checkbox"/>	
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input checked="" type="checkbox"/>	Whole site is in the NSA.
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		
Ancient woodland	<input type="checkbox"/>	
Natural and semi-natural woodland	<input checked="" type="checkbox"/>	An area of semi-natural woodland is located to the 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	✓	Whole Site lies within a Conservation Area.
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 directly along the East of the Site.



## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within Braemar settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site approx. 400m from village centre (shops/hotels/bus stop) and 700m from Primary School. Being a rural settlement, services are limited.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is access from Cluniebank Road (narrow road).
Wider transport network	<i>limited</i>	Site has adequate access to surrounding road network. Lies 400m to village, and approx. 600m from A93 (Aberdeen) and Glenshee Road. However the village is not near a train station or any major roads.
Access to public transport	<i>limited</i>	Site lies approx. 400m from nearest bus stop. Being rural, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	Site in immediate proximity to a core path – which runs along the eastern boundary. There is a good network around Braemar.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies within Braemar's settlement boundary and conservation area. The site poses no significant ecological constraints however, its scale is significant for the level for housing that is proposed or will likely be required in Braemar. Flood risk from Clunie Water forms a significant constraint, with c. 75% of the site being located in the 1 in 200 flood extent.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Semi-improved grassland, grass dominated (appears to have low floral diversity but detailed assessment not made during site visit). Cut for hay and then grazed by sheep.
Habitats adjacent to the site	Woodland, further grassland.
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	Morrone SAC nearby
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	Morrone SSSI nearby
National Nature Reserve	-
Ancient Woodland Inventory site	Adjacent
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	Grassland dominates the site and is of low-local value only. May have some potential for waders and was being used extensively by swallows and house martins.
Species likely to require survey at LDP or later stage – eg CNAP species	Potential for waders, particularly as it has some wet areas
Possible protected species	Potential for waders
Habitat connections	Adjoining grassland. Ancient woodland fringing the site.
ECOPS	N/A
Potential Mitigation	Avoid impacts on wet habitats surrounding and including the drain. Avoid impacts on adjoining AWI woodland.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above.
SUDs	Required – wet habitats within the site and an existing drain. SUDs must not impact on these by increasing loading.

#### Summary:

Site unlikely to present any significant ecological constraints. A survey for breeding wading birds is recommended. Avoid impacts to adjoining AWI – sufficient tree protection will be required.

### Overall Ecology Assessment

<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b> (depending on flood risk assessment)
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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>	The site is low lying and mainly to semi improved grassland. It clearly floods from time to time. A minor road runs alongside the eastern site and it is wooded on the western side. The village abuts to the north end of the site and it is close to the centre. A promoted village trail runs along the road. There are open views to the hills around the village and the presence of the river is apparent from the sound and riparian tree line. The field is clearly beyond the village as the edge is well defined by mature trees; however it contributed to the character of the settlement by providing contrasting openness.
	<b>Siting</b>	The views to the hillside should be maintained. The church is a particularly important landmark and there are views to it from the setting of the village. These should be maintained.
	<b>Design</b>	10-12 dwellings on this site would be a very low density and mean that they would be thinly spread. This contrasts with the density of the immediate village which is significantly higher. A development concentrated at the village end of the site is likely to be more appropriate. This would also mean the spread of built up areas is limited and better targeted at the point where the relationship to the village is best.
<b>Landscape Special Qualities</b>		Glen and strath. Birch woodland
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		The woodland around the site is identified and contributing to the setting of the village. There are no other constraints or opportunities identified.
<b>Visual issues and sensitivities</b>		The views from the site to the hillside are important in establishing the character
<b>Potential for mitigation</b>		Compact development, close to village end of site. Avoid blocking key views from receptors to church and hillsides
<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**

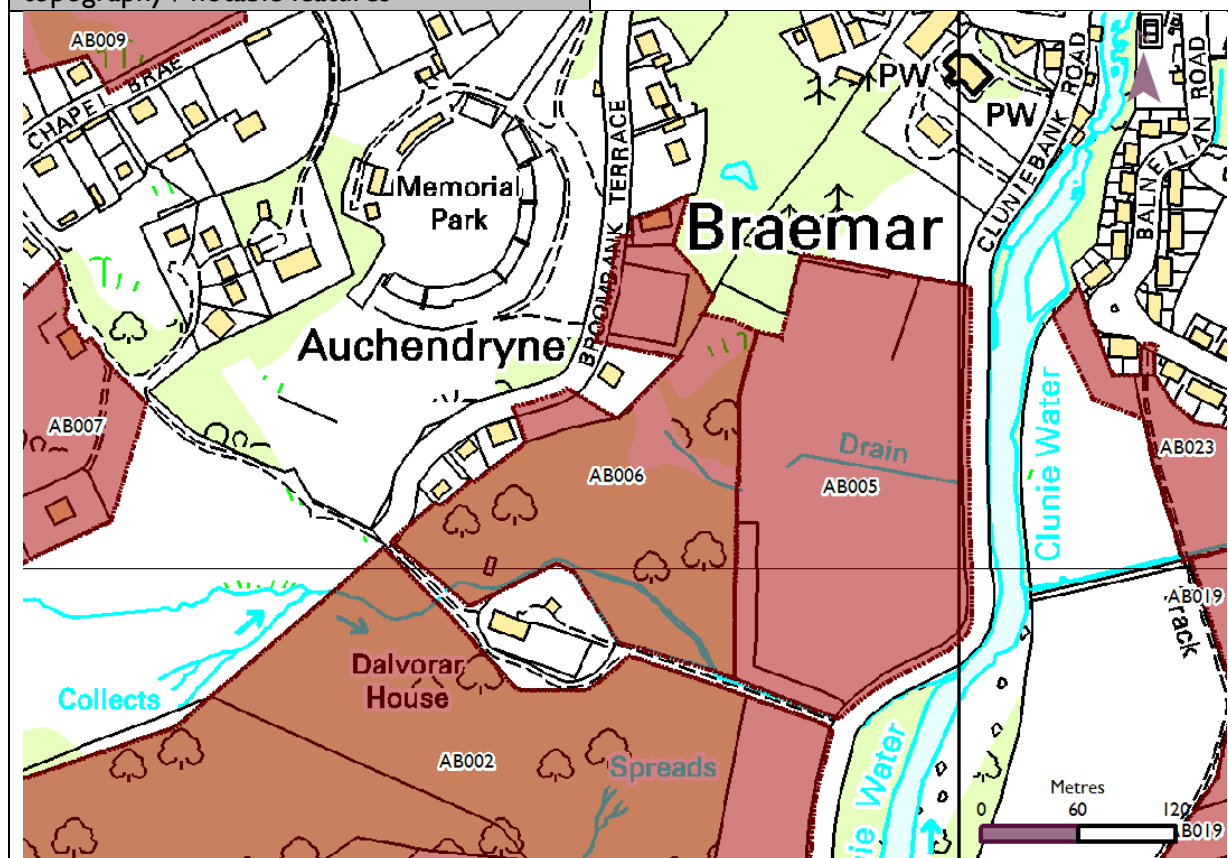
<b>RED</b>		<b>AMBER</b>	<b>X – see mitigation</b>	<b>GREEN</b>	
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## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	AB006
Site address	Broombank Terrace
OS grid reference (if available)	
Site area / size	3Ha
Site description: current land use / topography / notable features	Site currently dispersed woodland.



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#### Proposed use

Proposed use		Housing
Housing	Approx no of houses	5-10
	Tenure	Private TBC
	Affordable housing proportion	N/A
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	✓	Medium probability flood risk located within 25m to the East of the Site.
River extent: Low probability 1:1000 yrs	✓	Medium probability flood risk located within 20m to the East 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 runs 150m away, near to the East of the Site. Morrone Birkwood SAC is to the West of the Site within 75m.
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)	✓	Morrone Birkwood SSSI is to the West of the Site, within 75m.
National Nature Reserve		
National Scenic Area	✓	Whole site lies within the NSA.
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	A small part to the South-West of the

		Site is covered by ancient woodland.
Natural and semi-natural woodland	✓	80% of the Site is covered by 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	✓	The whole Site lies within the Conservation Area.
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.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	The centre of the site lies approx. 750m from the centre of the village (shops / hotels), 500m to nearest bus stop and 1.1 km to the primary school. Being a rural settlement, services are limited.
Immediate site access – adequacy of access for proposed development	<i>limited</i>	The site can be accessed from Broombank terrace. There is no established access onto the site.
Wider transport network	<i>limited</i>	Site has adequate access to surrounding road network. Lies 750m from village, and slightly further from A93 (Aberdeen) and Glenshee Road. However the village is not near a train station or any major roads.
Access to public transport	<i>limited</i>	Site lies approx. 500m from nearest bus stop. Being rural, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	Site lies less than 200m from a core path on Cluniebank Road. There is a good network around Braemar.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site currently lies in within Braemar's settlement boundary and also the conservation area. The majority of the site is semi-natural woodland which is important both from an ecological perspective and to the setting of Braemar. The scale of the whole site exceeds the likely housing requirement for Braemar. There is a small pocket of land on the north/western boundary of the site (directly opposite the Games Arena) which is contained within the village by the woodland to the east, has immediate access from Broombank Terrace and which could accommodate smaller scale development with fewer landscape/ecological impacts. However, this is a curling pond and is therefore not considered suitable for development.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Woodland – semi-natural, AWI. Broadleaf woodland. Also includes a curling pond and curling club hut.
Habitats adjacent to the site	Woodland (AWI)
Nature and scale of development (inc off site effects)	As above.

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	Morrone SAC close by
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	Morrone SSSI close by (75m)
National Nature Reserve	-
Ancient Woodland Inventory site	Yes
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Semi-natural deciduous woodland, AWI inventory. Includes birch, aspen and other tree species (full detailed site visit not made)
Species likely to require survey at LDP or later stage – eg CNAP species	Proximity to Morrone SSSI which includes invertebrates as a notified feature, the site has potential to support invertebrates of conservation value.
Possible protected species	Mammals, breeding birds. Bats if curling pond hut included.
Habitat connections	Adjoining woodland including SSSI/SAC
ECOPS	N/A
Potential Mitigation	Any development of this site will require significant loss of woodland. Compensation not possible – ancient woodland irreplaceable.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	May be required.
SUDs	Development of the site would result in significant loss of natural habitat which cannot be replaced like for like by SUDS (if woodland portion of site developed).

**Summary:**

This site is 80% semi-natural woodland which is AWI listed. High ecological value.

The portion of the site covered by the curling pond and curling pond hut beside Broombank Terrace however is of low ecological value (subject to bat survey of curling pond hut).

**Overall Ecology Assessment**

<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	<b>X</b> if only curling pond area (subject to bat survey on curling club hut.

## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for 5 -10 houses.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site lies within Braemar settlement boundary. Northern portion of the site covered by the curling pond and curling pond hut beside Broombank Terrace.
	<b>Siting</b>	
	<b>Design</b>	Design and scale of properties important.
<b>Landscape Special Qualities</b>		This site is 80% semi-natural woodland which is AWI listed.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		There is scope to develop the two small parts of the site which abutt Broompark terrace and at the same time retain aspects of settlement character. However, this includes the curling pond so not appropriate for development.
<b>Visual issues and sensitivities</b>		Woodland across this site has a semi-natural character which is key to the landscape setting of Braemar and development would negatively affect this.
<b>Potential for mitigation</b>		yes
<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>		Site lies within Conservation area.
• <b>Gardens and Designed Landscapes</b>		
• <b>Battlefield</b>		
• <b>Other archaeological feature (Canmore)</b>		

### Overall Landscape Assessment

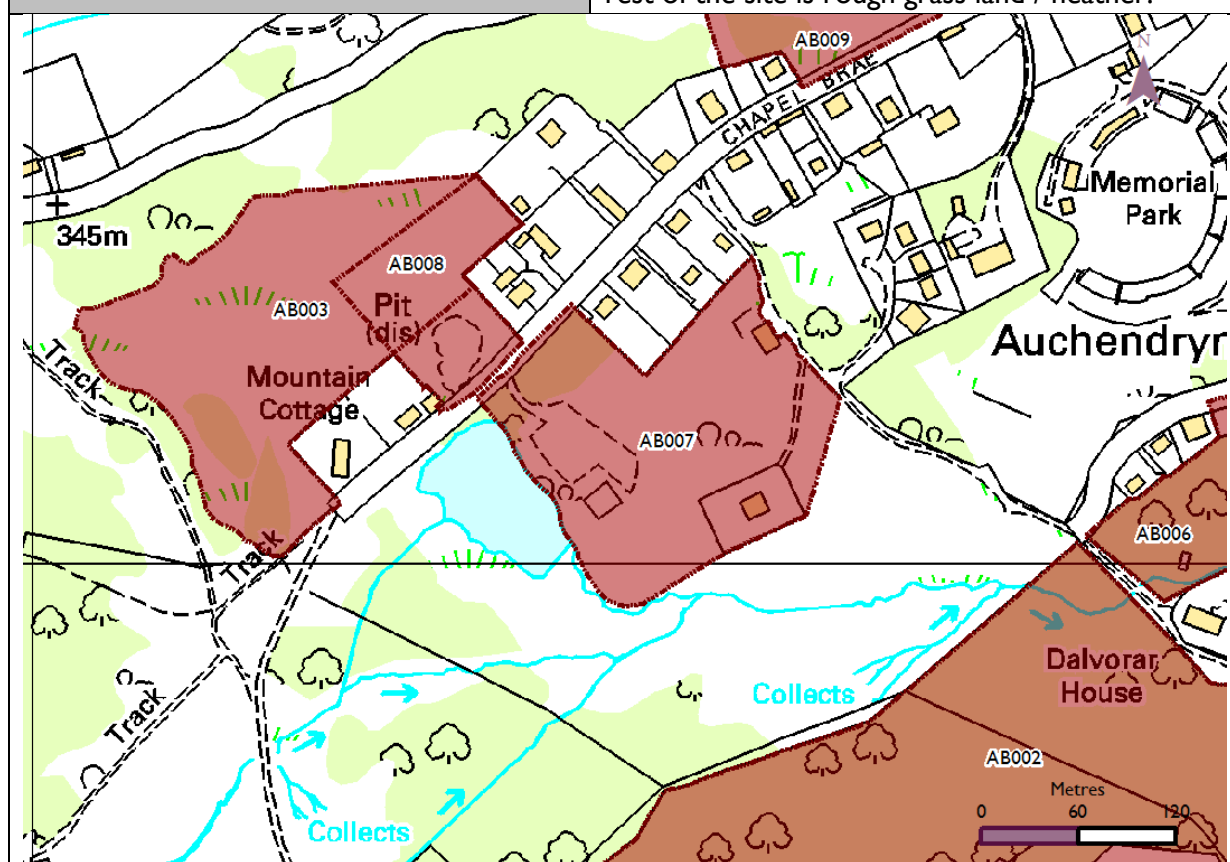
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB007
Site address	Auchendryne West
OS grid reference (if available)	
Site area / size	2.4Ha
Site description: current land use / topography / notable features	Site currently has a rough car park in the western part of the site and 2 dwellings in the east. The rest of the site is rough grass land / heather.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	TBC
	Tenure	Private TBC
	Affordable housing proportion	TBC
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		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	A very small area to the West of the Site contains medium probability surface water.
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)	✓	Morrone Birkwood SAC lies on the boundary to the South-West 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)	✓	Morrone Birkwood SSSI lies on the boundary to the South-West of the Site.
National Nature Reserve		
National Scenic Area	✓	The whole of the site lies within the NSA.
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland	✓	An area of semi-natural woodland lies to

		the South-West of the Site, 60m away.
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 alongside the West of the Site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site adjoins south western boundary of Braemar, although is approx. 900m from the centre of the village.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site is approx. 900m to village centre - shops & hotels and approx. 1.4km to the primary school. Being a rural location, services are limited.
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	There is access to the site via Chapel Brae which is a narrow lane. There is access onto the site through a rough car park.
Wider transport network	<i>limited</i>	Site has adequate access to surrounding road network. Lies 900m to village, and 1 km from A93 (Aberdeen) and Glenshee Road. However the village is not near a train station or any major roads.
Access to public transport	<i>limited</i>	Site lies approx. 650m from nearest bus stop. Being rural, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	Site in immediate proximity to a core path – which lies on the north west boundary. There is a good network around Braemar.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

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

Whilst the site connects to the settlement boundary of the village, development here could elongate the village. The development pattern in this part of the village is dispersed and low density, which is common for the edge of a settlement and high density housing would not be suitable.

The site lies in a fairly prominent / elevated position, particularly the southern part of the site where the car park is located. It has a sloping / undulating topography and development of the whole site would not be suitable in terms of landscape impact. The site also lies adjacent to Morrone Birkwood SSSI.

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

No



## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Car parking, housing, remainder is heath/wet heath and semi-natural habitats.
Habitats adjacent to the site	Morrone (woodland, heath), housing, pond, wet heath
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	Morrone SAC adjacent
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	Morrone SSSI adjacent
National Nature Reserve	-
Ancient Woodland Inventory site	Not within site
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Likely to be peat
Prime agricultural land	No

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Species rich heath, wet heath, wet flushes – semi-natural habitat. Bare ground habitat adjacent to car park.
Species likely to require survey at LDP or later stage – eg CNAP species	Invertebrates, botanical (NVC and rare plants)
Possible protected species	Reptiles
Habitat connections	Adjoining habitats in Morrone
ECOPS	N/A
Potential Mitigation	Development of the site would involve loss of semi-natural habitats of ecological value, requiring off-site compensation. The car-parking area could be reverted back to natural habitat as compensation if development were focused elsewhere but then this would result in the loss of this local parking resource.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	Likely to be required.
SUDs	Would be required – parts of the site are wet (bog myrtle) and there is likely to be peat. Development of these areas within the site will reduce water storage capability

**Summary:**

Heath has potential to be of Annex I habitat quality. Botanical assessment of this habitat would be required, plus there is some invertebrate potential (bare ground habitat adjacent to car park). Reptiles only likely protected species group. Drainage of site could be an issue as developed would impact on wet habitats, flushes etc. Part of the site is already developed (housing, car park) so the ecological impact limited to semi-natural habitat on northern side of the site which is south facing.

**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>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site is just beyond the village and at a high and prominent location. It is a large area with two detached houses within it as well as a recreation car park and pond. The show ground is nearby.
	<b>Siting</b>	The site undulates with a significant portion in an exposed high level while the rest is more enclosed but overlooked by surrounding hillside – especially Morrone Birk wood area.
	<b>Design</b>	Smaller cluster of dwellings on lower slope may be appropriate however this would extend into open areas which already define the edge of the village. The upper area would be highly visible and extend the village boundary outwards appearing to be linear development upslope towards the mountains.
<b>Landscape Special Qualities</b>		Glens and Straths with views to surrounding hills and mountains
<b>Wildland Issues</b>		None directly but car park may be setting off point for some for hill walking.
<b>Landscape Capacity for Housing Report – status of site</b>		Outwith scope of study.
<b>Visual issues and sensitivities</b>		Prominent site visible from surrounding hillsides and promoted trails. May have a sky lining effect from some residential visual receptors.
<b>Potential for mitigation</b>		Limited – mainly through reduced development and planting
<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

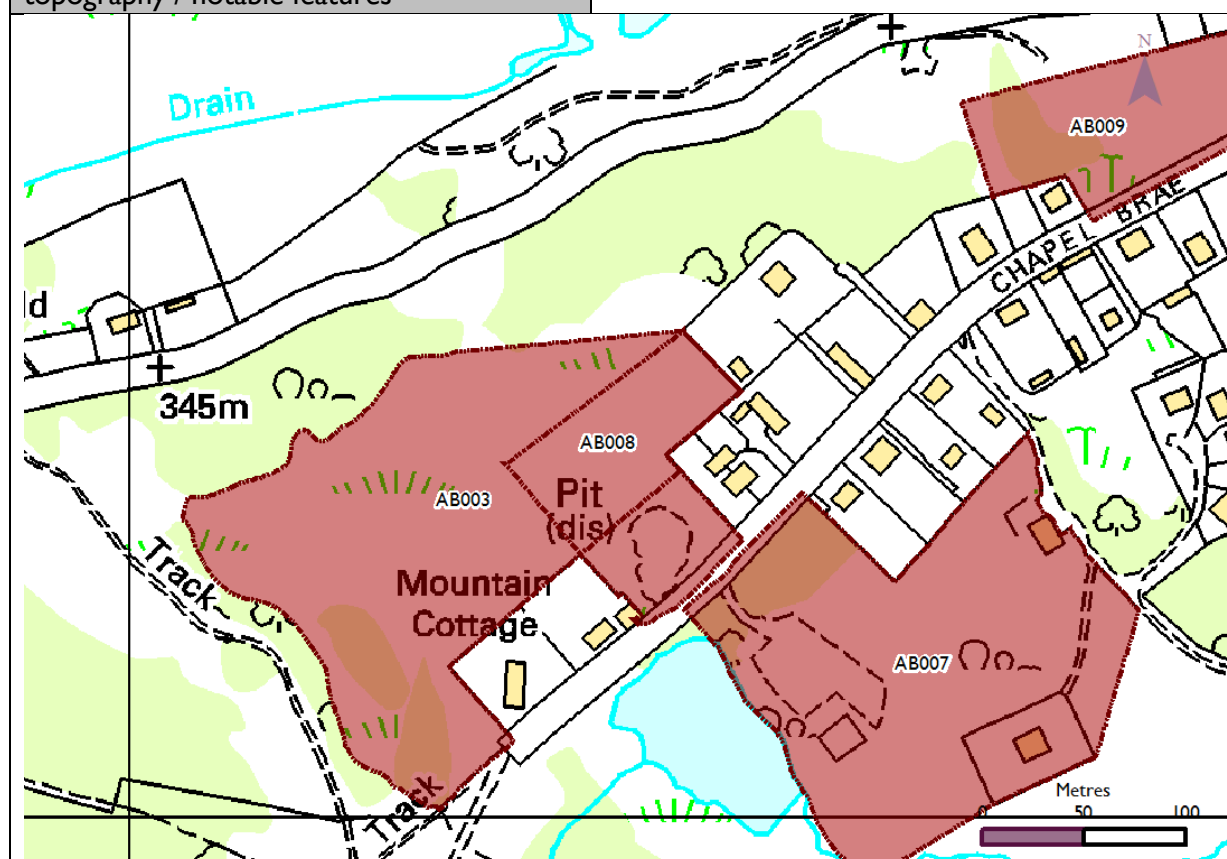
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB008
Site address	Chapel Brae (W)
OS grid reference (if available)	
Site area / size	0.4Ha
Site description: current land use / topography / notable features	Greenfield Site.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	2 or 3
	Tenure	Private TBC
	Affordable housing proportion	N/A
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		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	A small area of medium probability surface water lies on the South-East 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)	✓	Morrone Birkwood SAC is within 25 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)	✓	Morrone Birkwood SSSI is within 25 of the Site.
National Nature Reserve		
National Scenic Area	✓	The whole site lies within the NSA.
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland	✓	A section of semi-natural woodland over-laps the North 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	✓	The whole site lies within a Conservation Area.
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.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related / partly related</i>	The site lies on the south western edge of Braemar – not within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site lies 1km from the centre of the village (with shops / hotels/ bus stops) and 1.4km from the primary School.
Immediate site access – adequacy of access for proposed development	<i>limited</i>	Site lies just off Chapel Brae which is a narrow lane. There is no direct access to the site from Chapel Lane.
Wider transport network	<i>limited</i>	Site has adequate access to surrounding road network. Lies 900m to village, and 1km from A93 (Aberdeen) and Glenshee Road. However the village is not near a train station or any major roads.
Access to public transport	<i>limited</i>	Site lies approx. 800m from nearest bus stop. Being rural, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	Site lies less than 100m from a core path to the south east of the site. There is a good network around Braemar.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site adjoins the boundary of the settlement, it is located in an elevated and fairly prominent position. Development in this location would be likely to have a significant adverse impact on the setting of Braemar.

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

No



## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Historic borrow pit (no longer in use). Heath habitat, not grazed or managed (some roe deer likely to be present).
Habitats adjacent to the site	Heathland, woodland, housing.
Nature and scale of development (inc off site effects)	As above.

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	Close to Morrone SAC
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	Close to Morrone SSSI
National Nature Reserve	-
Ancient Woodland Inventory site	No woodland within site but occasional scattered trees
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Appears free draining but could be peat underlying
Prime agricultural land	No.

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Species rich heath with occasional mature trees. Bare ground habitat. Juniper.
Species likely to require survey at LDP or later stage – eg CNAP species	Invertebrates (Hymenoptera – bees, wasps, ants). Botanical assessment required (NVC plus rare plant survey).
Possible protected species	Reptiles
Habitat connections	Adjoining heathland and woodland
ECOPS	N/A
Potential Mitigation	Development of the site would require unavoidable loss of habitat of ecological value which would require off-site compensation

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	Unknown
SUDs	Required. Appears free draining but likely to be peat underlying.

#### Summary:

Heath habitat of potential to be of Annex I quality and potential for botanical interest – intermediate wintergreen (*Pyrola media*) observed during survey – this species is listed as Nationally Scarce. The old borrow pit has south facing aspects and has good potential for solitary bees and wasps (holes observed during site visit which could be solitary bees or also green tiger beetle). The site also offers good habitat for reptiles.

### 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>		
<b>Nature and scale of development (incl off site effects)</b>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	The site is beyond the edge of the village in an elevated area. There are open views to the site and from it. It lies on promoted routes and there is a recreation car park nearby. There are several houses separated from the village by this and other open areas so the development gradually reduces away from the village. The site contributes to the distinctive edge of the settlement though its vegetation pattern.
	<b>Siting</b>	The site has a relatively level area at the southern edge, some of this is a disused borrow pit. The site then drops away towards the river and is a north facing slope. This area has mature birch trees which is a distinctive feature of the local landscape character.
	<b>Design</b>	The slopes would be difficult to develop without significantly affecting the character of the site and its surrounding area. The high point is flatter but visually prominent, the lower slopes are steeper and face the hills to the north.
<b>Landscape Special Qualities</b>		Glens and Straths with views to surrounding hills and mountains
<b>Wildland Issues</b>		None directly thought the site is a starting point for hill walking.
<b>Landscape Capacity for Housing Report – status of site</b>		The distinctive settlement edge is identified but no other constraints or opportunities.
<b>Visual issues and sensitivities</b>		The site is prominent and well visited, at least in passing, by residents and visitors. There are clear views to the village and the surrounding hills.
<b>Potential for mitigation</b>		Possibly though design and very limited number of units. Removal of borrow would be beneficial.
<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**

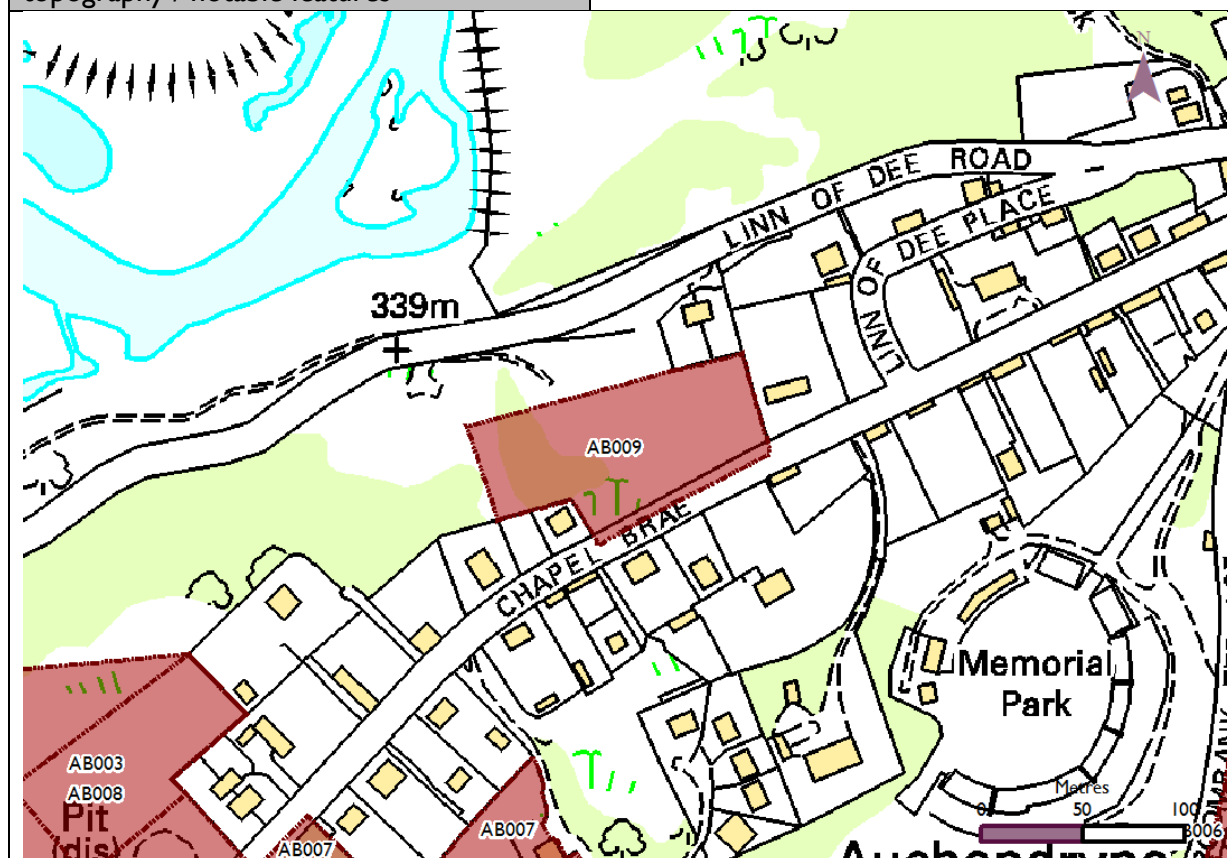
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB009
Site address	Chapel Brae, Braemar
OS grid reference (if available)	
Site area / size	0.7Ha
Site description: current land use / topography / notable features	Currently grassed with some mature trees.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	3-5 Houses
	Tenure	Private
	Affordable housing proportion	TBC
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 of the Site.
Surface water extent: Medium probability 1:200 years	✓	5 areas of medium probability surface water 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 <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	River Dee SAC lies along the North and North West 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	✓	Entire Site lies in a National Scenic Area.
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland	✓	Two areas of semi-natural woodland lie to the North and the West of the site, with the West over-lapping 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	✓	The site lies on the boundary of both Highland and Aberdeenshire Conservation Areas.
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 lies within 50m to the North of the Site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Majority (approx. 75%) of site lies within settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	The centre of the site lies approx. 600m from the centre of the village (shops / hotels), 400m to nearest bus stop and 900m to the primary school. Being a rural settlement, services are limited.
Immediate site access – adequacy of access for proposed development	<i>limited</i>	The site has direct access from Chapel Brae (narrow road).
Wider transport network	<i>limited</i>	Site has adequate access to surrounding road network. Lies approx. 700m from A93 (Aberdeen) and Glenshee Road. However the village is not near a train station or any major roads.
Access to public transport	<i>limited</i>	Site lies approx. 400m from nearest bus stop. Being rural, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	Nearest core path is 300m, at the end of Chapel Brae. Site has good access to wider village and Braemar has a good core path network.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Site lies within settlement boundary and relates well to Braemar. The scale of the site for 3-5 is generous and would be very low density. The site is on a north facing slope and development in the north western part of the site would be more prominent and unlikely to be acceptable in landscape terms. However, the south eastern part of the site may be suitable for a development of 4-6 smaller units which could be achieved whilst being sympathetic to the surrounding pattern of development.

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

Yes – South-eastern part only (as contained within existing settlement boundary)



## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	No use – comprises of meadow with informal footpath, a few mature trees. Adjacent housing and gardens.
Habitats adjacent to the site	Woodland, housing
Nature and scale of development (inc off site effects)	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	Semi-improved grassland (neutral) with moderate species diversity, of local value only. Mature trees (including a number of large larch trees). High amenity value (attractive flower rich meadow).
Species likely to require survey at LDP or later stage – eg CNAP species	Waxcap fungi
Possible protected species	Reptiles. As long as trees retained, no other protected species issues.
Habitat connections	Adjoining woodland and further meadow.
ECOPS	N/A
Potential Mitigation	Depends on survey findings. Habitat by itself not likely to require compensation.

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

#### Summary:

I would suggest this site is reduced in scale to avoid the mature tree belt on the west side and that the mature larch are retained. The only other potential constraint could be waxcap fungi – a visit to the site in September/October could indicate if waxcap fungi are present (though ideally a couple of seasons are needed to assess this adequately). Larch bolete observed (common species) indicating that soils are intact. The grassland is attractive in that it is flower rich, but the species composition is of common, widespread species typical of semi-improved neutral sites. The habitat is of local value only. Not enough structural diversity to be of significant interest for rare invertebrates. Potential for reptiles (common lizard) but a small population if any.

### Overall Ecology Assessment

<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b> depending on waxcap fungi presence
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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>	Site broadly within the village. Along Chapel Brae there is a notable sequence of low density cottages and villas with open spaces at intervals. The views to and through these spaces established a strong character for the street. Any development should retain openness if allowed including views across the site to outwith the village. There is some scope for a few (4-6) smaller houses on the eastern corner.
	<b>Siting</b>	The site would allow for a small development in the eastern edge of the site. This would retain the best of the open views, the large trees and maintain the character of the village in this area
	<b>Design</b>	There is a large larch trees in the centre of the road frontage. This is a strong feature along the street and the open space itself and must be retained with generous space around it. Development might be a short terrace running N-S to retain the open vies and provide a positive relationship to the opens space itself.
<b>Landscape Special Qualities</b>		Village setting, views to surrounding hills are important
<b>Wildland Issues</b>		none
<b>Landscape Capacity for Housing Report – status of site</b>		No particular constraints or opportunities
<b>Visual issues and sensitivities</b>		Allows views to surrounding hills. Openness important feature of this part of the village. Large larch tress and other trees on edges of the site.
<b>Potential for mitigation</b>		Yes – planting and esing, limiting the number abnd size of units
<b>Potential to complement?</b>		Some through retaining most of opens space
<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

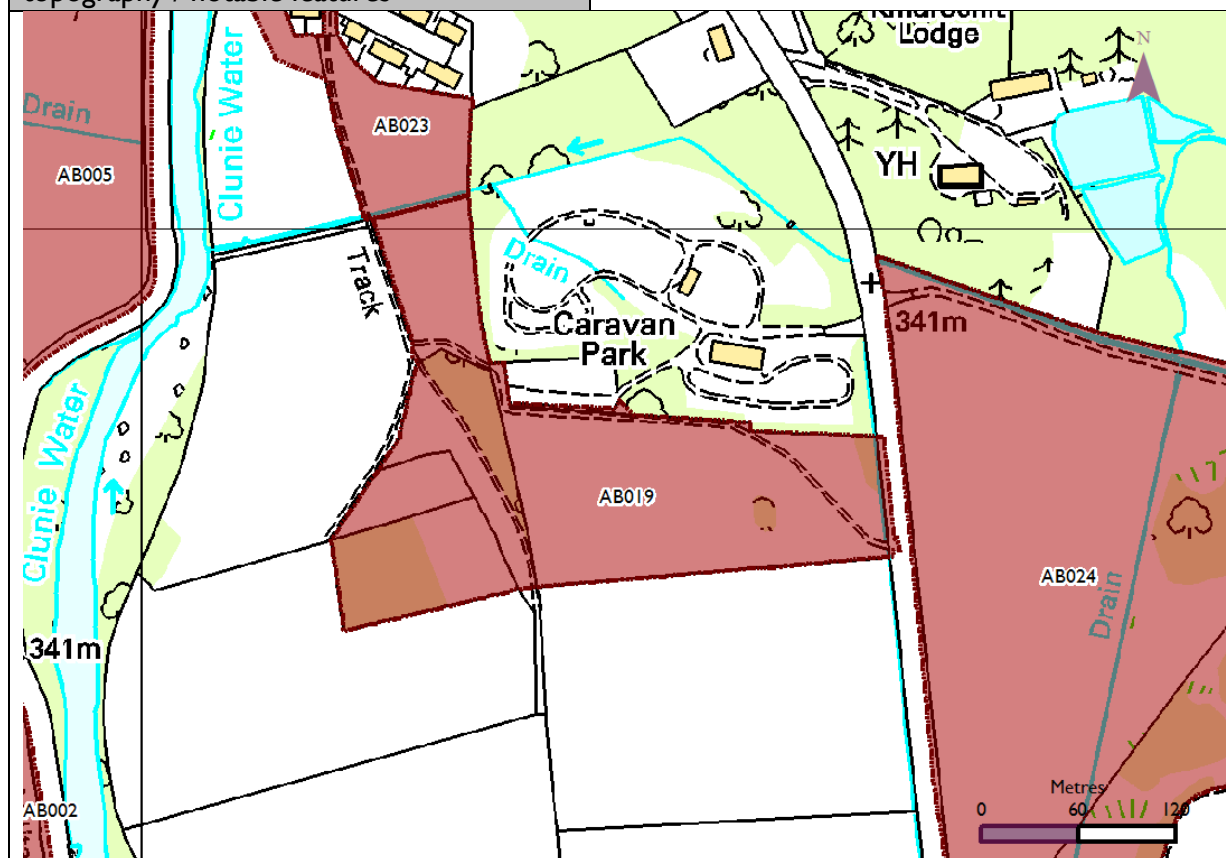
<b>RED</b>	<b>If whole site is required</b>	<b>AMBER</b>		<b>GREEN</b>	<b>For a small number</b>
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB019
Site address	Braemar Caravan Park, Glenshee Road, Braemar
OS grid reference (if available)	
Site area / size	3.97Ha
Site description: current land use / topography / notable features	Agricultural use, greenfield site.



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### Proposed use

Proposed use		Tourism Use
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"/>	Medium probability flood risk lie at the East covering a small part of the site.
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	Low probability flood risk lies at the East covering approx. 1/2 the site.
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Areas of medium probability surface water lie within 90m to the East 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 type="checkbox"/>	
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input checked="" type="checkbox"/>	The entire site lies within the NSA.
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		
Ancient woodland	<input type="checkbox"/>	
Natural and semi-natural woodland	<input type="checkbox"/>	
Tree preservation order (TPO)	<input type="checkbox"/>	

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 along the south of the boundary, approx. 120m away.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related / partly related</i>	The site lies to the south of Braemar's settlement boundary, on the southern entrance to the village.
Access to key facilities (schools, shops, other facilities)	<i>Limited</i>	Site approx. 900m from village centre (shops/hotels/bus stop) and 700m from Primary School. Being a rural settlement, services are limited.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an established access onto the site from the Glenshee Road.
Wider transport network	<i>limited</i>	Site has adequate access to surrounding road network. Lies immediately adjacent to Glenshee Road (south) and A93 (Aberdeen). However the village is not near a train station or any major roads.
Access to public transport	<i>limited</i>	Site lies approx. 900m from nearest bus stop. Being rural, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	Site is in close proximity to the nearest core path – which runs along the Glenshee Road to the east. There is a good network around Braemar.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site adjoins the settlement boundary of Braemar, it contains a very prominent mound in the south west. Development in this area would be very prominent in landscape terms. There is also an area of low probability flood risk in the north and eastern parts of the site. It is considered that a small scale expansion to the Caravan Park could be achieved in a limited area (following the land form) adjacent to the south west part of the Caravan Park. The remainder of the site is not considered appropriate for allocation.

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

Yes – small extension in limited area to SW of existing caravan park only



## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Hay meadow, fallow grassland. Not grazed or cut during visit (end of July). Semi-improved in nature and of low ecological value.
Habitats adjacent to the site	Grassland, woodland, caravan park.
Nature and scale of development (inc off site effects)	As above.

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	Clunie water (River Dee SAC) is 100m away.
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Trees within the site are not AWI but adjacent woodland is within 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	There are scattered groups of trees around the site which include aspen.
Species likely to require survey at LDP or later stage – eg CNAP species	-
Possible protected species	A Walkover survey for protected mammals is advised. Water vole and otter survey for the ditch on northern side.
Habitat connections	Adjoining grassland. Woodland within the site joins to woodland surrounding northern side of caravan park.
ECOPS	See separate cover sheet.
Potential Mitigation	Retain all existing mature trees, avoid disturbance to burn.

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

#### Summary:

The site should pose no significant ecological problems as long as existing trees are retained and impacts to the burn/drain on north side of the site are avoided. A HRA may be required as the site has connectivity to the River Dee SAC via the burn but if impacts are minimised there should be no Likely Significant Effect.

#### 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>		Proposal is for tourism use – an extension to the Caravan Park.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site lies adjacent to existing Caravan Park, but also forms the southern entrance to Braemar.
	<b>Siting</b>	Development on this site would breach the containing edge of the settlement and impact on the sense of arrival from the south.
	<b>Design</b>	All trees should be retained and augmented with additional planting.
<b>Landscape Special Qualities</b>		There is a distinct knoll within this site which is an important feature in the wider setting of the town.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		Any development, permanent or temporary, on this knoll would be highly visible and fragment the settlement edge. The western and more elevated part of the site should be removed.
<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

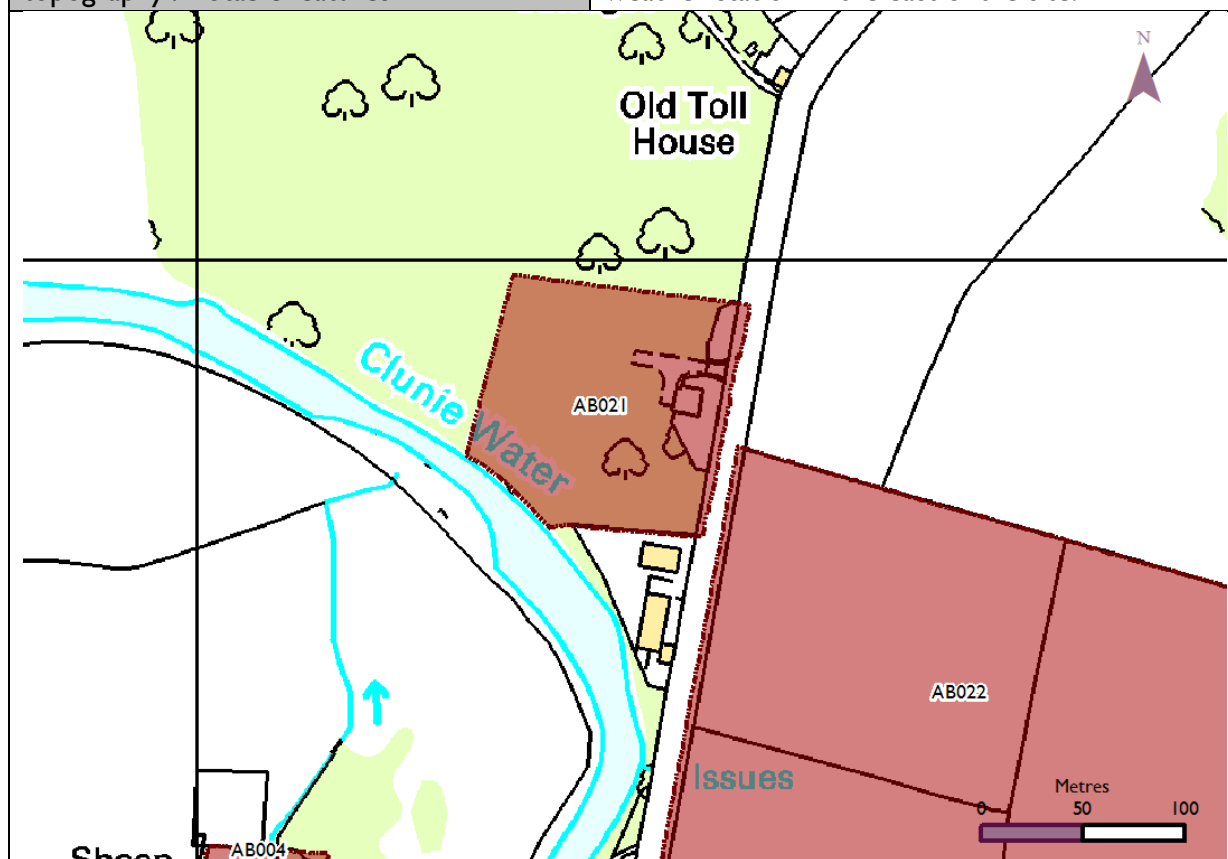
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB021
Site address	Land North of Filling Station, Old Military Road, Braemar
OS grid reference (if available)	
Site area / size	1.365Ha
Site description: current land use / topography / notable features	Currently an open field with entrance and weather station in the east of the site.



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### Proposed use

Proposed use		Car Park
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"/>	The whole site is covered by medium probability flood risk.
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	The whole site is covered by low probability flood risk.
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Two small areas of medium probability surface water lie approx. 5m to the East 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 checked="" type="checkbox"/>	River Dee SAC runs down the Eastern boundary of the site.
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 type="checkbox"/>	
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input checked="" type="checkbox"/>	The entire site lies within the NSA.
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		
Ancient woodland	<input type="checkbox"/>	
Natural and semi-natural woodland	<input type="checkbox"/>	
Tree preservation order (TPO)	<input type="checkbox"/>	

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 directly along the eastern site boundary, and another runs past the South-West boundary within 40 m.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies immediately to the north of the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	N/A – Proposal is for car parking. There is good access to local facilities within the village; however access to the village requires crossing the road.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an existing access to the site for the weather station from Glenshee Road / A93.
Wider transport network	<i>limited</i>	The site has access to the wider road network – including A93 to Aberdeen. However the village is not near a train station or any major roads.
Access to public transport	<i>limited</i>	The site lies approx. 650m 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 eastern boundary of the site and there is a good network around Braemar.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies a prominent position on the entrance to the settlement, and the scale of the site is considered extensive for car parking. There are two car parks already on this road into Braemar as well as others within the village. The site is located in the medium probability flood risk area, which would represent a significant constraint to any built development. Occasional use of the site for over-flow car parking under permitted development provisions would remain appropriate, but any more permanent development is not considered appropriate.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Weather station (fenced) and semi-improved pasture (not heavily grazed). Cluster of small trees in north-east corner.
Habitats adjacent to the site	Pasture, woodland, Clunie water
Nature and scale of development (inc off site effects)	Car parking

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	Riparian corridor adjacent to Clunie Water (includes planted trees)
Species likely to require survey at LDP or later stage – eg CNAP species	Wading birds in field adjoining the weather station (oystercatcher seen)
Possible protected species	Breeding birds (waders)
Habitat connections	Riparian corridor on south side.
ECOPS	N/A
Potential Mitigation	Buffer along Clunie water to set-back any development and reduce impacts on riparian corridor

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	Assessment required
SUDs	Required (if used for parking permeable parking surfaces and swales)

#### Summary:

No significant ecological constraints, oystercatcher seen during site visit (single adult feeding). Size of site unlikely to result in significant loss of habitat for waders.

#### Overall Ecology Assessment

RED		AMBER		GREEN	X
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Car parking
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	The site is flat and low lying close to the river. There are a few trees in the general area and a riparian tree line. the main road into the village is adjacent with only a fence and no significant vegetation.
	<b>Siting</b>	Entrance location to the village and therefore prominent. Close to the cemetery and Braemar castle which are of historical importance.
	<b>Design</b>	There is the weather station on the frontage of the site. This is an unsightly feature which detracts from the local character.
<b>Landscape Special Qualities</b>		Glens and Straths in particular. Views to mountains dominant.
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		Outwith scope of report
<b>Visual issues and sensitivities</b>		The site is prominent from the roadside and the core path and promoted paths in the woods to the east. There are three other car parks along this road within 500/1000m of the site. There is a significant risk that an additional car park would make them experience of entering the village dominated by this type of landuse.
<b>Potential for mitigation</b>		Some with additional woodland planting around the car park.
<b>Potential to complement?</b>		No
<b>Potential to enhance?</b>		No
<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>		Braemar castle is nearby
<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

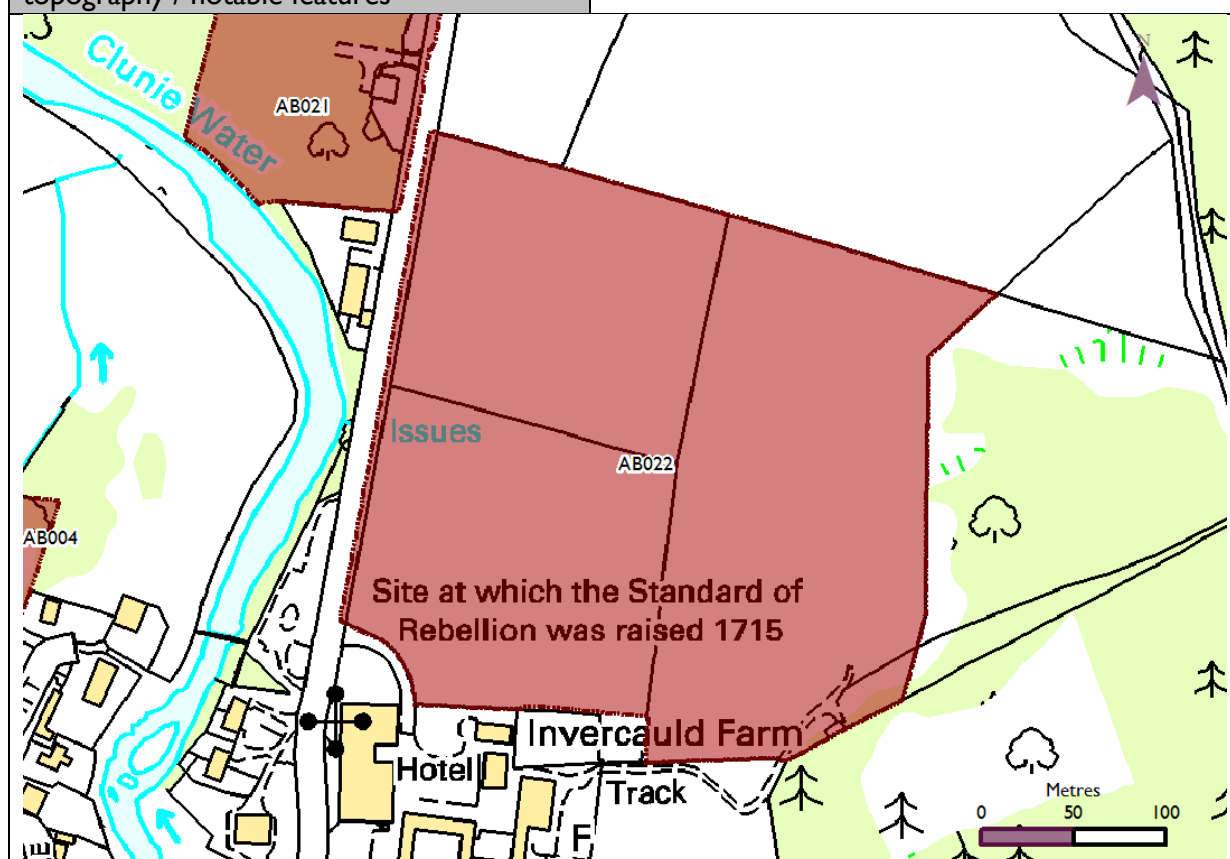
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB022
Site address	Land at North of Invercauld Arms, Braemar
OS grid reference (if available)	
Site area / size	8.5Ha
Site description: current land use / topography / notable features	Agricultural use, greenfield site.



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### Proposed use

Proposed use		Mixed use development, with potential for market housing, tourist accommodation (likely in the form of a hotel) and services, and open space provision
Housing	Approx no of houses	40
	Tenure	Open market housing
	Affordable housing proportion	0% - affordable housing to be offered on alternative site on Balnellan Road
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	✓	A large area of medium probability flood risk lies along the East of the site, with a small part of it over-lapping the site.
River extent: Low probability 1:1000 yrs	✓	A large area of low probability flood risk lies along the East of the site, with a small part of it over-lapping the site.
Surface water extent: Medium probability 1:200 years	✓	A small area of medium probability surface water lies approx. 60m to the East 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)	✓	River Dee SAC runs down the Easter part of the site within 15m.
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 entire site lies within the NSA.
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	A small area of ancient woodland over-

		laps the South-East corner of the site.
Natural and semi-natural woodland	✓	An area of semi-natural woodland lies within 15m to the 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	✓	The site lies just out with the conservation area.
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 directly along the western site boundary.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies on the north east boundary of Braemar.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site is in close proximity to the centre of the village (approx. 400m) which has shops/services and primary school is approx. 600m from the site. Being a rural location, services are limited.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Good access to site from Glenshee Road / A93 along western boundary.
Wider transport network	<i>limited</i>	The site has access to the wider road network – including A93 to Aberdeen. However the village is not near a train station or any major roads.
Access to public transport	<i>limited</i>	The site lies approx. 500m from nearest bus stop. Being rural, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	Site in immediate proximity to core path – which runs along western boundary. There is a good network around Braemar.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site has good access to the village, the scale of the proposal is significant and is likely to have a significant impact on the entrance to / setting of the village. The scale of proposed development is also significantly in excess of any expected need for housing and tourism development within the settlement.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Hay meadow/silage
Habitats adjacent to the site	Grazed pasture (sheep), deciduous 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	Possible AWI adjacent but not within site
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	Unknown – need to check

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	None – appears to be hay meadow (grass dominated, low floral diversity) and silage. Grazed by cattle after cutting.
Species likely to require survey at LDP or later stage – eg CNAP species	None – unless management changes to suit wading birds (becomes grazed). Adjoining fields are sheep grazed and used by waders.
Possible protected species	Breeding birds (waders) – see above
Habitat connections	Adjacent AWI, scope to enhance this.
ECOPS	N/A
Potential Mitigation	Should be minimal (depends on use of fields by waders)

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	Required – for car parking permeable paving and swales could be used.

#### Summary:

Currently no ecological constraints, although grassland, management does not favour waders but fields could be used at other times of year by waders, or if management changed to pastoral rather than hay/silage. Opportunity for tree planting particularly on the eastern side, to enhance the existing birch woodland on the slope above.

#### Overall Ecology Assessment

RED		AMBER		GREEN	X
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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>	Located on the entrance to the village, sloping ground facing west with a relatively level section close to the road. The Invercauld hotel currently dominates the village entrance and this relationship would be affected by anything on this site.
	<b>Siting</b>	Entrance to village enhances the sensitivity of the site but there is potential for a compact layout that becomes the new entrance to the village. Located development lower down the slope so the longer views are not interrupted to the hills but also from the paths through the woods above the site.
	<b>Design</b>	The entrance location means that the design needs to mitigate the change to the hotels dominance. Quality architecture facing the street frontage would be important. Currently the fields are open without specific features and offer neutral contribution to the overall character. However the openness allows for views from village and hotel towards the castle.
<b>Landscape Special Qualities</b>		Glens and Straths with views to surrounding hills and mountains
<b>Wildland Issues</b>		none
<b>Landscape Capacity for Housing Report – status of site</b>		A constrained site. Highlights the levels and difficulties of developing on the whole site as well as the site as an entrance to village.
<b>Visual issues and sensitivities</b>		Establish the character of the village through quality building design and good landscaping. Some woodland above the development would help to integrate it in to the surrounding landscape which is characterised by woodland above the site. Some views will need to be maintained along the road and across to the castle.
<b>Potential for mitigation</b>		Yes; woodland planting and streetscape improvements. Development restricted to the lower slopes so that views to the village from surrounding hill sides are not significantly impacted on.
<b>Potential to complement?</b>		Yes as above
<b>Potential to enhance?</b>		Some due to the neutral contribution of the fields.
<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</b></li> </ul>		

<b>and its setting</b>	
• <b>Conservation Area</b>	
• <b>Gardens and Designed Landscapes</b>	
• <b>Battlefield</b>	
• <b>Other archaeological feature (Canmore)</b>	Braemar castle and village cemetery also establish the character of the village and are further along the road but visible from the general area.

### Overall Landscape Assessment

<b>RED</b>	Upper slopes should not be developed on.	<b>AMBER</b>		<b>GREEN</b>	Green if limited area on the lower slopes used
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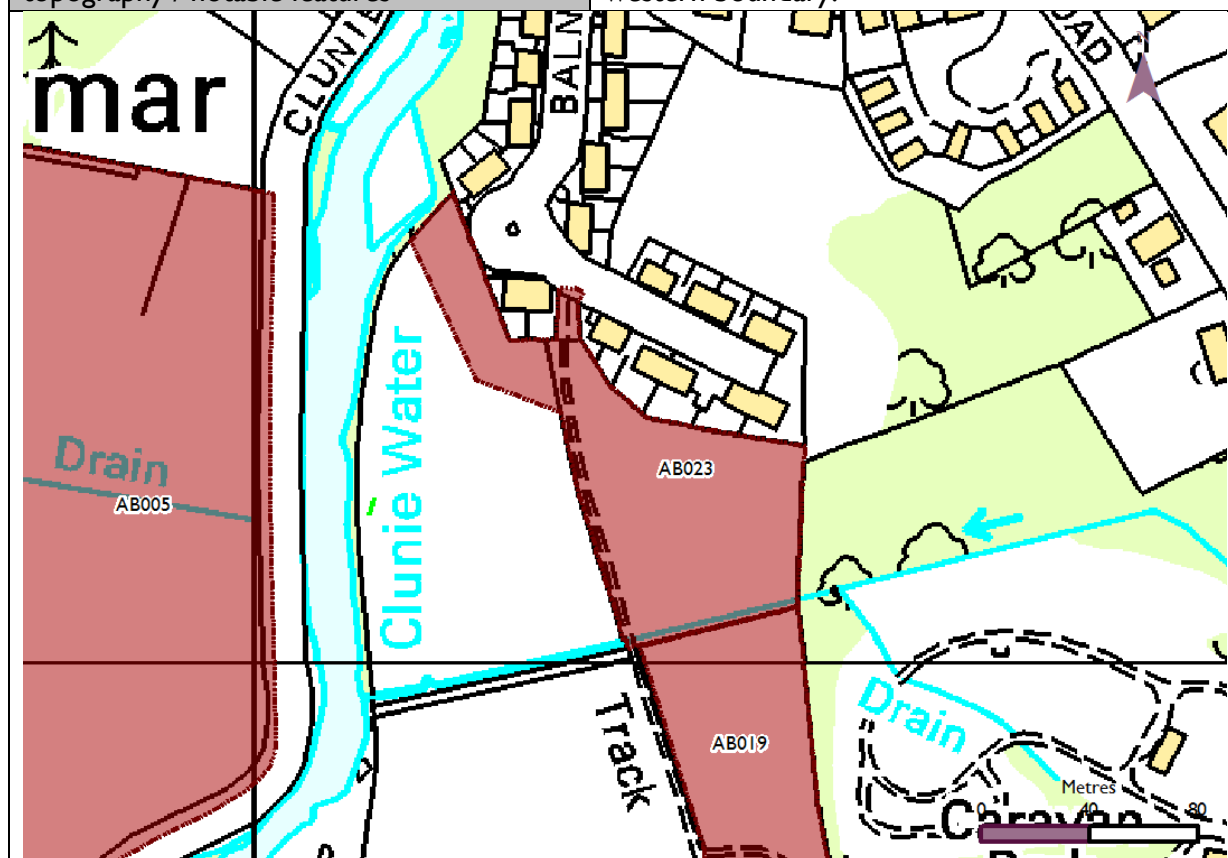


## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	AB023
Site address	Land South of Balnellan Road, Braemar
OS grid reference (if available)	
Site area / size	0.8Ha
Site description: current land use / topography / notable features	Flat grassed field with core path running along western boundary.



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#### Proposed use

Proposed use		Residential use
Housing	Approx no of houses	15
	Tenure	Shared equity/rented/subject to discussion with implementing party but in line with 100% affordable provision.
	Affordable housing proportion	100%
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	✓	Approx 1/3 of the site is covered by medium probability flood risk, to the North and across the middle.
River extent: Low probability 1:1000 yrs	✓	Approx 1/3 of the site is covered by low probability flood risk, to the North and across the middle.
Surface water extent: Medium probability 1:200 years	✓	There are a few small areas of surface water lying on and near 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)	✓	River Dee SAC runs parallel down the Western side of the site with it lying on the most northern part of the site 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	✓	Entire site lies within the NSA.
Wild Land		
Other natural heritage considerations		

Ancient woodland		
Natural and semi-natural woodland	✓	Approx. 1/3 of the site lies directly in 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</i>	The site adjoins Braemar's settlement boundary to the south (north and eastern edges of the site).
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	The centre of the site lies less than 400m from the centre of the village (shops / hotels / bus stop), and 600m to the primary school. Being a rural settlement, services are limited.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site has 2 accesses from Balnellan Road. One is from the roundabout (has flood risk) and another via a grassed track.
Wider transport network	<i>limited</i>	Site has adequate access to surrounding road network. Lies less than 500m A93 (Aberdeen) and Glenshee Road. However the village is not near a train station or any major roads.
Access to public transport	<i>limited</i>	Site lies approx. 400m from nearest bus stop. Being rural, the frequency of services is limited.
Access to active travel routes	<i>Good</i>	The nearest designated core path lies 150m from the site. However there is a path to the river running along the western boundary of the site. Braemar has a good network of paths and core paths.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Site relates well to the village of Braemar and adjoins the settlement boundary. It is in close proximity to the core of the village and adjoins existing housing. The site is contained within the village setting and development on this site could be appropriate at a suitable scale and density. The scale of the site for the 15 houses proposed may be generous; however there is a medium probability flood risk along the edges and across one of the accesses to the site which may require the extent of the site to be reduced. The site is identified as semi-natural woodland however on inspection the site is grassland.

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

Yes

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Brownfield site now becoming a greenfield site, comprising of semi-improved grassland, tall ruderal herbs, some rubble piles and scrap. Amenity use – footpath passes through the site.
Habitats adjacent to the site	Grassland, river, drain, woodland, housing.
Nature and scale of development (inc off site effects)	As above. Off-site effects could include impacts to River dee SAC.

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	River Dee SAC adjacent to site (Clunie water to west and drain to south). HRA would be required to develop 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, habitats present of local value only.
Species likely to require survey at LDP or later stage – eg CNAP species	None
Possible protected species	Reptiles – good habitat for reptiles including hibernacular (rubble piles), ample basking and foraging areas. Otter and water vole (water vole more so on the burn on southern boundary).
Habitat connections	A burn runs adjacent to the southern boundary which feeds into the Clunie water. Habitats on site contiguous with adjacent fields.
ECOPS	N/A
Potential Mitigation	If reptiles present mitigation would be needed and translocation to alternative sites may be required. Standard mitigation for otter and water vole if present. Buffer zone along burn on southern boundary to reduce impacts to this habitat. Potential for enhancement of habitat on adjacent burn and on floodplain within adjacent grassland – tree planting. Otherwise the habitat within the site is not of high enough ecological value on its own to warrant compensation if lost to development.

<b>Flood risk</b>	<b>Comments / detail / mitigation</b>
Flood risk relative location vs 1:200 year event	Flood risk assessment required.
SUDs	Required. Site run-off should be minimal and of high quality as it would drain into the SAC.

**Summary:**

Not likely to be any major ecological constraints, but if reptiles present mitigation and potentially translocation would be required. A HRA would be required to determine the impacts on adjacent River Dee SAC. Impacts should be minimal as long as flood risk is assessed as low and drainage provision is adequate.

**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>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Flat land, close to the river. Housing adjacent to north, close to village centre and connected to core path network. Some woodland (AWI) to the east. Relatively well enclosed being largely visible from high areas only.
	<b>Siting</b>	On the built edge of the village development would establish a new settlement boundary.
	<b>Design</b>	Settlement location would require sensitive planting to provide the best relationship to surrounding areas
<b>Landscape Special Qualities</b>		Largely village setting – main effect on character of the settlement
<b>Wildland Issues</b>		none
<b>Landscape Capacity for Housing Report – status of site</b>		No constraints or opportunities identified but edge described as lacking any distinct feature in this location
<b>Visual issues and sensitivities</b>		Edge of settlement and on core path network. Popular with locals and visitors on a circular walk.
<b>Potential for mitigation</b>		Yes through green access routes and good layout with plenty of space for street trees and additional planting to compliment adjacent woodland.
<b>Potential to complement?</b>		Yes, though above
<b>Potential to enhance?</b>		Yes as above to improve the public route ways from the bridge into the village, riverside walk? Create a stronger edge of settlement with more positive features and transition between village and open countryside.
<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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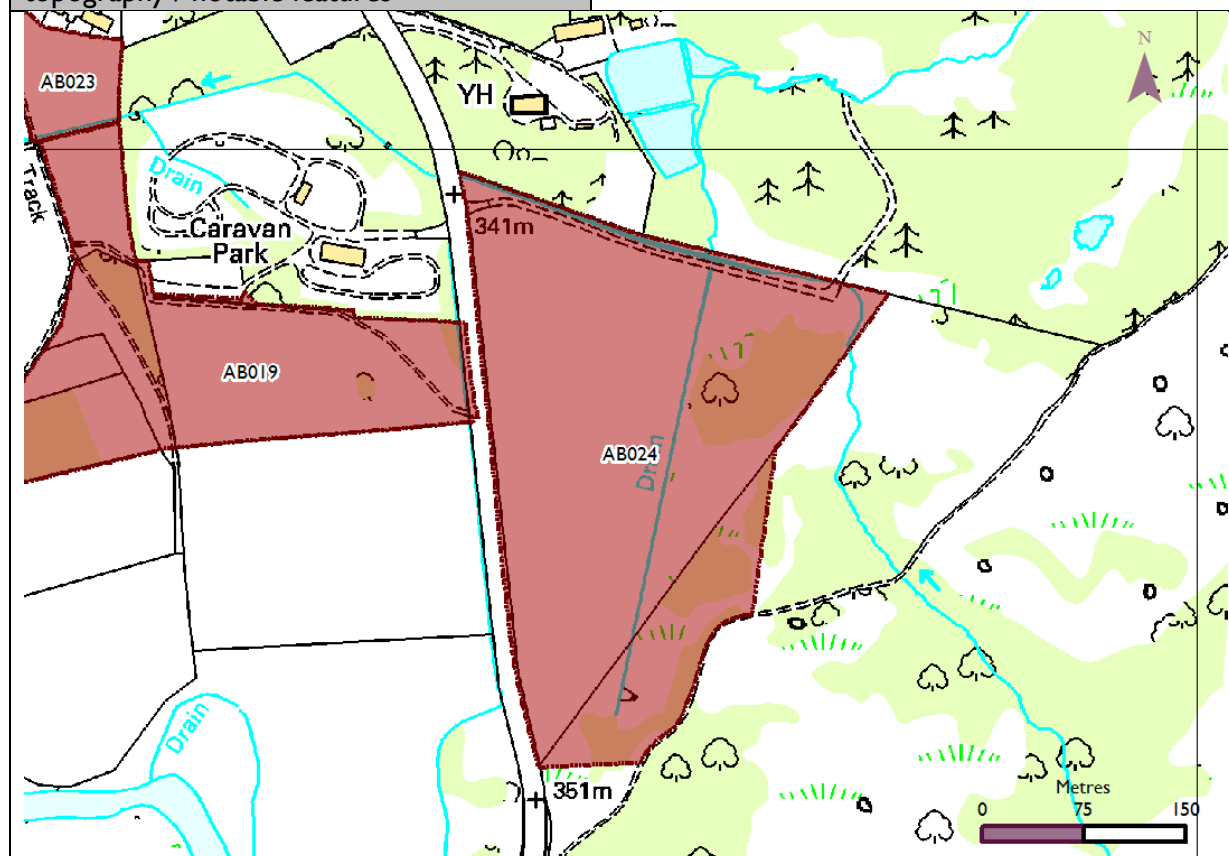


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	AB024
Site address	Southern Gateway, Braemar
OS grid reference (if available)	
Site area / size	7.5Ha
Site description: current land use / topography / notable features	Agricultural use, greenfield site.



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### Proposed use

Proposed use		Open space use with tourism use on elevated North-East area
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	✓	A very small section at the North of the site is covered by medium probability flood risk.
River extent: Low probability 1:1000 yrs	✓	Low probability flood risk lies within 15m to the West of the site.
Surface water extent: Medium probability 1:200 years	✓	Two large areas of medium probability surface water lie directly on the site, with smaller ones surrounding 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)	✓	River Dee SAC runs close by to the boundary of the site, and ends 15m away from 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	✓	The entire site lies within the NSA.
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	2 areas of ancient woodland lie within

		100m of the site.
Natural and semi-natural woodland	✓	3 areas of semi-natural woodland lie within 100m 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	✓	Core path runs directly down the Western side of the boundary, and along the southern boundary.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related / partly related</i>	The site lies to the south of Braemar's settlement boundary, on the southern entrance to the village.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site approx. 900m from village centre (shops/hotels/bus stop). Being a rural settlement, services are limited.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an established access in the north west corner of the site.
Wider transport network	<i>limited</i>	Site has adequate access to surrounding road network. Lies immediately adjacent to Glenshee Road (south) and A93 (Aberdeen). However the village is not near a train station or any major roads.
Access to public transport	<i>limited / poor</i>	Site lies approx. 900m 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 that runs down the western boundary of the site. There is a good network around Braemar.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The scale of the site is significant for Braemar and occupies a prominent position at the entrance to the village from the south. It does not relate particularly well to the village. The proposal includes tourism uses on the north east elevations of the site, and whilst it is unclear exactly what this would comprise, development on the elevated parts of the site would be prominent and likely to impact on the setting of the village. Development in this area, particularly if of a more dispersed nature, would also elongate the settlement.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Semi-natural habitats – grassland mosaics and woodland (birch dominated)
Habitats adjacent to the site	Woodland, upland habitat, pastoral on other side of road
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 is not AWI listed, but adjacent woodland is
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Possible
Prime agricultural land	No

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Grassland mosaics have wet elements and some potential to be semi-improved or even unimproved in places. Woodland edge – scattered trees.
Species likely to require survey at LDP or later stage – eg CNAP species	NVC – to determine if there are any GWDTEs or areas of unimproved (species rich) grassland.
Possible protected species	Breeding birds – waders may use this area
Habitat connections	No significant connectivity
ECOPS	-
Potential Mitigation	Avoid impacts to trees and if present, avoid impacts to GWDTEs and any species rich grassland.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above
SUDs	Required – particularly important if wetland habitats fall within the site boundary (i.e. GWDTEs)

#### Summary:

An NVC is required to determine if there are GWDTEs present – the plant assemblage present indicates that the ground could be wet in places. Aerial photographs of the area indicate the present of drains and wet flushes. The results of the NVC will determine how much of the site could be developed without impacting on GWDTEs or wetland habitats.

### Overall Ecology Assessment

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

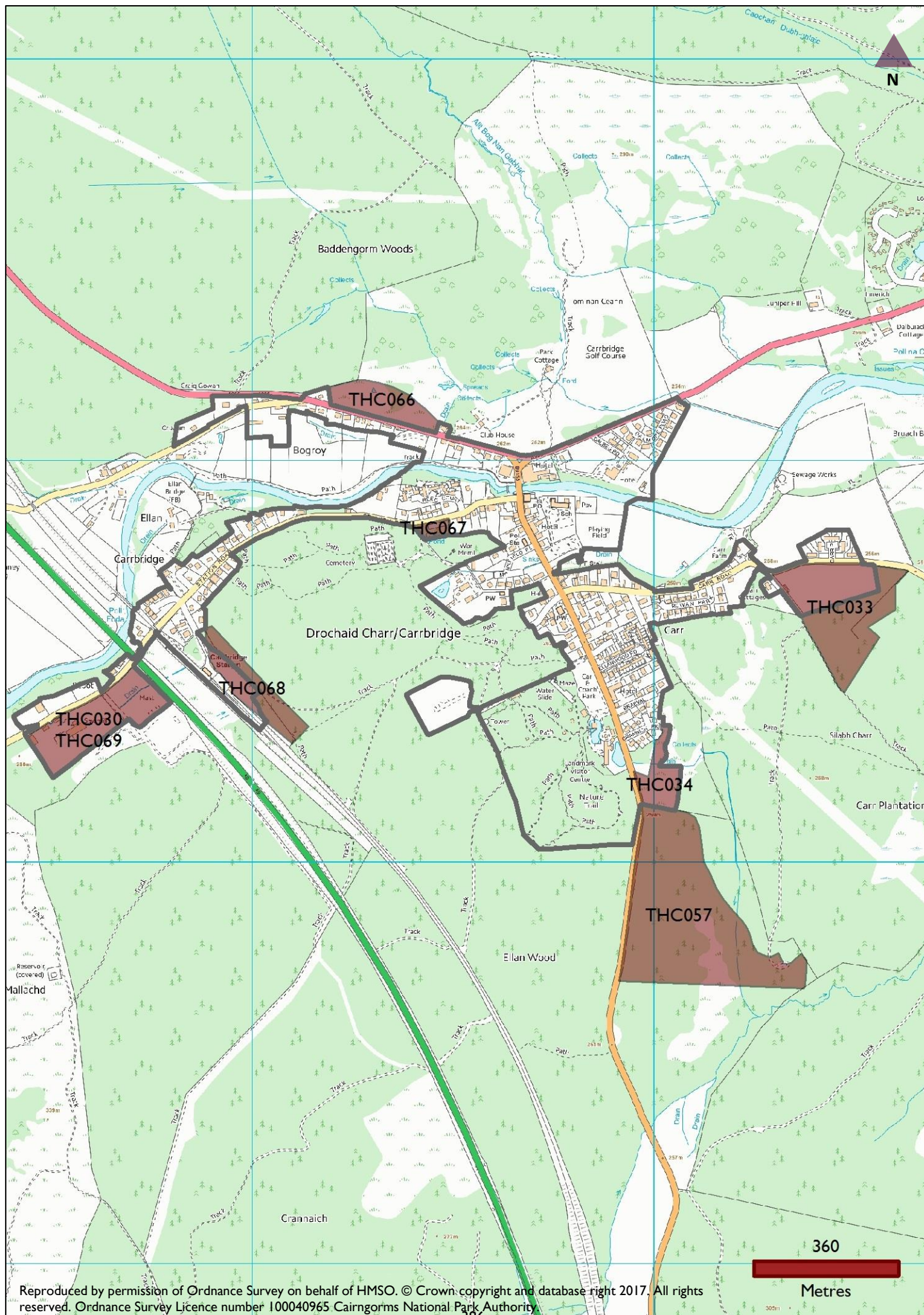
<b>Nature and scale of development (incl off site effects)</b>		Proposal is for open space and tourism uses.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	This site is very visible in views on arrival from the south on the A93 and from key walking routes along its northern and eastern edges.
	<b>Siting</b>	
	<b>Design</b>	
<b>Landscape Special Qualities</b>		It has a semi-natural character that would be lost with development.
<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 appear detached from the main settlement.
<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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# CARR-BRIDGE



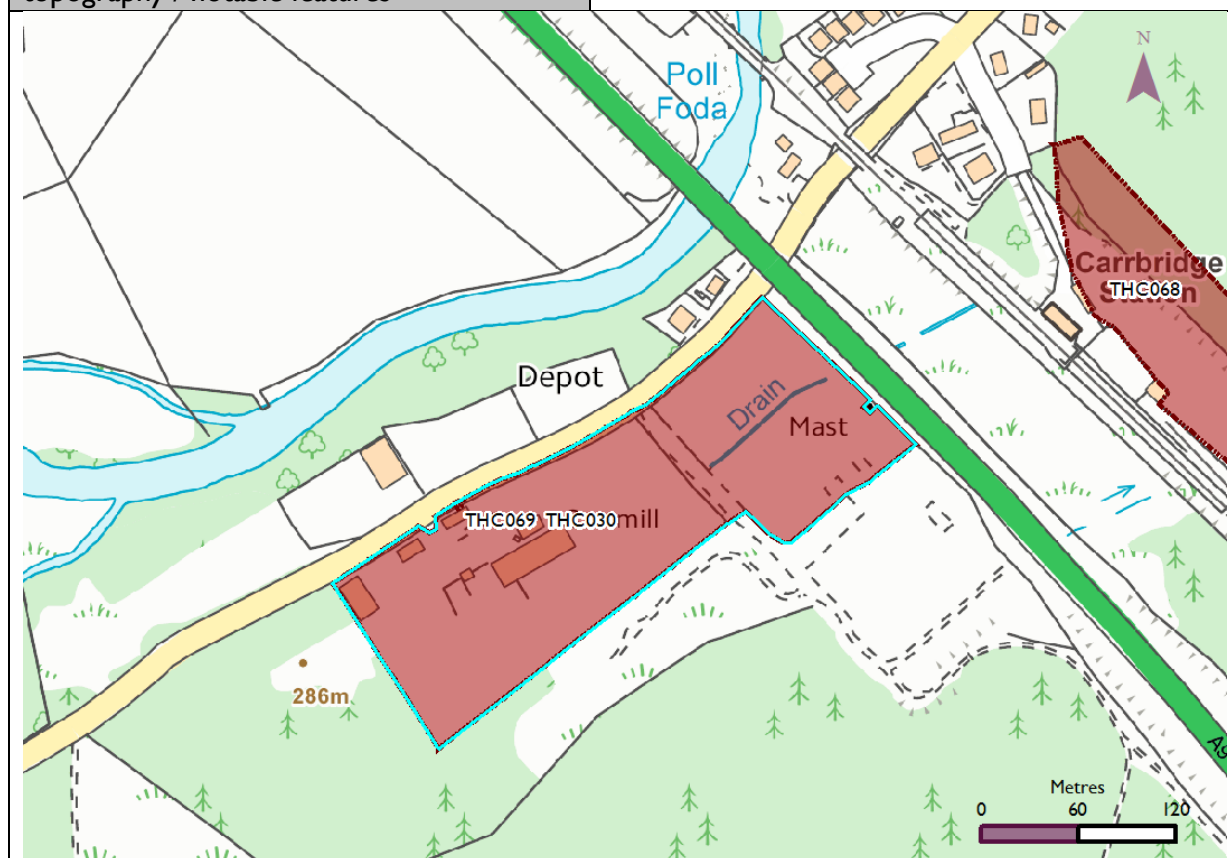


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC030
Site address	Station Road, Carr-bridge
OS grid reference (if available)	
Site area / size	3.7 Ha
Site description: current land use / topography / notable features	Former sawmill



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### Proposed use

Proposed use	Housing / employment / mixed						
Housing	<table> <tr> <td>Approx no of houses</td><td>-</td></tr> <tr> <td>Tenure</td><td>Private / affordable</td></tr> <tr> <td>Affordable housing proportion</td><td></td></tr> </table>	Approx no of houses	-	Tenure	Private / affordable	Affordable housing proportion	
Approx no of houses	-						
Tenure	Private / 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	✓	Extensive area covers northern part of the site. Covers approximately 50% of area.
River extent: Low probability 1:1000 yrs	✓	Extensive area covers northern part of site. Covers approximately 70% of area.
Surface water extent: Medium probability 1:200 years	✓	Areas dotted throughout site. Covers approximately 20% of area
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area	✓	Within PVA 05/10

**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, which is located to its north.
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 100m of River Spey SSSI
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	Area mapped as ancient woodland overlaps site in north. Represents about 20% of its area.

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 to the west of the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Centre of site lies approx. 1.3km from centre of Carrbridge (bus stops / shop / service station) and approx. 1.6km from the Primary School and 500m to train station. Being rural, services are limited. Carrbridge lies approx. 12km from Aviemore (larger service centre).
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site lies on Station Road, just off on the A938. There is existing access onto the site as was previously developed.
Wider transport network	<i>Good / limited</i>	Site lies 1.3km from the A938 which leads to the A9 (5km by road although site is immediately adjacent). Carrbridge has good connections for its size including bus services and a train station (500m away).
Access to public transport	<i>limited</i>	Bus stop approx.. 1.3km away and a train station (500m away). Being rural, services are limited.
Access to active travel routes	<i>Good</i>	A core path adjoins northern boundary of the site and pedestrian access from the site into the village.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site comprises an extensive previously developed area and is located to the west of the existing Carrbridge settlement boundary. The north of the site contains a medium probability flood risk and a Flood Risk Assessment will be required. There are no other significant constraints to development. Overall this site is considered suitable for future development in principle. On account of current allocations for housing, there is no need for significant additional housing allocations in the next plan period, however the site is considered suitable for employment use.

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

Yes

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

#### SEE SITE THC069

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)	
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	
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	
Habitat connections	
ECOPS	
Potential Mitigation	

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

#### Summary:

Highlight any surveys (eg NVC/Phase I) that would be needed to help with the inclusion as an allocated site or its boundaries. Also highlight any information that would be required to support proposed development in future and to be included on the LDP e.g. flood risk assessment, habitat / biodiversity assessment, HRA etc.

#### Overall Ecology Assessment

RED		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>	Site is large brownfield site on the edge of Carrbridge. Previous sawmill structures have mostly been removed with the hard standings left in place. Surrounded on three sides with woodland with some trees lines retained on eastern part of the site.
	<b>Siting</b>	Land is flat and locating units within the existing trees is possible.
	<b>Design</b>	Light industrial and business units would be appropriate considering the context of the existing units in the vicinity. Height of units and peripheral planting ought to be considered in a development brief.
<b>Landscape Special Qualities</b>		Woodland
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		Site is well enclosed on most sides. On road side adjacent uses are industrial. Visitors use the road to access recreation in the hills so frontage planting would be required.
<b>Potential for mitigation</b>		Some
<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

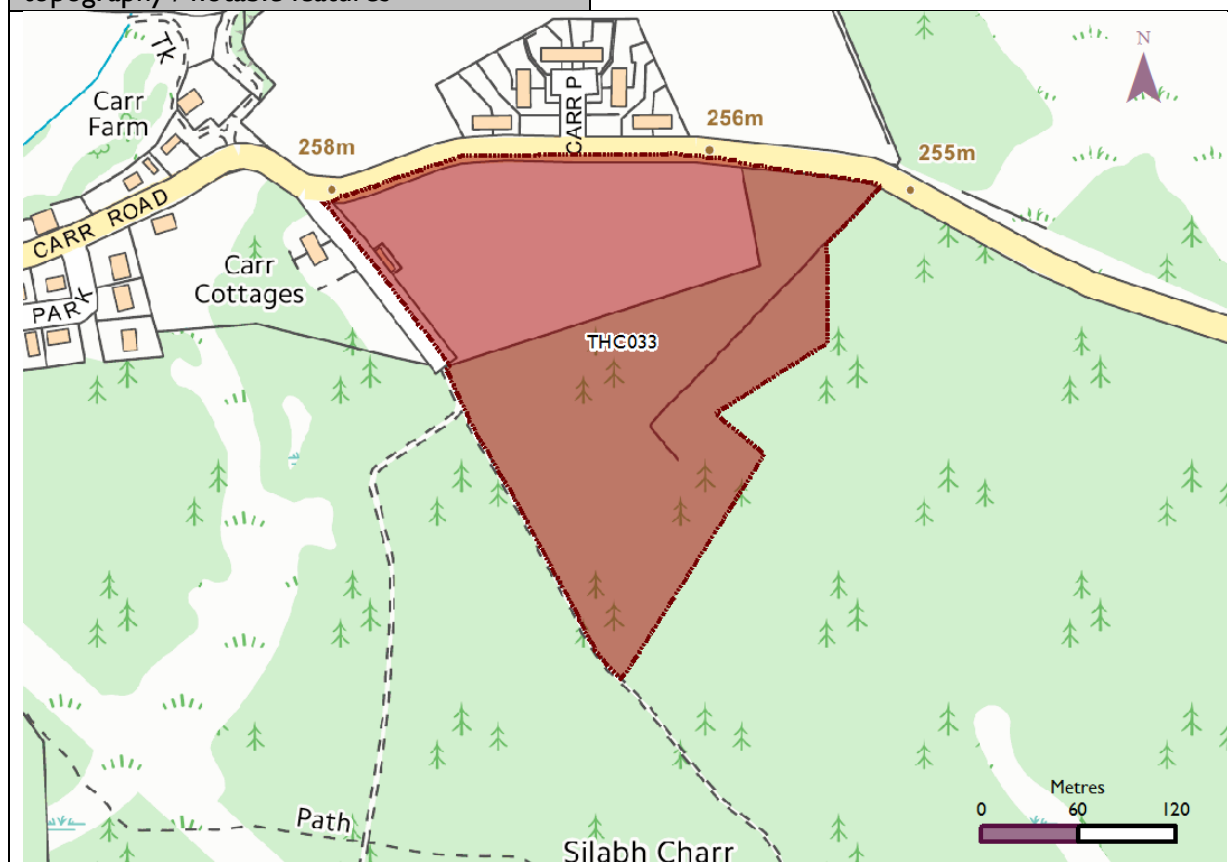
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b>
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC033
Site address	Carr Road, Carrbridge (HI)
OS grid reference (if available)	
Site area / size	5.72Ha
Site description: current land use / topography / notable features	Agricultural grazing/plantation



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	72
	Tenure	Private & affordable
	Affordable housing proportion	25%
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	✓	Many areas of medium probability surface water overlap the site, and also surround 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		
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 and a public footpath run down the Western boundary.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within existing settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good / limited</i>	Site lies approx. 800m from centre of Carrbridge (bus stops / shop / service station) and approx. 800m walk from the Primary School. Being rural, services are limited. Carrbridge lies approx. 12km from Aviemore (larger service centre).
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site lies on Carr Road.
Wider transport network	<i>limited</i>	Site lies 1km from the A938 which leads to the A9 (3km away). Carrbridge has good connections for its size including bus services (800m) and a train station (2km away).
Access to public transport	<i>limited</i>	Bus stop approx. 800m away and a train station (2km away). Being rural, services are limited.
Access to active travel routes	<i>Good / limited</i>	There is a core path running along western boundary of the site. There is pedestrian access from the site into the village along Carr Road.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies within Carrbridge's settlement boundary and is currently allocated as H1 for 72 houses. A Development Brief for the site has recently been adopted which guides development to the field in the north and away from the woodland parts of the site. There have been no changes affecting the overall viability of the site and therefore it is recommended to be retained as an allocation. However, it is considered that the boundary of the site should be reduced to cover just the field area where development will be focused – to reflect the recently adopted Development Brief.

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

Yes – although extent of existing H1 allocation to be reduced to exclude woodland area.

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Field previously used for grazing cattle, now ploughed for arable use. Scots pine plantation.
Habitats adjacent to the site	Pine plantation, farmland.
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)	Kinveachy SPA nearby (caper)
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Woodland not AWI but is known to be of good quality (fungi and botanical interest)
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Potential – in woodland area
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	“Boy’s brigade” field long known to be of high botanical and fungi value, in 2017 was ploughed for arable use which is likely to have had a significant adverse effect on its ecology. Scots pine woodland (plantation origin) is of high value – supports wood ants, red squirrel, tooth fungi and also potential botanical interest.
Species likely to require survey at LDP or later stage – eg CNAP species	Fungi, botanical assessment. Wood ants, arachnids (SBL species of spider found in adjoining woodland).
Possible protected species	Protected mammals. Bat survey of Boy’s Brigade hut.
Habitat connections	
ECOPS	
Potential Mitigation	

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

#### Summary:

Development will result in significant loss of woodland and this is unlikely to meet Control of Woodland Removal Policy. Although not AWI, woodland has been surveyed by conservationists over the years and revealed to be of high value, includes fungi, botanical and invertebrate interest. The Boy’s brigade field is likely damaged beyond repair now by ploughing and planting for arable use.

A HRA to determine impacts of development on Capercaillie will be required.

### 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>		Proposal is for 72 houses. Existing allocation H1.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site lies within existing settlement boundary. It is surrounded to the south and east by woodland with a more open aspect in the north.
	<b>Siting</b>	
	<b>Design</b>	Design and layout must build-in stewardship of existing woodland and creation of new such that the significance of the woodland in the landscape and experience of the settlement is maintained.
<b>Landscape Special Qualities</b>		Significance of woodland in providing a visual backdrop and setting for the settlement is key.
<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>X</b>	<b>GREEN</b>	
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## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	THC034
Site address	Crannich Park, Carrbridge (H2)
OS grid reference (if available)	
Site area / size	1.29Ha
Site description: current land use / topography / notable features	Rough ground, plantation access and scrubland.



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#### Proposed use

Proposed use		Housing
Housing	Approx no of houses	25
	Tenure	Private & affordable
	Affordable housing proportion	25%
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		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	3 areas of medium probability surface water lie directly on the site, with more areas surrounding 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	✓	A large area of ancient woodland lies to the South and West of the site, with part of it over-lapping.
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)	✓	I 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		



## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement		
Access to key facilities (schools, shops, other facilities)		
Immediate site access – adequacy of access for proposed development		
Wider transport network		
Access to public transport		
Access to active travel routes		

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Site is currently allocated as H2 for 22 houses. There have been no changes that affect its viability and therefore the site will be retained as an allocation. However the proposal here is for 25 houses – a minor increase on the capacity of the existing allocation which is considered to be generally appropriate, subject to detailed considered through the subsequent development management process.

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

Yes – existing H2 allocation proposed to be retained with minor increase in capacity from 22 to 25 dwellings.

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Rank meadow, with adjoining bog, bog woodland and wet heathland habitats. Drains run through the site and there are a couple of small ponds. Pine woodland on/adjacent to site boundary.
Habitats adjacent to the site	Pine woodland, bog 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)	Kinveachy SPA nearby.
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Adjacent but not within site
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	YES – deep peat
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Habitats associated with deep peat – wet heathland, bog/mire type habitats. There are a couple of small ponds and a drain which are likely to support amphibians.
Species likely to require survey at LDP or later stage – eg CNAP species	NVC (likely to be GWDTEs), amphibians, wood ants
Possible protected species	Otter, water vole
Habitat connections	Contiguous with adjoining woodland and bog habitats
ECOPS	
Potential Mitigation	Avoid deep peat areas and GWDTEs by limiting development to dry rank grassland habitat only.

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

#### Summary:

The site supports deep peat habitats which include bog/mire, bog woodland, wet heathland and there is a drain and a number of ponds within the site. Development of this site will be challenging due to the nature of the habitat and type of soils.

A HRA to assess the impacts of the development on Capercaillie required.

### Overall Ecology Assessment

<b>RED</b>	<b>X unless development reduced in scale to avoid deep peat</b>	<b>AMBER</b>		<b>GREEN</b>	
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for 25 houses. Existing allocation H2.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site lies within existing settlement boundary. It is surrounded to the south and east by woodland with a more open aspect in the north west.
	<b>Siting</b>	
	<b>Design</b>	Design and layout must build-in stewardship of existing woodland and creation of new such that the significance of the woodland in the landscape and experience of the settlement is maintained.
<b>Landscape Special Qualities</b>		Significance of woodland in providing a visual backdrop and setting for the settlement is key.
<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
• <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

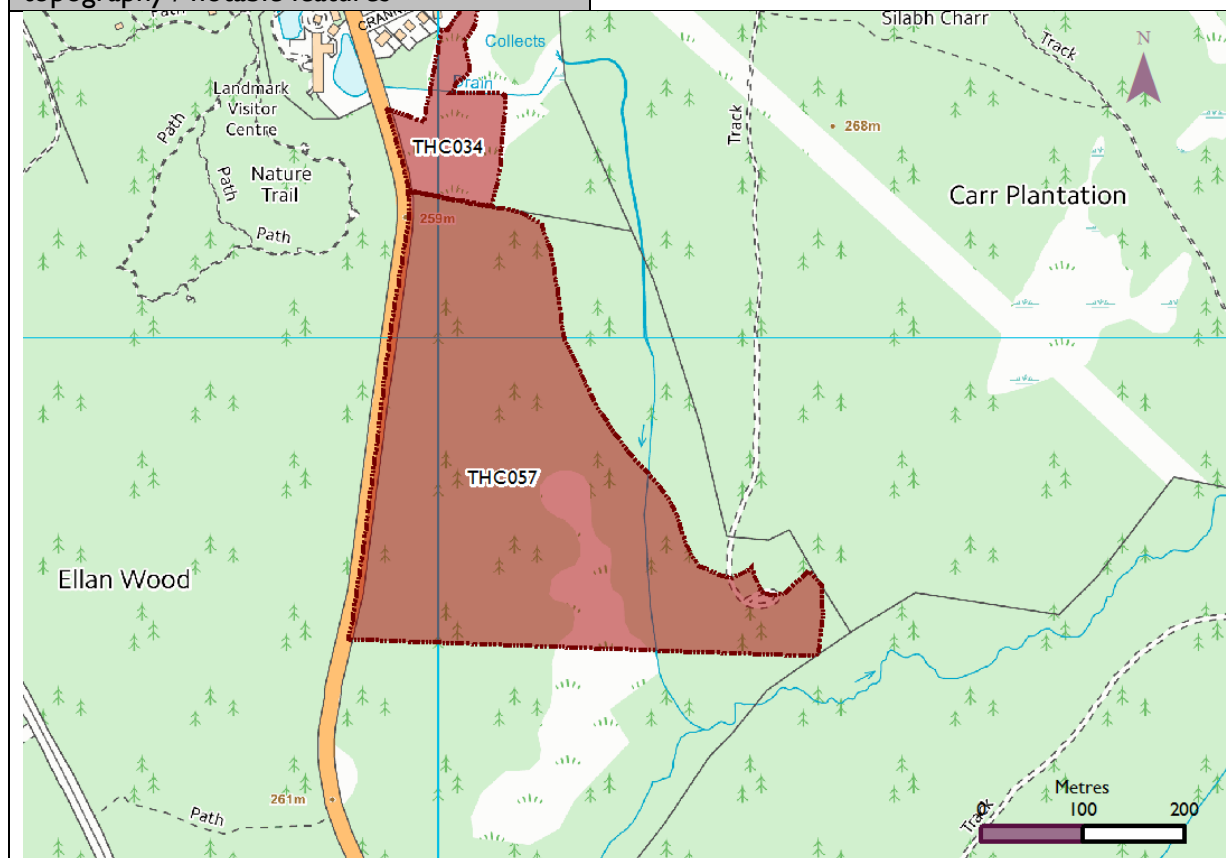
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC057
Site address	To the east of B9153, adjacent to H2
OS grid reference (if available)	
Site area / size	Approx 11.2 Ha
Site description: current land use / topography / notable features	



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### Proposed use

Proposed use		Economic use
Housing	Approx no of houses	-
	Tenure	-
	Affordable housing proportion	-
Employment / mixed use		Economic 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	✓	Small pockets of surface water flooding scattered across the site.
Surface water extent: Low probability 1:1000 yrs	✓	Small pockets of surface water flooding scattered across 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		
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	✓	Whole site identified as 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>partly related</i>	Site abuts the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good / limited</i>	Centre of site lies approx. 1km from centre of Carrbridge (bus stops / shop / service station). Being rural, services are limited. Carrbridge lies approx. 12km from Aviemore (larger service centre).
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Site lies on the B9153 but no established access. There is no pedestrian access from site to the village.
Wider transport network	<i>limited</i>	Site lies on the B9153 which leads to Aviemore (to the south) the A9 (4.5km away). Carrbridge has good connections for its size including bus services and a train station (2km away).
Access to public transport	<i>poor</i>	Bus stop approx.. 1km away and a train station (2km away). Being rural, services are limited.
Access to active travel routes	<i>poor</i>	Site lies approx. 800m from nearest core path and no pedestrian access to the site.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site lies to the south of Carrbridge and forms an extensive area of ancient woodland. The scale of the proposal is excessive for the likely requirement in Carrbridge and development in this area would result in loss of AWI woodland of potentially high ecological value. It is not considered that this is an appropriate site for development.

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

No



## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Woodland – primarily Scots pine
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)	Kinveachy SPA 2.3km away
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Yes – entire site is AWI listed, category 2a (semi-natural origin, from maps dating 1860)
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Possibility
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	AWI listed woodland comprising of primarily native species – the woodland has components similar to Caledonian pinewood
Species likely to require survey at LDP or later stage – eg CNAP species	NVC, botanical, wood ants, fungi
Possible protected species	Red squirrel, pine marten, badger (badger sett in the area), wildcat
Habitat connections	Adjoining woodland
ECOPS	-
Potential Mitigation	None feasible – see below

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above
SUDs	Development of the site would result in significant loss of natural habitat which cannot be replaced like for like by SUDS.

#### Summary:

Development of this site would result in loss of AWI woodland of potentially high ecological value – woodland is of semi-natural origin and is composed of native species. Coral-root orchid, a Nationally Scarce species has been recorded within the site, indicating high botanical value of this woodland. Woodland nearby has been found to be rich in rare fungi and also wood ants, the woodland within the site is likely to be equally diverse.

Loss of this type of woodland would be contrary to Scottish Planning Policy and Forestry Commission's Control of Woodland Removal Policy. AWI is treated as an irreplaceable resource in Scottish Planning Policy.

### 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>		Proposal is for employment uses.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site lies within an area of existing woodland.
	<b>Siting</b>	
	<b>Design</b>	
<b>Landscape Special Qualities</b>		The site is entirely woodland with parts identified as Ancient woodland.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		This site is all woodland. Woodland which provides a consistent high quality landscape setting for the settlement, is integral to the sense of arrival along the B9153, forms a robust edge to the settlement and a well-used recreational resource. No scope 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
• <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

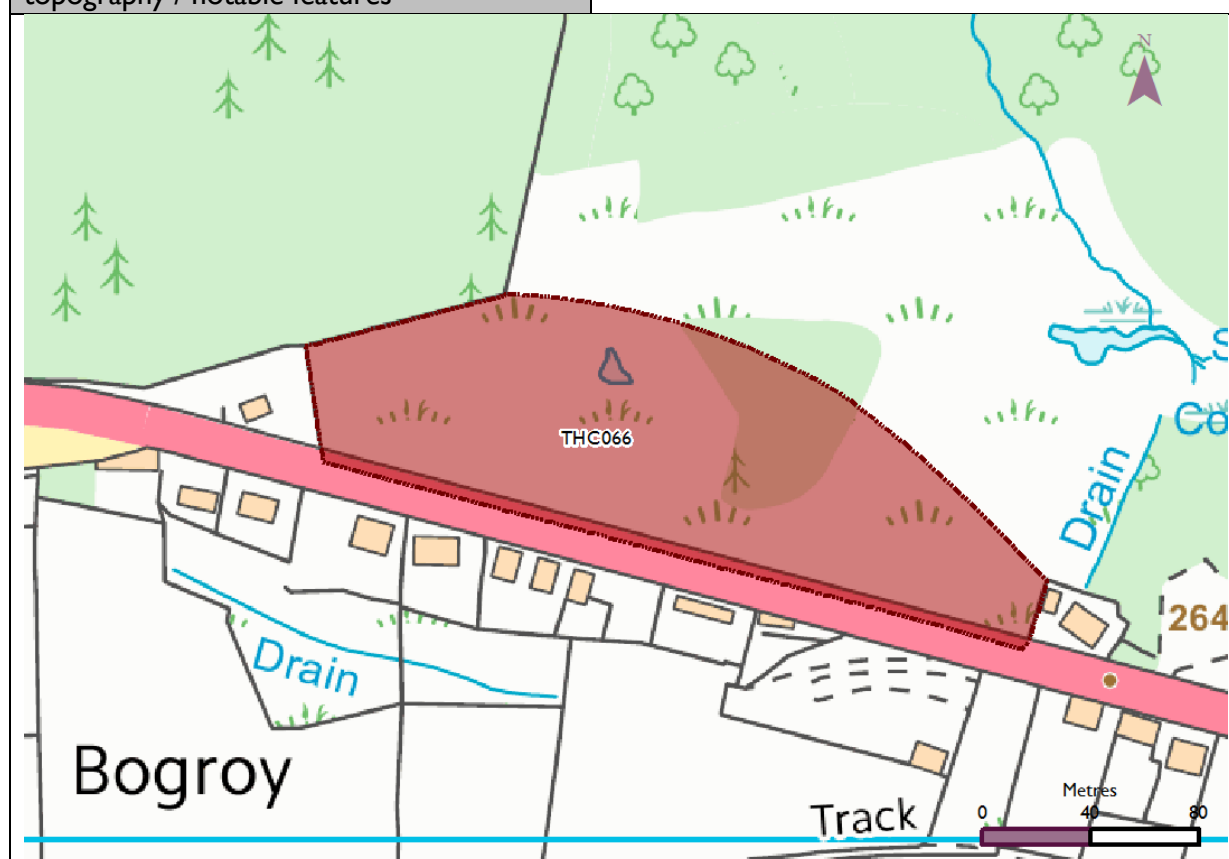
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC066
Site address	Land at Inverness Road, Carrbridge
OS grid reference (if available)	
Site area / size	1.8 Ha
Site description: current land use / topography / notable features	Currently natural woodland



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	30
	Tenure	
	Affordable housing proportion	
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	✓	A small contained area of surface water flooding on site.
Surface water extent: Low probability 1:1000 yrs	✓	A small contained area of surface water flooding on site.
Potentially Vulnerable Area	✓	Whole site (100%) 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)	✓	Site lies approx. 150m north of River Dulnain which is in 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)		

### 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 abuts the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site lies approx. 600m from centre of Carrbridge (bus stops / shop / service station) and approx. 800m walk from the Primary School. Being rural, services are limited. Carrbridge lies approx. 12km from Aviemore (larger service centre).
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Site lies on the A938 but no established access.
Wider transport network	<i>Good</i>	Site lies on the A938 which leads to the A9(3km away). Carrbridge has good connections for its size including bus services and a train station (1.5km away).
Access to public transport	<i>limited</i>	Bus stop approx.. 600m away and a train station (1.5km away). Being rural, services are limited.
Access to active travel routes	<i>Good</i>	Site lies approx. 400m from nearest core path. There is pedestrian access from the site into the village providing access to other routes.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site relates fairly well to the settlement of Carrbridge, it contains valuable woodland and habitats. Development on this site would result in the loss of nationally notable habitats such as pine woodland and bog woodland. The site is also quite wet and there are likely to be drainage issues. Therefore, 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	Natural habitat comprising of bog woodland, pine woodland and heathland
Habitats adjacent to the site	As above, road and housing on opposite side of road
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)	Kinveachy SPA
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	-
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Yes – potential for deep peat
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Natural habitats comprising of heath mosaics with, pine woodland , bog woodland, wet woodland habitat
Species likely to require survey at LDP or later stage – eg CNAP species	Wood ants (records also of narrow-headed ant here)
Possible protected species	Red squirrel
Habitat connections	Part of wider habitat – pine wood, bog wood habitat
ECOPS	-
Potential Mitigation	See below

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above
SUDs	Loss of natural habitat in particular wet habitats (bog, peat based soils) cannot be replaced by SUDS

#### Summary:

Development of this site would result in the loss of natural habitats which include nationally notable habitats such as pine woodland and bog woodland (which is on the Annex I list of habitats under the Habitats Directive). There is likely to be deep peat within this site and drainage could be an issue, given some of the site is low lying and wet. Although not designated, the habitats within the site are of high 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>		Proposal is for 30 houses.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site is currently woodland located in the north of Carrbridge.
	<b>Siting</b>	
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Woodland.
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		
<b>Visual issues and sensitivities</b>		This site is damp regenerating woodland. This woodland contributes to the consistent high quality landscape setting for the settlement, is integral to the sense of arrival along the Inverness road and forms a clear edge to the settlement and is a well-used recreational resource.
<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

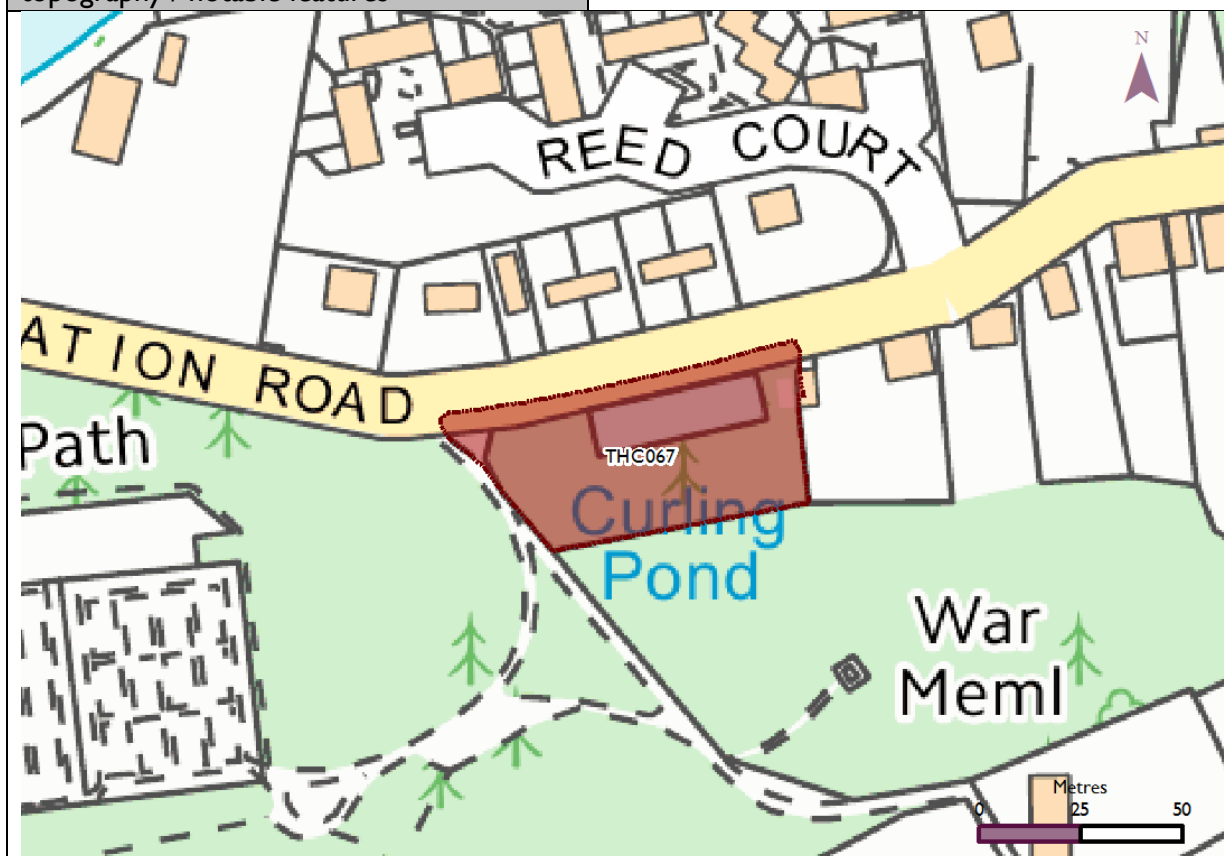
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC067
Site address	Curling Pond, Carrbridge
OS grid reference (if available)	
Site area / size	0.28 Ha
Site description: current land use / topography / notable features	Former Curling Pond



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	8
	Tenure	
	Affordable housing proportion	
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	✓	Small contained area of surface water flooding on northern boundary of the site.
Surface water extent: Low probability 1:1000 yrs	✓	Small contained area of surface water flooding on northern boundary of the site.
Potentially Vulnerable Area	✓	Whole site (100%) 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)	✓	Site lies approx. 100m south of River Dulnain, part 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	✓	Site adjoins area of Ancient woodland on south west 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		
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 along north and western boundaries.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good / limited</i>	Site lies approx. 250m from centre of Carrbridge (bus stops / shop / service station) and approx. 500m walk from the Primary School and 800m to train station. Being rural, services are limited. Carrbridge lies approx. 12km from Aviemore (larger service centre).
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site lies on Station Road, just off on the A938. Informal gated access onto site.
Wider transport network	<i>Good</i>	Site lies just off the A938 which leads to the A9(3km away). Carrbridge has good connections for its size including bus services and a train station (850m away).
Access to public transport	<i>Good / limited</i>	Bus stop approx.. 250m away and a train station (850m away). Being rural, services are limited.
Access to active travel routes	<i>Good</i>	A core path adjoins the site and there is good pedestrian access from the site into the village.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Site lies within the existing settlement boundary of Carrbridge and relates well to the existing village. The site is small and contained. There is woodland immediately to the south of the site (some of which lies within the site), however overall it could provide a suitable site for a small number of houses. However, the site is currently a curling pond and is therefore unlikely to be suitable for re-development.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Disused curling pond, curling pond hut, surrounded by edge of Scots pine 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)	Kinveachy SPA (2.5km south west)
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Adjacent but not within site as marked on plan
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Scots pine woodland on edge of the curling pond is of value, has mature trees as well as young rowan and has ground flora typical of semi-natural mature pine forest (heather, blueberry).
Species likely to require survey at LDP or later stage – eg CNAP species	Wood ants (none seen during site visit, unlikely due to aspect)
Possible protected species	Where trees are impacted – red squirrel. Bats – curling pond hut (low potential)
Habitat connections	Neighbouring woodland
ECOPS	See cover sheet
Potential Mitigation	Reduce size of allocation so that the footprint of the site focuses on the curling pond and has reduced impact on woodland

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above
SUDs	Required, though the development will be restricted. Green roofing could help reduce surface water run-off.

#### Summary:

It is likely that some tree loss will take place even if the woodland portion of the site is reduced, but this should have a low impact. Reducing the size of the site will also avoid the need to cut into the steep bank behind the site, which would increase the number of trees that need to be removed.

Ecological surveys should be minimal, focusing on red squirrel and bats (in curling pond hut). A HRA for impacts on Kinveachy SPA (caper) is likely to be required.

### Overall Ecology Assessment

RED		AMBER		GREEN	X if majority of woodland within site is taken out of allocation

## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for 8 houses.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site lies on former curling pond with immediate surroundings (comprising woodland).
	<b>Siting</b>	There is scope for the northern part of this site to be developed in a manner consistent with the pattern and style of other houses along Station road. This part of the site is the former village curling pond.
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Scots pine woodland on edge of the curling pond is of value, has mature trees as well as young rowan and has ground flora typical of semi-natural mature pine forest (heather, blueberry).
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		There is capacity for housing on the former curling pond site against the woodland backdrop.
<b>Visual issues and sensitivities</b>		A walk over archaeological survey should be made and a record submitted to HES prior to any development proceeding. Trees on the southern part of the site should be protected.
<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

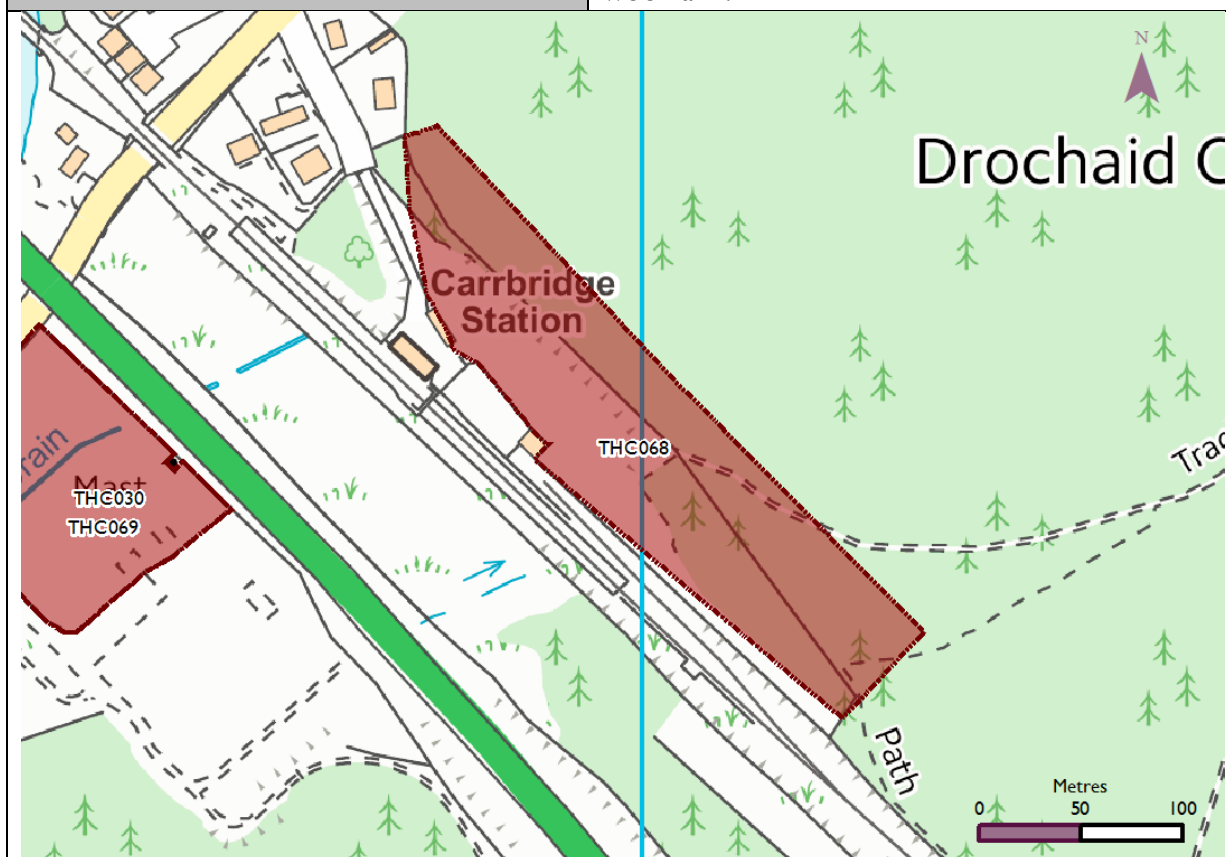
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC068
Site address	ED1, Carrbridge
OS grid reference (if available)	
Site area / size	2.2 Ha
Site description: current land use / topography / notable features	North west of the site comprises former Railway Yard with the rest of the site containing ancient woodland.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	40
	Tenure	
	Affordable housing proportion	
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	✓	Small areas of surface water flooding in the centre of the site.
Surface water extent: Low probability 1:1000 yrs	✓	Small areas of surface water flooding in the centre of the site.
Potentially Vulnerable Area	✓	Whole site (100%) 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)	✓	Site lies approx. 200m to the east of River Dulnain, part 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	✓	Part (approx. 30%) of site is covered by ancient woodland along eastern 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		
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 into the site on the north eastern boundary.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Centre of site lies approx. 1.2km from centre of Carrbridge (bus stops / shop / service station) and approx. 1.5km from the Primary School and is immediately adjacent to the train station. Being rural, services are limited. Carrbridge lies approx. 12km from Aviemore (larger service centre).
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site lies just off Station Road, 900m from the A938. There is existing access onto the site as was previously developed.
Wider transport network	<i>Good / limited</i>	Site lies 900m from the A938 which leads to the A9 (approx.. 5km by road although site is immediately adjacent). Carrbridge has good connections for its size including bus services and a train station (immediately adjacent).
Access to public transport	<i>limited</i>	Bus stop approx.. 1.2km away and a train station (next door). Being rural, services are limited.
Access to active travel routes	<i>Good</i>	A core path in the south of the site and one just to the north of the site leading into the village.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

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

The site is currently identified for economic development within the current Local Development Plan and the site relates well to the existing village. However approximately half of it lies within ancient woodland which is of significant ecological value. The site also contains a steep slope running through the site from the north to the south meaning this area would be very difficult to develop. Removing the area of ancient woodland (and thus the steep slope) in the southern part would reduce ecological impacts. It is considered that the north west part of the site remains suitable for development. This proposal is for housing, however on the basis of existing housing allocation in Carrbridge, additional housing sites are not required. Therefore it is considered more appropriate to retain a reduced site area for employment uses.

<b>PREFERRED SITE ALLOCATION FOR MIR? (Y/N)</b>
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No – although existing EDI allocation to be retained at a reduced scale (as noted above)
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## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Brownfield site – mosaic of habitats associated with brownfield and woodland
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)	Kinveachy SPA 2.5km south-west
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	AWI partially within the site – category 2a (semi-natural origin, dating to maps of 1860).
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Mosaic of semi-natural habitats, formed since the site was abandoned. Early successional woodland, grassland, heathland, woodland (including AWI) and bare ground habitat. The ground levels vary considerably due to the historical use of the site as railway sidings.
Species likely to require survey at LDP or later stage – eg CNAP species	Invertebrates – solitary bees, wood ants (present), Lepidoptera (Kentish glory), plus potential for other groups. AWI areas would require NVC and fungi.
Possible protected species	Lots of mature trees therefore bat roost assessment of trees required plus red squirrel. In wooded area – badger, pine marten.  Reptiles are likely to be present.
Habitat connections	Adjoining woodland. Further scrub/grasland along railway line.
ECOPS	See cover sheet
Potential Mitigation	Remove all AWI and woodland to south from allocation, this will reduce ecological impact and also remove the need to alter ground levels. Some of the brownfield habitat is of value, particularly in the central/southern portion of the site where there is a mix of grassland, heath, young birch and bare ground habitat. Removing this from the allocation will also significantly reduce the ecological impact of developing the site.

<b>Flood risk</b>	<b>Comments / detail / mitigation</b>
Flood risk relative location vs 1:200 year event	As above
SUDs	Required – site should be free draining so use of swales and rain gardens.

**Summary:**

The site has a good mix of brownfield habitat mosaics as well as mature woodland to the south and east. Removing the most valuable habitats from the allocation will significantly reduce the ecological impact and the requirement for survey work.

The annotated cover sheet shows the area recommended to be removed from the allocation – if this is achieved there will be no requirement to carry out invertebrate surveys and the surveys associated with AWI woodland, only a reptile survey and a check for wood ant nests.

**Overall Ecology Assessment**

<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X if significant change made to scale of site</b>



## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site of former railway sidings. Made up ground over 50% of site with limited scrub. Rest of site is mature woodland. Siding area is higher than woodland with a steep slope between the two.
	<b>Siting</b>	Area of siding has potential without impacting on the character of the village
	<b>Design</b>	Light industrial though more natural materials would help to ensure buildings blend in with surroundings better.
<b>Landscape Special Qualities</b>		Woodland SLQ
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		Housing site though woodland portion is highlighted as having a constraint because of landcover.
<b>Visual issues and sensitivities</b>		Few but retention of the woodland is a high priority. Therefore reducing the site to limit it to just the extent of higher flat area and avoiding all woodland is necessary.
<b>Potential for mitigation</b>		Yes – tree protection and design of buildings
<b>Potential to complement?</b>		Yes- design of buildings
<b>Potential to enhance?</b>		some
<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

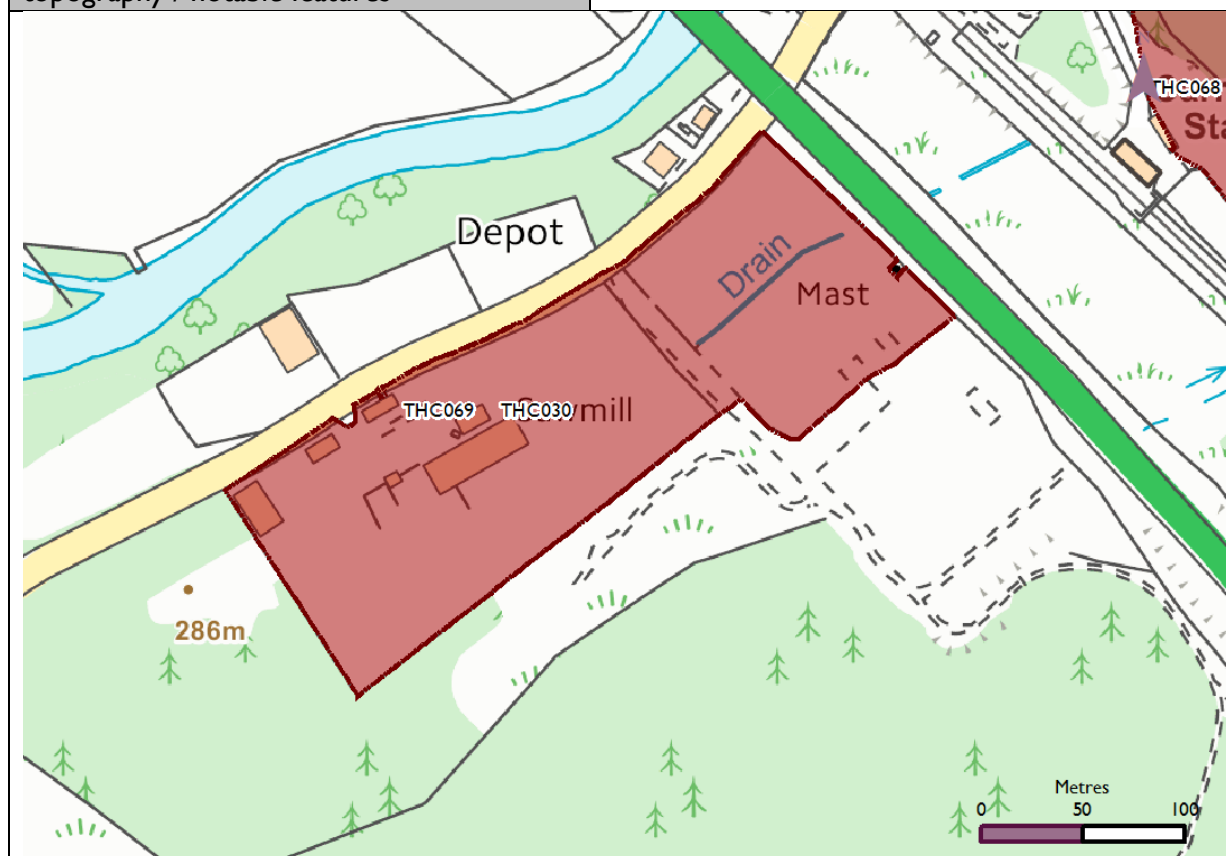
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X – if site is limited as above</b>

# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC069
Site address	Former Wood Yard, Carrbridge
OS grid reference (if available)	
Site area / size	3.7 Ha
Site description: current land use / topography / notable features	



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### Proposed use

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

## 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"/>	Most of north eastern part of site (approx. 50%) covered by medium probability flood risk.
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	Most of north eastern part of site (approx. 50%) covered by low probability flood risk.
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Large area of surface water flooding in north eastern part of the site (approx. 20%) along with some smaller pockets of flooding in the south west part of site.
Surface water extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	Large area of surface water flooding in north eastern part of the site (approx. 20%) along with some smaller pockets of flooding in the south west part of site.
Potentially Vulnerable Area	<input checked="" type="checkbox"/>	Nearly whole site (95%) 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>	<input type="checkbox"/>	
Special Area of Conservation (SAC)	<input checked="" type="checkbox"/>	Site lies less than 100m south east of River Dulnain, part of River Spey SAC.
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 type="checkbox"/>	
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input type="checkbox"/>	
Wild Land	<input type="checkbox"/>	

Other natural heritage considerations		
Ancient woodland	✓	North eastern part of the site covered by ancient woodland (approx. 30%). There is also woodland adjoining the site on south east and south west boundaries.
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 along north western boundary.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	Site lies to the west of the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Centre of site lies approx. 1.3km from centre of Carrbridge (bus stops / shop / service station) and approx. 1.6km from the Primary School and 500m to train station. Being rural, services are limited. Carrbridge lies approx. 12km from Aviemore (larger service centre).
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site lies on Station Road, just off on the A938. There is existing access onto the site as was previously developed.
Wider transport network	<i>Good / limited</i>	Site lies 1.3km from the A938 which leads to the A9 (5km by road although site is immediately adjacent). Carrbridge has good connections for its size including bus services and a train station (500m away).
Access to public transport	<i>limited</i>	Bus stop approx.. 1.3km away and a train station (500m away). Being rural, services are limited.
Access to active travel routes	<i>Good</i>	A core path adjoins northern boundary of the site and pedestrian access from the site into the village.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

(See also THC030). The site comprises an extensive previously developed area and is located to the west of the existing Carrbridge settlement boundary. The north of the site contains a medium probability flood risk and a Flood Risk Assessment will be required. There are no other significant constraints to development. Overall this site is considered suitable for future development in principle. On account of current allocations for housing, there is no need for significant additional housing allocations in the next plan period, however the site is considered suitable for employment use.

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

Yes

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Brownfield – derelict sites which was former sawmill site until fairly recently. Blocks to the east alongside A9 also brownfield, partly hard standing, partly gravel, previous use unknown.
Habitats adjacent to the site	Woodland, further brownfield, industrial units
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)	Kinveachy SPA – 2.3km south
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Yes – the woodland adjacent is AWI and the western blocks beside the A9 are also within the AWI. These sites may have been woodland in the past and then cleared for industrial use. Category 2a – semi-natural, dating from maps 1860.
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Bare ground habitats, tree belts, birch scrub
Species likely to require survey at LDP or later stage – eg CNAP species	Invertebrates – in particular solitary bees, Lepidoptera (Kentish Glory), potentially other groups too.
Possible protected species	Reptiles  In buildings (sawmill site) – birds and bats (low potential).  Ground too hard for burrowing mammals. Drain unlikely to be used by water vole/otter as it is fairly isolated. A basic walkover for mammals at full planning application stage would be sufficient.
Habitat connections	AWI adjacent
ECOPS	See cover sheet
Potential Mitigation	Avoid loss of trees/scrub belts on western side of site. Detailed mitigation depends on results of survey work.

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

**Summary:**

The old sawmill site itself has only recently been cleared and become disused and as such has had little time to develop ecological value. This site would be GREEN for ecology.

The western blocks beside the A9 have been derelict for longer and have had more time to develop scrub and young trees and successional vegetation. Invertebrate surveys would be required for these areas but not for the sawmill area. The woodland belts that intersect the site (shown on cover sheet) should be removed from the allocation. Depending on results of invertebrate survey, this part of the site would also be GREEN for ecology.

Reptile survey would be required for the whole site.

Bat roost assessment and breeding bird assessment required for the remaining buildings within the sawmill site.

If the site is highlighted for housing, a HRA would be required to assess the impacts on Kinveachy SPA (recreational disturbance to capercaillie).

**Overall Ecology Assessment**

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

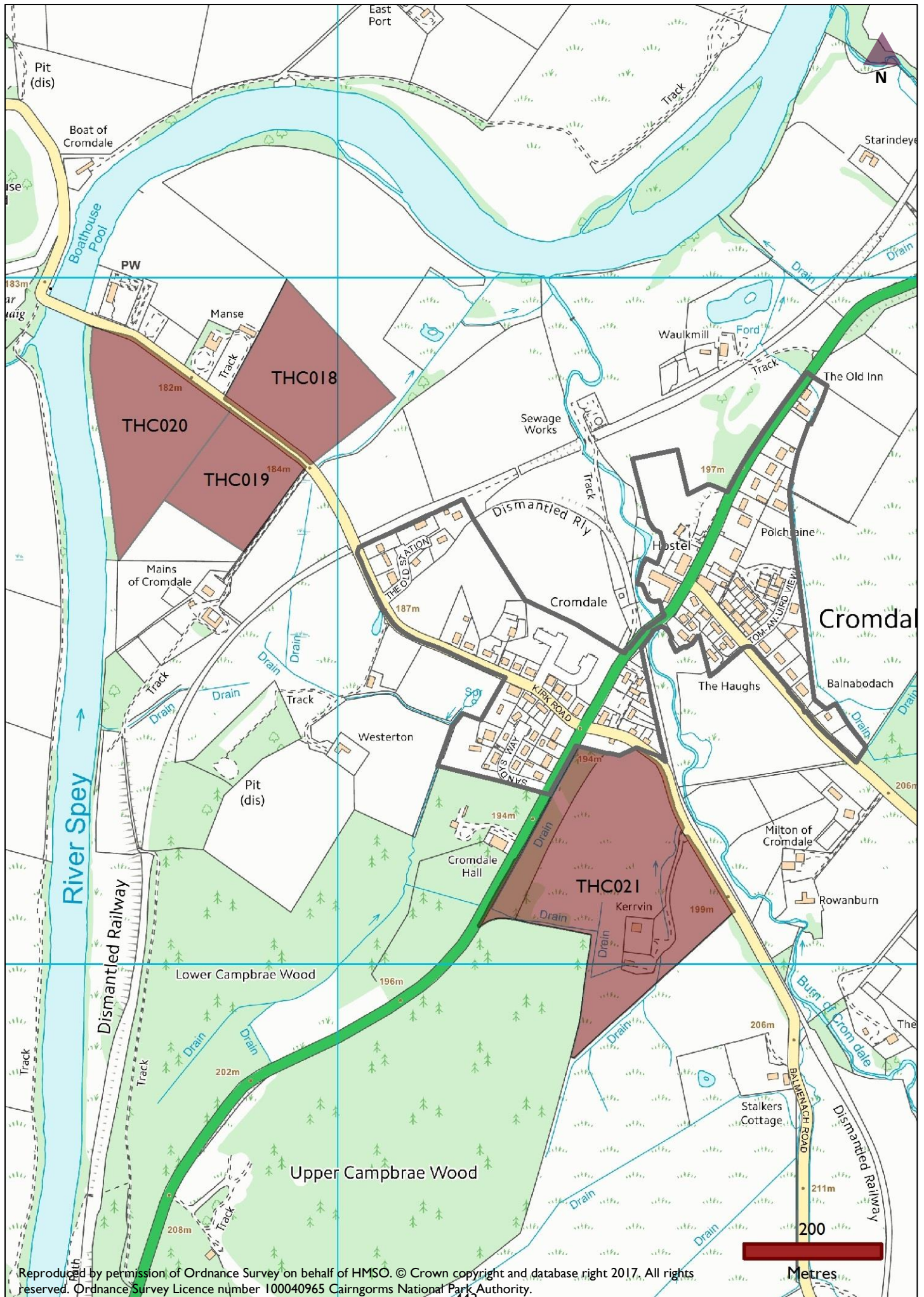
<b>Nature and scale of development (incl off site effects)</b>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site is large brownfield site on the edge of Carrbridge. Previous sawmill structures have mostly been removed with the hard standings left in place. Surrounded on three sides with woodland with some trees lines retained on eastern part of the site.
	<b>Siting</b>	Land is flat and locating units within the existing trees is possible.
	<b>Design</b>	Light industrial and business units would be appropriate considering the context of the existing units in the vicinity. Height of units and peripheral planting ought to be considered in a development brief.
<b>Landscape Special Qualities</b>		Woodland
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		N/A
<b>Visual issues and sensitivities</b>		Site is well enclosed on most sides. On road side adjacent uses are industrial. Visitors use the road to access recreation in the hills so frontage planting would be required.
<b>Potential for mitigation</b>		some
<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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# CROMDALE

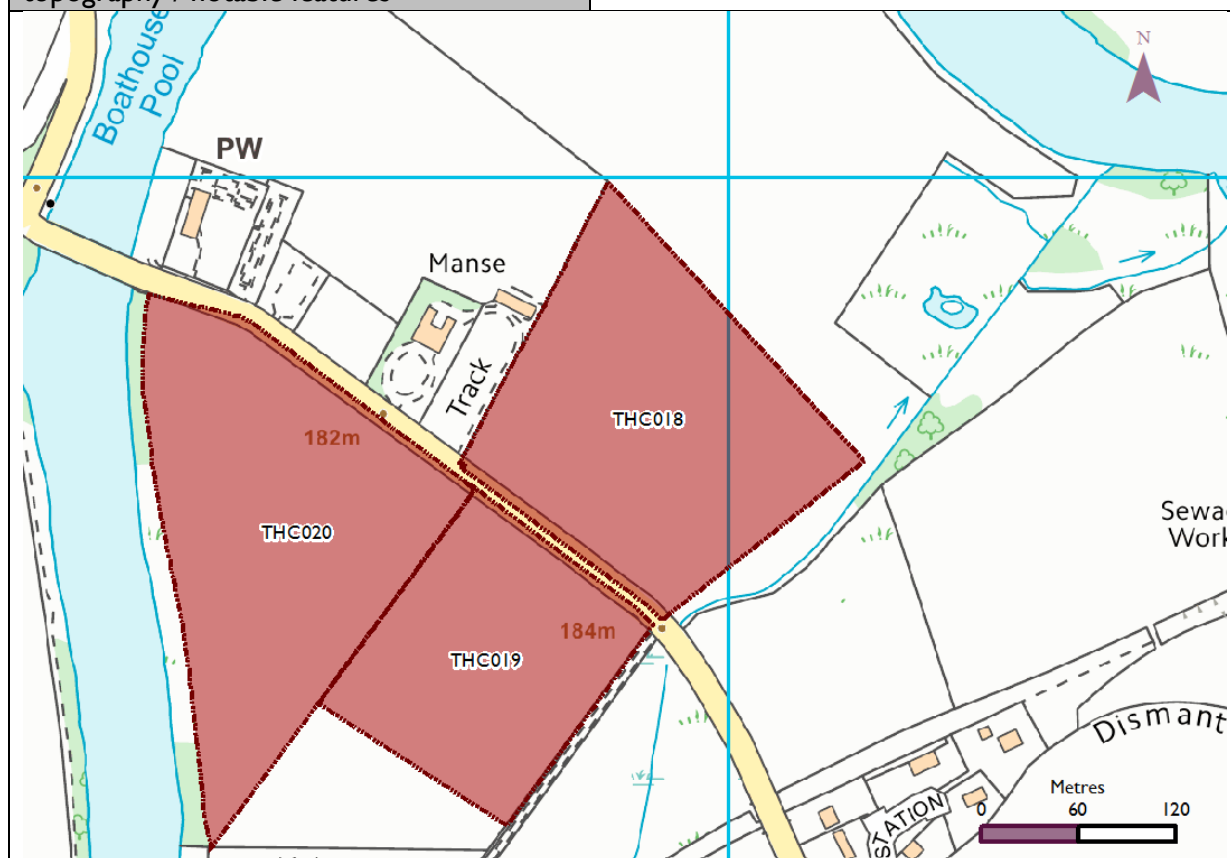


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC018
Site address	Site 3 Cromdale
OS grid reference (if available)	
Site area / size	3.4Ha
Site description: current land use / topography / notable features	Agricultural



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	10
	Tenure	Private / Affordable
	Affordable housing proportion	50% or greater, no set figure
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	<input checked="" type="checkbox"/>	North west corner overlaps area. Less than 5% of site
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	North west corner overlaps area. Less than 10% of site
Surface water extent: Medium probability 1:200 years	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	Within 200m of River Spey SAC, which runs to its west and north
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"/>	Within 200m of River Spey SSSI, which runs to its west and north
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input type="checkbox"/>	
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		
Ancient woodland	<input type="checkbox"/>	
Natural and semi-natural woodland	<input type="checkbox"/>	
Tree preservation order (TPO)	<input type="checkbox"/>	

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	✓	Adjacent to inventory battlefield BF 20 Cromdale
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 along road to south of site

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related / poorly related</i>	Site lies approx.. 150m to the west of the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Cromdale has limited services / facilities (Village Hall). Nearest service centre is Grantown (5km to the centre of the town).
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Site lies on a minor road running through Cromdale.
Wider transport network	<i>Good / limited</i>	Site lies approx.. 650m from the A95 providing links north (to Elgin/ Keith) and south (to Grantown / Aviemore / A9). There is no train station nearby but bus stops are approx. 700m away.
Access to public transport	<i>poor</i>	Site lies approx. 700m from nearest bus stops. Being rural, the frequency of services are very limited.
Access to active travel routes	<i>Good</i>	There is a core path adjoining the southern boundary of the site (the road) which connects to Grantown through Anagach woods.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site is slightly disjointed from the main village of Cromdale and the scale of the site is significant for the number of houses proposed. The River Spey lies immediately to the north of the site and there is also a small area of flood risk in the north. Development on the site has the potential to impact on nearby designations and overall it is considered that on account of more suitable existing allocations in Cromdale this site is not a preferred option for development.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Agricultural – silage/pasture (sheep)
Habitats adjacent to the site	As above, plus the River Spey and associated riparian woodland
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	River Spey is close by, but not connected to the site (burn adjacent but not within the site flows into the Spey)
Special Protection Area (SPA)	Anagach Woods SPA nearby (walking distance)
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	Need to check.

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Habitat by itself of negligible ecological value (improved grassland)
Species likely to require survey at LDP or later stage – eg CNAP species	Wading birds – waders (lapwing, oystercatcher, curlew) use the area for feeding and potentially breeding in spring and through summer.
Possible protected species	Breeding wading birds
Habitat connections	-
ECOPS	-
Potential Mitigation	See below.

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

#### Summary:

The habitat itself is of negligible value for ecology, but it is known to support waders. A breeding bird survey for waders would be required, extending into adjacent fields between settlement and the river to determine use by waders of the area and significance.

There are likely significant effects upon the River Spey SAC (direct and/or indirect impacts on all qualifying features). There is also a potential LSE on Anagach Woods SPA (Capercaillie).

### 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>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Open flat field close to the old Manse and within the battlefield site. Close to the river Spey.
	<b>Siting</b>	The field is almost flat with no specific features, though the trees of the manse line the western side of the site.
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Strath landscape, agricultural with woodland and riparian features
<b>Wildland Issues</b>		none
<b>Landscape Capacity for Housing Report – status of site</b>		Too far from settlement to be included
<b>Visual issues and sensitivities</b>		The area is well away from the current settlement and adjacent to the manse and close to the listed Kirk. Development here would be a major intrusion into the open landscape and change this character significantly.
<b>Potential for mitigation</b>		None
<b>Potential to complement?</b>		None
<b>Potential to enhance?</b>		None
<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>		Battle of Cromdale is adjacent; Kirk and river crossing area are key features of the battlefield.
<ul style="list-style-type: none"> <li>• <b>Other archaeological feature (Canmore)</b></li> </ul>		

### Overall Landscape Assessment

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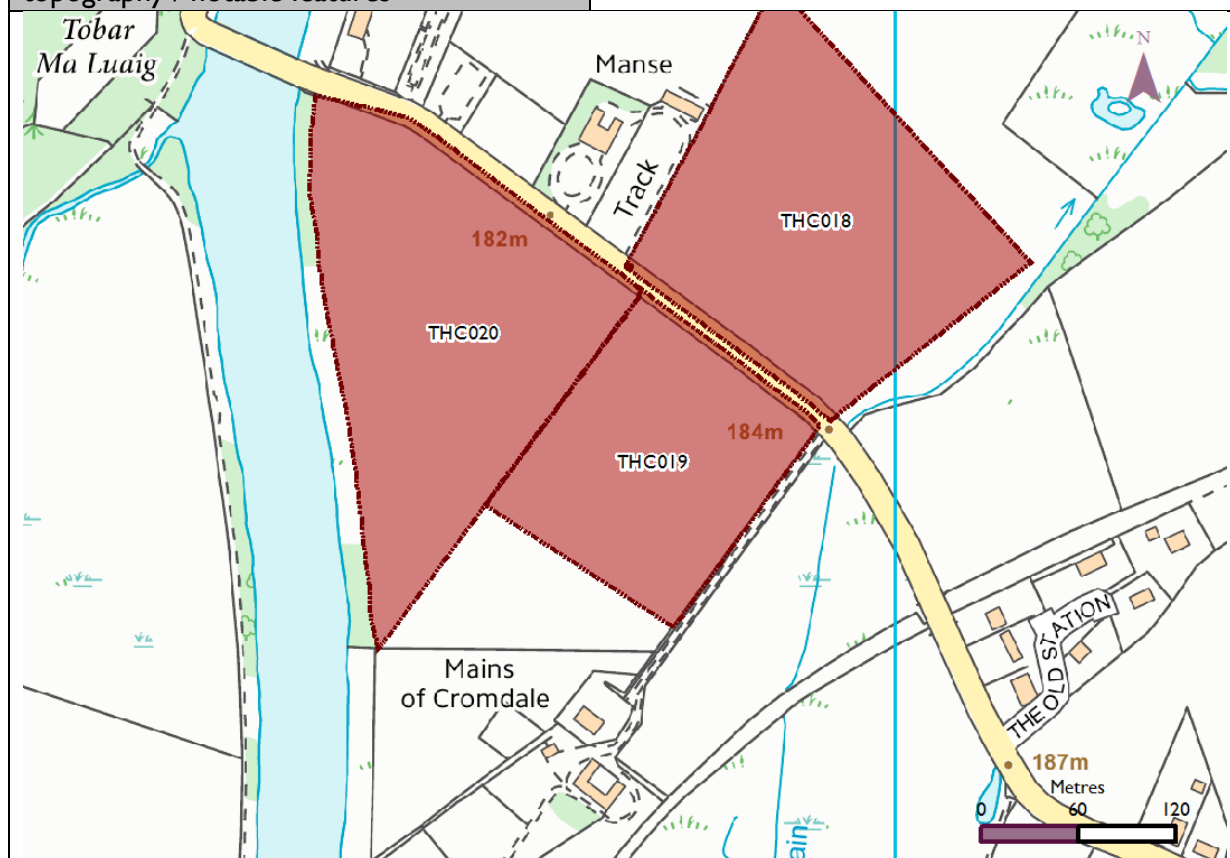


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC019
Site address	Site 2 Mains Cromdale
OS grid reference (if available)	
Site area / size	2.2
Site description: current land use / topography / notable features	Agricultural



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	8
	Tenure	Private / Affordable
	Affordable housing proportion	50% or greater, no set figure
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		
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)	✓	Within 100m of River Spey SAC, which runs to its west and north
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 100m of River Spey SSSI, which runs to its west and north
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	✓	Adjacent to inventory battlefield BF 20 Cromdale
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 along road to north of site

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related / poorly related</i>	Site lies approx.. 150m to the west of the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Cromdale has limited services / facilities (Village Hall). Nearest service centre is Grantown (5km to the centre of the town).
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Site lies on a minor road running through Cromdale.
Wider transport network	<i>Good / limited</i>	Site lies approx.. 650m from the A95 providing links north (to Elgin/ Keith) and south (to Grantown / Aviemore / A9). There is no train station nearby but bus stops are approx. 700m away.
Access to public transport	<i>poor</i>	Site lies approx. 700m from nearest bus stops. Being rural, the frequency of services is very limited.
Access to active travel routes	<i>Good</i>	There is a core path adjoining the north eastern boundary of the site (the road) which connects to Grantown through Anagach woods.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site is slightly disjointed from the village of Cromdale and the scale of the site is significant for the number of houses proposed. Development on the site has the potential to impact on nearby designations and overall it is considered that on account of more suitable existing allocations in the village this site is not a preferred option for development.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Agricultural (arable)
Habitats adjacent to the site	Neighbouring agriculture, arable, silage, pasture
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	River Spey is close by, but not connected to the site (burn adjacent but not within the site flows into the Spey)
Special Protection Area (SPA)	Anagach Woods SPA nearby (walking distance)
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	Yes – used to grow barley

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Habitat by itself of negligible ecological value (arable crop)
Species likely to require survey at LDP or later stage – eg CNAP species	None
Possible protected species	None
Habitat connections	-
ECOPS	-
Potential Mitigation	See below

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

#### Summary:

The habitat is of negligible value for ecology. However development of this site could have in-direct impacts on nearby designated sites.

There are likely significant effects upon the River Spey SAC (direct and/or indirect impacts on all qualifying features). There is also a potential LSE on Anagach Woods SPA (Capercaillie).

#### 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>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Open flat field close to the old Manse and within the battlefield site. Close to the river Spey.
	<b>Siting</b>	The field is almost flat with no specific features.
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Strath landscape, agricultural with woodland and riparian features
<b>Wildland Issues</b>		none
<b>Landscape Capacity for Housing Report – status of site</b>		Too far from settlement to be included
<b>Visual issues and sensitivities</b>		The area is well away from the current settlement and adjacent to the manse and close to the listed Kirk. Development here would be a major intrusion into the open landscape and change this character significantly.
<b>Potential for mitigation</b>		None
<b>Potential to complement?</b>		None
<b>Potential to enhance?</b>		None
<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>		Battle of Cromdale is adjacent; Kirk and river crossing area are key features of the battlefield.
<ul style="list-style-type: none"> <li>• <b>Other archaeological feature (Canmore)</b></li> </ul>		

### Overall Landscape Assessment

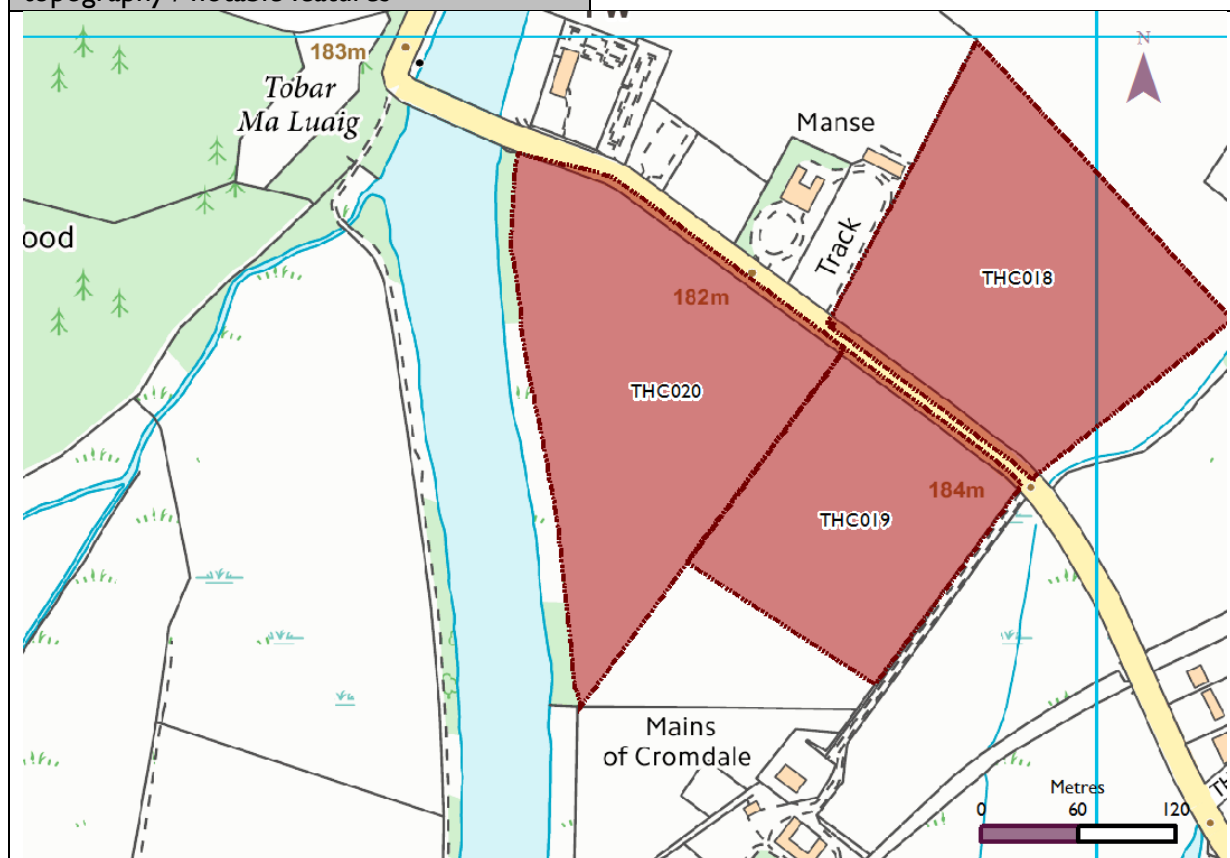
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC020
Site address	Site 1 Mains Cromdale
OS grid reference (if available)	
Site area / size	3.6
Site description: current land use / topography / notable features	Agricultural



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### Proposed use

Proposed use		Potential for housing or Tourism development
Housing	Approx no of houses	8
	Tenure	Private / Affordable
	Affordable housing proportion	50% or greater, no set figure
Employment / mixed use		Potential tourist lodges / pods for accommodation in tourism sector. Site next to Speyside Way

## 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"/>	North western corner of site within area. Less than 5% of site area.
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	North western corner of site within area. Less than 10% of site area
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Small area on north western corner of 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 checked="" type="checkbox"/>	Adjacent to River Spey SAC, which runs to its west and north
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"/>	Adjacent to River Spey SSSI, which runs to its west and north
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input type="checkbox"/>	
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		
Ancient woodland	<input type="checkbox"/>	
Natural and semi-natural woodland	<input type="checkbox"/>	
Tree preservation order (TPO)	<input type="checkbox"/>	



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	✓	On inventory battlefield BF 20 Cromdale
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 along road to north of site

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related / poorly related</i>	Site lies approx.. 400m from the western edge of the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Cromdale has limited services / facilities (Village Hall). Nearest service centre is Grantown (5km to the centre of the town).
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Site lies on a minor road running through Cromdale.
Wider transport network	<i>Good / limited</i>	Site lies approx.. 850m from the A95 providing links north (to Elgin/ Keith) and south (to Grantown / Aviemore / A9). There is no train station nearby but bus stops are approx. 900m away.
Access to public transport	<i>poor</i>	Site lies approx. 900m from nearest bus stops. Being rural, the frequency of services is very limited.
Access to active travel routes	<i>Good</i>	There is a core path adjoining the southern boundary of the site (the road) which connects to Grantown through Anagach woods.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site is disjointed from the main village of Cromdale and the scale of the site is significant for the number of houses proposed. The River Spey lies immediately to the north of the site and there is also a small area of flood risk in the north and along western boundary. Development on the site has the potential to impact on nearby designations and overall it is considered that on account of more suitable existing allocations in Cromdale that this site is not a preferred option for development.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Agricultural (arable)
Habitats adjacent to the site	Neighbouring agriculture, arable, silage, pasture
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	River Spey is close by, but not connected to the site (burn adjacent but not within the site flows into the Spey)
Special Protection Area (SPA)	Anagach Woods SPA nearby (walking distance)
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	Yes – used to grow barley

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Habitat by itself of negligible ecological value (arable crop)
Species likely to require survey at LDP or later stage – eg CNAP species	None
Possible protected species	None
Habitat connections	-
ECOPS	-
Potential Mitigation	See below

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

#### Summary:

The habitat is of negligible value for ecology. However development of this site could have in-direct impacts on nearby designated sites.

There are likely significant effects upon the River Spey SAC (direct and/or indirect impacts on all qualifying features). There is also a potential LSE on Anagach Woods SPA (Capercaillie).

#### 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>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Open flat field close to the old Manse and within the battlefield site. Close to the river Spey.
	<b>Siting</b>	The field is almost flat with no specific features.
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Strath landscape, agricultural with woodland and riparian features
<b>Wildland Issues</b>		none
<b>Landscape Capacity for Housing Report – status of site</b>		Too far from settlement to be included
<b>Visual issues and sensitivities</b>		The area is well away from the current settlement and adjacent to the manse and close to the listed Kirk. Development here would be a major intrusion into the open landscape and change this character significantly.
<b>Potential for mitigation</b>		None
<b>Potential to complement?</b>		None
<b>Potential to enhance?</b>		None
<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>		Battle of Cromdale is adjacent; Kirk and river crossing area are key features of the battlefield.
<ul style="list-style-type: none"> <li>• <b>Other archaeological feature (Canmore)</b></li> </ul>		

### Overall Landscape Assessment

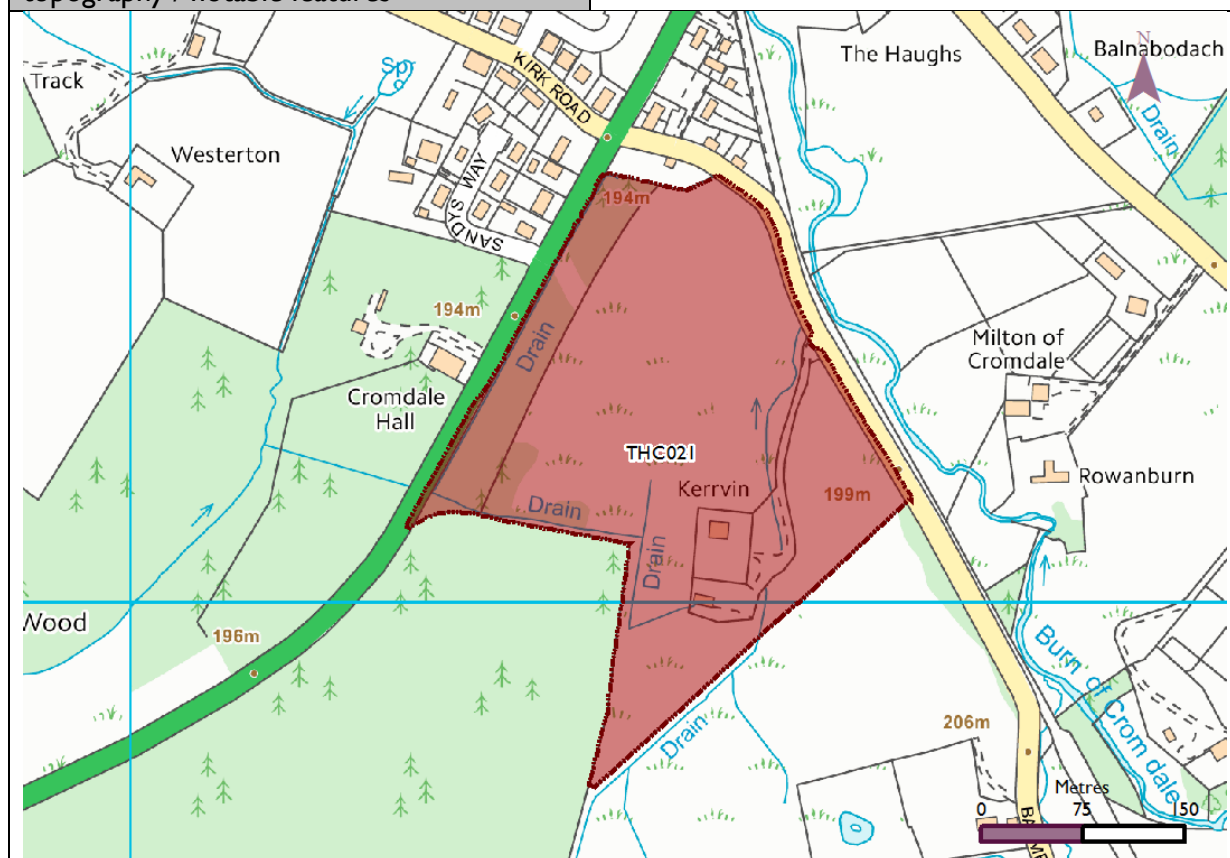
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC021
Site address	Kerriv Cromdale
OS grid reference (if available)	
Site area / size	7.9
Site description: current land use / topography / notable features	Vacant



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### Proposed use

Proposed use		Housing or Tourism
Housing	Approx no of houses	8
	Tenure	Private / Affordable
	Affordable housing proportion	50% or greater, no set figure
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	✓	Small patches in eastern half of site. Less than 5% of site area.
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	Small patches in eastern half of site. Less than 5% of site area.
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)	✓	Adjacent to River Spey SAC, which runs to its north
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)	✓	Adjacent to River Spey SSSI, which runs to its north
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	✓	Adjacent to battlefield BF 20 Cromdale
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 along road to north east of site

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site adjoins settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Cromdale has limited services / facilities (Village Hall). Nearest service centre is Grantown (5km to the centre of the town).
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Site lies on a minor road running through Cromdale.
Wider transport network	<i>Good / limited</i>	Site lies adjacent to the A95 providing links north (to Elgin/ Keith) and south (to Grantown / Aviemore / A9). There is no train station nearby but bus stops are approx. 900m away.
Access to public transport	<i>poor</i>	Northern part of the site lies approx. 150m from nearest bus stops. Being rural, the frequency of services are very limited.
Access to active travel routes	<i>Good</i>	There is a core approx. 400m from the site.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site relates well to the existing settlement, however the scale of the site is extensive for the number of houses proposed. There are no major constraints to development, however in terms of landscape focusing development in the northern part of the site would be more appropriate. Overall, however, there are more suitable existing allocations in Cromdale therefore there is no need to allocate this site for development.

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

No



## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Horse pasture, some woodland
Habitats adjacent to the site	Pasture, housing, clear felled forestry
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	Cromdale burn is designated under the River Spey SAC. Drain from Kerriv flows into the Cromdale burn.
Special Protection Area (SPA)	Anagach Woods SPA within reach of this site
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	No habitats of particular note: The Scots pine tree belt along the road is of local value only. The fields themselves are heavily grazed, though they do not appear to be improved.
Species likely to require survey at LDP or later stage – eg CNAP species	Waders
Possible protected species	Waders
Habitat connections	Drain from Kerriv flows into Cromdale burn which is designated under the River Spey SAC
ECOPS	
Potential Mitigation	Avoid trees, avoid impacts on burn

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above
SUDs	Required, design dependent on proposal for the site

**Summary:**

The grassland habitats are heavily grazed by rabbits and also used for horses. There is no obvious sign of enrichment but heavy grazing prevents wildflowers so the fields are of little value for invertebrates or botanical interest. It is possible that the fields are used by waders; Cromdale is an important area for this group of birds. A survey would be required to determine importance of the fields within the site. Impacts on existing mature trees should be avoided. A HRA would be required to determine the impacts on the Anagach woods SPA (increased recreational disturbance) and also potential increased disturbance of mussel beds on the Spey close to the Cromdale bridge. The HRA would need to assess the impacts of drainage from the site into the Cromdale burn.

Green dependent on waders and findings from HRA. Not as close to River Spey and Anagach as sites THC018, THC019 and THC020 so lower impact.

**Overall Ecology Assessment**

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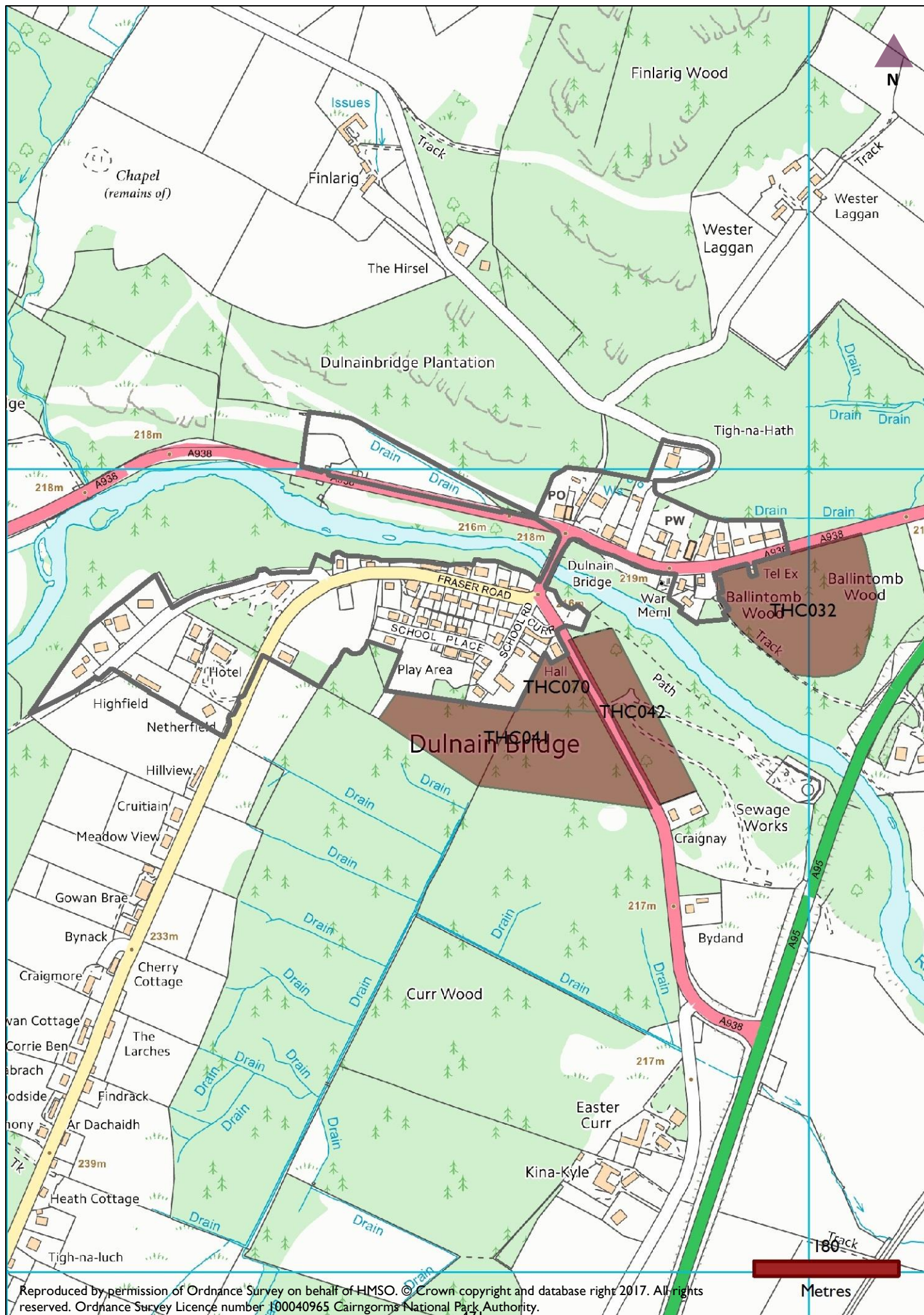
## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Grazing fields close to the village centre.
	<b>Siting</b>	The fields slope towards the road to the north of the site. There are some trees and felled woodland to the south and west of the area.
	<b>Design</b>	Some units close to the road facing existing development on the opposite side of the burn.
<b>Landscape Special Qualities</b>		Strath LSQs, edge of settlement
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		Area identified as having limited opportunities but focused up the Burnside of the site.
<b>Visual issues and sensitivities</b>		Higher parts of the site would be open to distant views and seen as less connected to the village.
<b>Potential for mitigation</b>		Yes – location of houses towards the road and screened with woodland strip to south of properties lining to existing trees.
<b>Potential to complement?</b>		Yes by development along road in a similar way to those on the opposite side of the burn.
<b>Potential to enhance?</b>		Some, though woodland planting establishing an effects and attractive settlement edge.
<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>		Cromdale, this are not thought to have been significant during the battle events
<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 – to a limited area close to the road</b>
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# DULNAIN BRIDGE

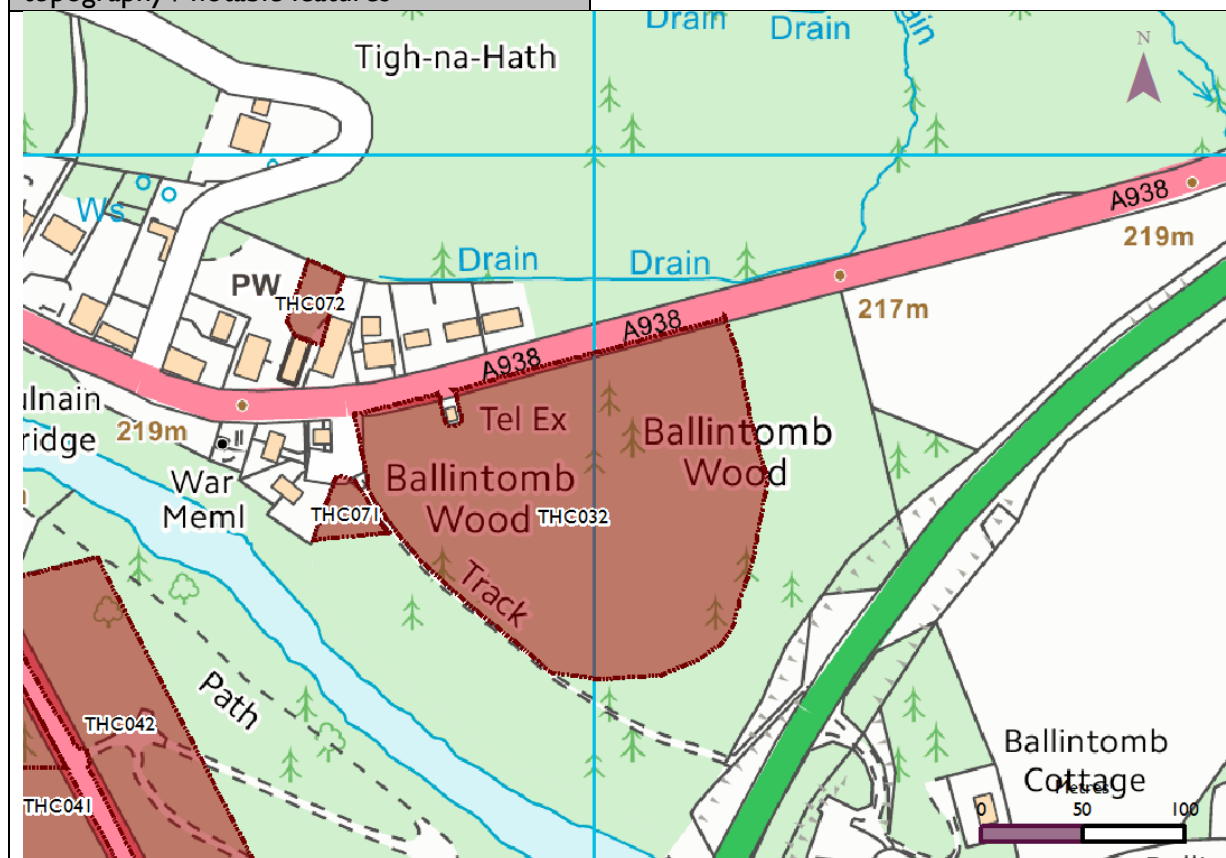


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC032
Site address	Ballintomb Wood, Dulnain Bridge
OS grid reference (if available)	
Site area / size	5Ha
Site description: current land use / topography / notable features	Commercial Plantation



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### Proposed use

Proposed use		Housing / Native Woodland
Housing	Approx no of houses	10
	Tenure	Private
	Affordable housing proportion	Off-site contribution
Employment / mixed use		2Ha for Residential, 3Ha for Native Woodland



## 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	✓	An area of medium probability flood risk is within 35m to the South-West of the site.
River extent: Low probability 1:1000 yrs	✓	An area of medium probability flood risk is within 30m to the South-West of the site.
Surface water extent: Medium probability 1:200 years	✓	Many areas of medium probability surface water surround 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)	✓	River Spey SAC lies parallel to the site, within 60m.
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	✓	The entire site is covered by ancient woodland.

Natural and semi-natural woodland	✓	An area of semi-natural woodland lies approx. 70m from the Western 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)	✓	3 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 down the entire Western boundary, to join another core path.



## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site adjoins settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Dulnain Bridge has limited services (Garage and small shop) and bus stop (300m from the site). Nearest service centre is Grantown-on-Spey approx.. 4.5km away.
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Site lies main A938 route through the village. No established access but could be provided.
Wider transport network	<i>Good</i>	Site lies on A938 which leads west to Carrbridge and A9 north (approx. 14km away) and east to A95 leading to Grantown (and north (Elgin/Keith) and south to Aviemore /A9 south.
Access to public transport	<i>limited</i>	There are bus stops in the village. Being rural, the frequency of services is limited (every 2 hours or so).
Access to active travel routes	<i>Good / limited</i>	There is a core path adjoining the western boundary of the site connecting around the village. Onward links are limited.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site relates well to the rest of the village, it is within an area of ancient woodland. There may be some more limited potential to develop in the north of the site. However, overall Dulnain Bridge has a substantial supply of housing land and therefore there is no significant need for additional housing land to be identified in this location.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Commercial spruce plantation
Habitats adjacent to the site	Settlement, contiguous with woodland up to River Dulnain
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	River Dulnain (River Spey SAC) 70m away to south
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Yes – the entire site is within AWI (category 2b – Long Established Plantation Origin).
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Unknown
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	None – but see next box down
Species likely to require survey at LDP or later stage – eg CNAP species	Rare plants, fungi. Green Shield Moss if there is suitable deadwood
Possible protected species	Red squirrel, pine marten
Habitat connections	Adjoining woodland
ECOPS	See cover sheet
Potential Mitigation	See below.

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

#### Summary:

This AWI site is planted with Norway Spruce (non-native species). The planting was very dense, and although the spruce has been thinned out the ground flora is poor. However there is still potential for plants and fungi of interest to exist here, given the woods AWI context. Green shield moss, one of the CNAP species often uses spruce forest and there is deadwood present in the wood that might be suitable for this species to colonise. Fungi were observed during the site visit.

There will be some standard protected mammal surveys required (red squirrel particularly). The development of the site would result loss of AWI (though potentially of lower ecological value). Alternative planting is required, which, depending on the design of the site, may have to be provided off-site.

### 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>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Within spruce plantation at the eastern entrance to the village.
	<b>Siting</b>	Landform is relatively flat.
	<b>Design</b>	<p>Removal of trees could be difficult if wind throw is an issue it means much of the woodland may need to be removed. This would open the view to the village up from the main strath. However new trees planting could offer better quality replacement.</p> <p>The site as proposed is too large for the number of houses requested this would need to be reflected in either including the new woodland within the boundary and/or changing the boundary of any allocation.</p>
<b>Landscape Special Qualities</b>		Straths, Landscape both natural and cultural
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		Opportunities recognised within this woodland
<b>Visual issues and sensitivities</b>		Retaining or replacing the woodland. Design to reflect the entrance and prominence of the site.
<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
<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

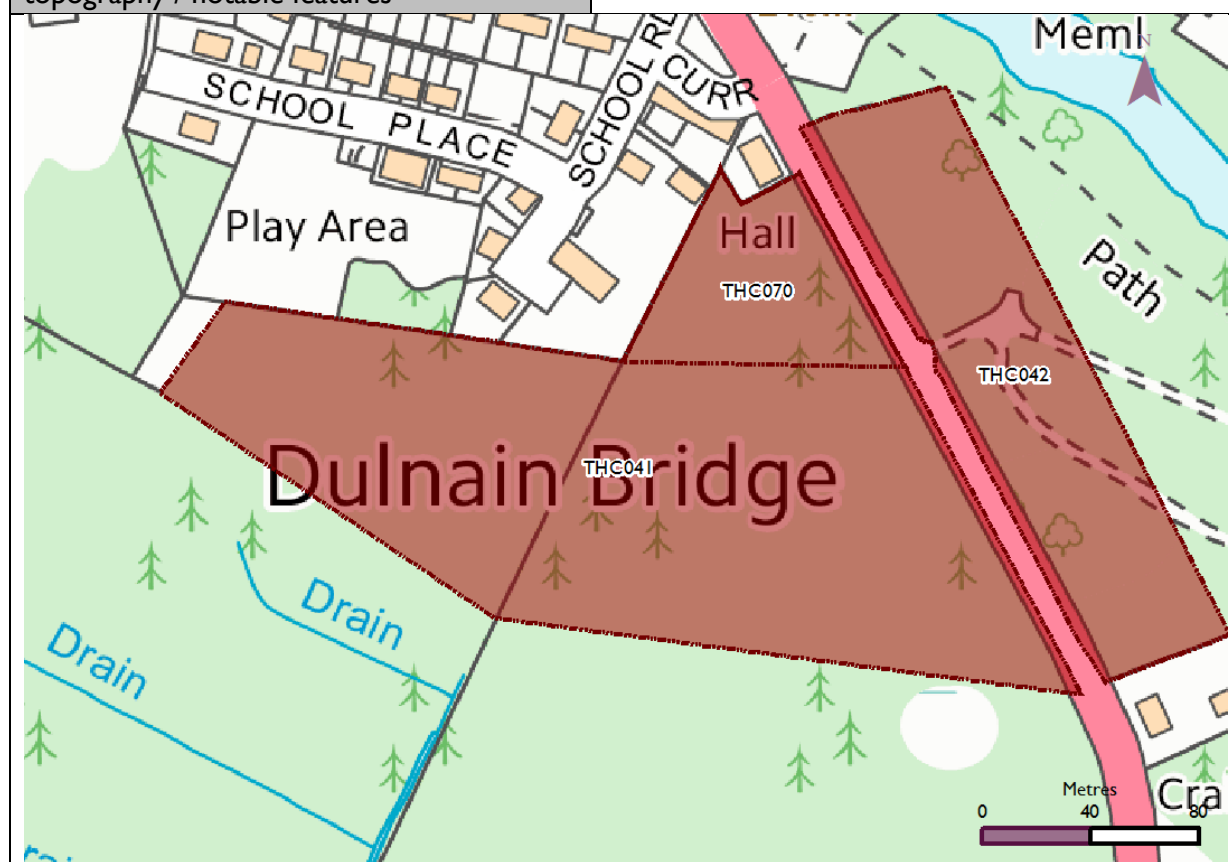
RED		AMBER		GREEN	X – see comments on boundary and size of site

# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC041
Site address	Land to the West of the A938 and to the South of the Play Area, Dulnain Bridge
OS grid reference (if available)	
Site area / size	Approx. 3.5Ha
Site description: current land use / topography / notable features	Scrub Woodland



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### Proposed use

Proposed use		Housing / mixed use
Housing	Approx no of houses	TBC
	Tenure	Private & affordable
	Affordable housing proportion	TBC, minimum 25%
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	✓	6 small areas of medium probability surface water lie on the site. Further areas surround 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)	✓	River Spey SAC runs close to the East of the site, within 100m.
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	✓	Approx. 50% of the site is covered by 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</i>	Site lies immediately adjacent to settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Dulnain Bridge has limited services (Garage and small shop) and bus stop (200m from the site). Nearest service centre is Grantown-on-Spey approx.. 4.5km away.
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Site lies 200m from A938 route through the village on a minor road. There is no established access but could be provided.
Wider transport network	<i>Good</i>	Site lies 200m from the A938 which leads west to Carrbridge and A9 north (approx. 14km away) and east to A95 leading to Grantown (and north (Elgin/Keith) and south to Aviemore / A9 south.
Access to public transport	<i>limited</i>	There are bus stops in the village. Being rural, the frequency of services is limited (every 2 hours or so).
Access to active travel routes	<i>limited</i>	There is a core path approx. 200m from the north of the site and good access to the village. Onward links are limited.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site relates well to the rest of the village, approximately half it lies within an area of semi-natural woodland which is of high ecological and landscape value. Dulnain Bridge already has a good supply of housing land and therefore there is no significant need for additional housing land to be identified in this location.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Woodland – planted/self-seeded Scots pine with birch and rowan, juniper.
Habitats adjacent to the site	Contiguous woodland to south, housing to north.
Nature and scale of development (inc off site effects)	As above.

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	River Dulnain (River Spey SAC) 75m away, but no connectivity to site
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Yes – approximately 60% of site covered by AWI (category 2a semi-natural woodland)
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	AWI listed woodland, semi-natural and composed of native species. Good ground flora and natural regeneration.
Species likely to require survey at LDP or later stage – eg CNAP species	NVC survey including rare plants, fungi
Possible protected species	Red squirrel, pine marten, badger, breeding birds
Habitat connections	Contiguous with woodland on southern side of village
ECOPS	See cover sheet
Potential Mitigation	See summary below

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above.
SUDs	Development of the site would result in significant loss of natural habitat which cannot be replaced like for like by SUDs.

**Summary:**

Development of this site would result in loss of AWI woodland of potentially high ecological value – woodland is of semi-natural origin and is composed of native species. Previous screening for current LDP found that ground flora diversity was good and plant species of note were recorded (i.e. wintergreens). Loss of this type of woodland would be contrary to Scottish Planning Policy and Forestry Commission's Control of Woodland Removal Policy. AWI is treated as an irreplaceable resource in Scottish Planning Policy.

The woodland within the site that is not within the AWI boundary is likely to have the same ecological value as that within the AWI boundary.

**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>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site comprises high quality woodland. on the entrance to the village
	<b>Siting</b>	
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Strath and woodland qualities
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		Not highlighted
<b>Visual issues and sensitivities</b>		Loss of woodland would reduce the quality of the entrance to the village.
<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

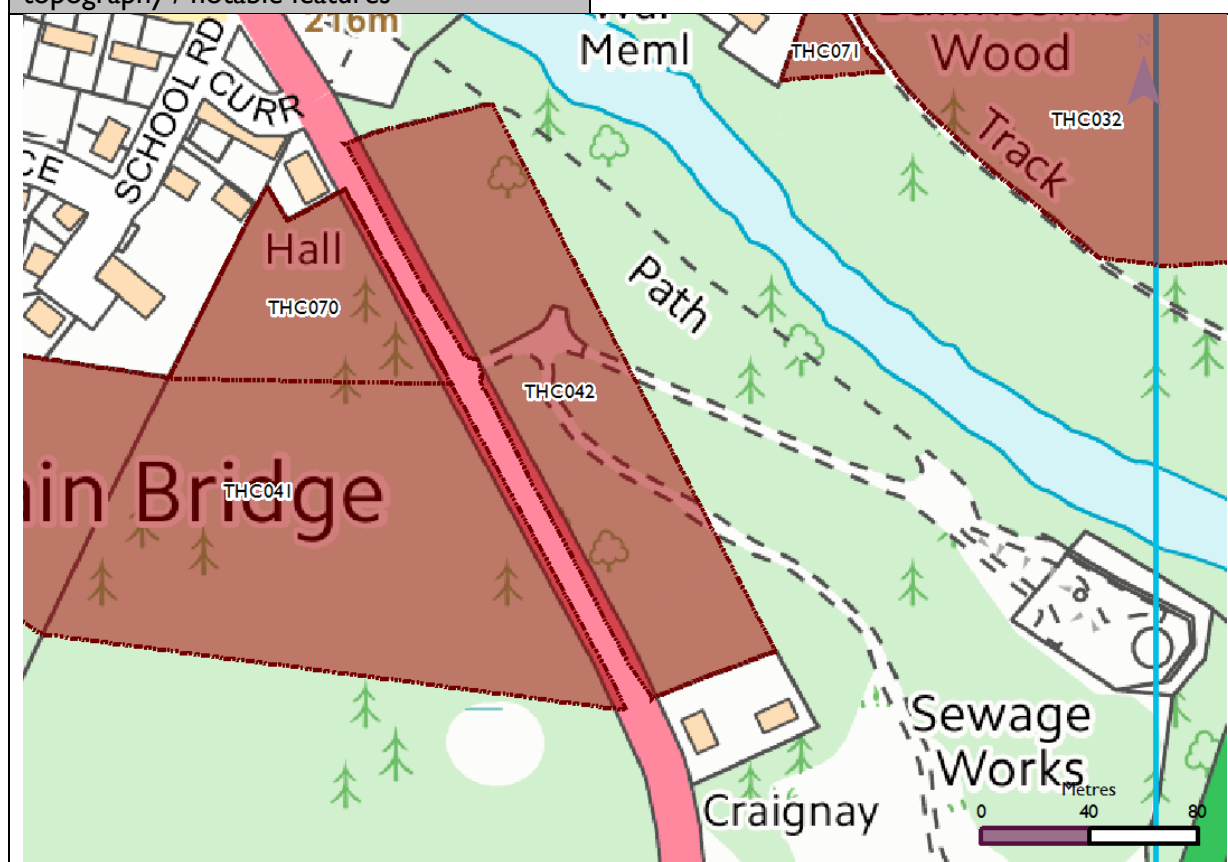
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC042
Site address	Land to the East of the A938 and the North of 'Craignay', Dulnain Bridge
OS grid reference (if available)	
Site area / size	Approx. 1.3Ha
Site description: current land use / topography / notable features	Scrub Woodland



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	Approx. 10
	Tenure	Private & affordable
	Affordable housing proportion	TBC, minimum 25%
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	✓	3 areas of medium probability surface lie within the site.
Surface water extent: Low probability 1:1000 yrs	✓	2 areas of low probability surface lie 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 Spey SAC runs down the Eastern side of the site, with part of it on the Northern 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		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland	✓	Approx 2/3 of the site is covered by 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 located approx. 70m East of the site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies immediately adjacent to settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Dulnain Bridge has limited services (Garage and small shop) and bus stop (200m from the site). Nearest service centre is Grantown-on-Spey approx.. 4.5km away.
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Site lies 200m from A938 route through the village on a minor road. There is no established access but could be provided.
Wider transport network	<i>Good</i>	Site lies 200m from the A938 which leads west to Carrbridge and A9 north (approx. 14km away) and east to A95 leading to Grantown (and north (Elgin/Keith) and south to Aviemore / A9 south.
Access to public transport	<i>limited</i>	There are bus stops in the village. Being rural, the frequency of services is limited (every 2 hours or so).
Access to active travel routes	<i>limited</i>	There is a core path approx. 200m from the north of the site and good access to the village. Onward links are limited.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site relates well to the rest of the village, approximately half it lies within an area of semi-natural woodland which is of high ecological and landscape value. It is also in close proximity to the River Spey SAC. Dulnain Bridge already has a good supply of housing land and therefore there is no significant need for additional housing land to be identified in this location.

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

No



## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Woodland – planted/self-seeded Scots pine with birch and rowan, juniper.
Habitats adjacent to the site	Woodland, including woodland corridor along the River Dulnain. Housing to north.
Nature and scale of development (inc off site effects)	As above.

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	River Dulnain (River Spey SAC) less than 40m away to east
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Approximately 75% of the site is covered by AWI ((category 2a semi-natural woodland)
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	Unknown
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	AWI listed woodland, semi-natural and composed of native species, good ground flora.
Species likely to require survey at LDP or later stage – eg CNAP species	NVC survey including rare plants, fungi
Possible protected species	Red squirrel, pine marten, badger
Habitat connections	Contiguous with woodland on southern side of village
ECOPS	See cover sheet
Potential Mitigation	See summary below

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above.
SUDs	Development of the site would result in significant loss of natural habitat which cannot be replaced like for like by SUDS.

#### Summary:

Development of this site would result in loss of AWI woodland of potentially high ecological value – woodland is of semi-natural origin and is composed of native species. Previous screening for current LDP found that ground flora diversity was good and plant species of note were recorded (i.e. wintergreens). Loss of this type of woodland would be contrary to Scottish Planning Policy and Forestry Commission's Control of Woodland Removal Policy. AWI is treated as an irreplaceable resource in Scottish Planning Policy.

### 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>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site comprises high quality woodland. on the entrance to the village. Contains riverside footpaths
	<b>Siting</b>	
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Strath and woodland qualities
<b>Wildland Issues</b>		none
<b>Landscape Capacity for Housing Report – status of site</b>		Constraints of steep riverside woodland over whole of site
<b>Visual issues and sensitivities</b>		Loss of woodland would reduce the quality of the entrance to the village.
<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
<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

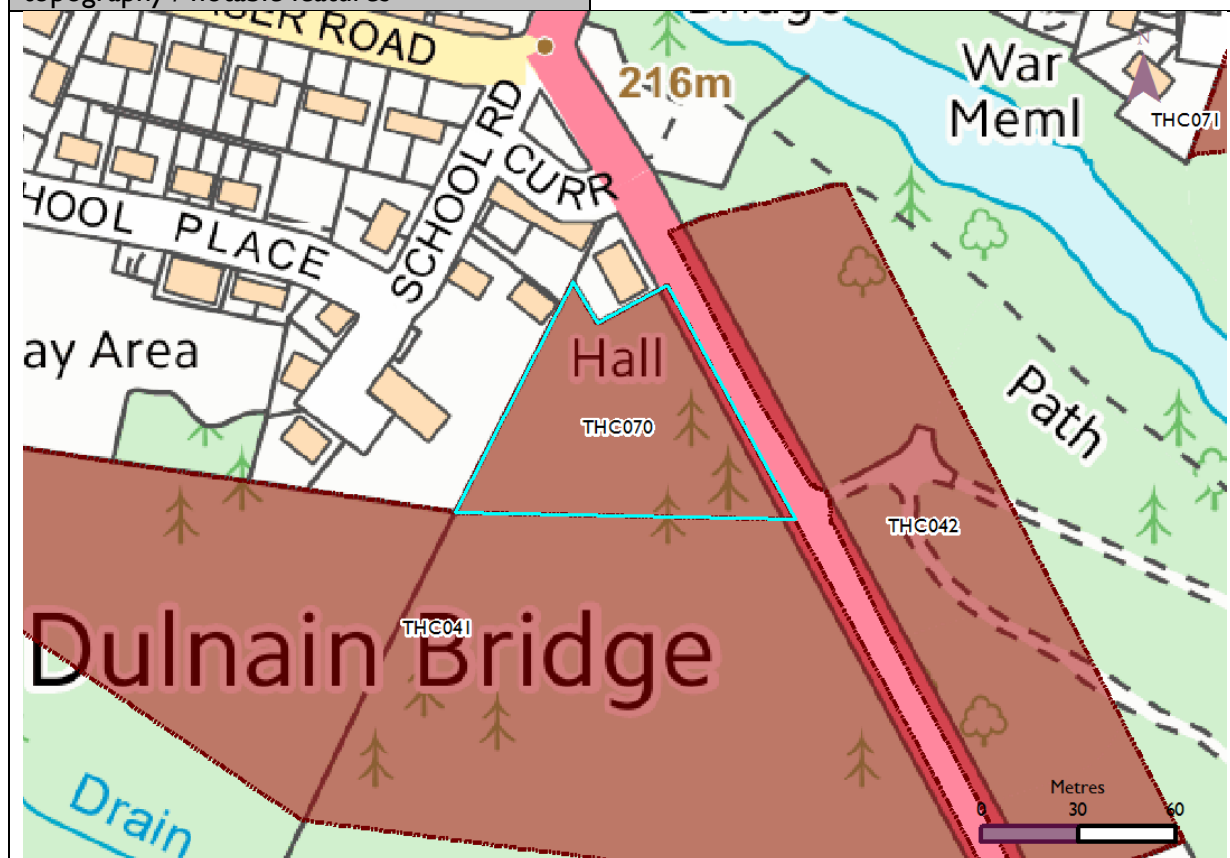
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	THC070
Site address	Land next to the Tin Church, Dulnain Bridge
OS grid reference (if available)	
Site area / size	0.46 Ha
Site description: current land use / topography / notable features	



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#### Proposed use

Proposed use		Housing
Housing	Approx no of houses	4
	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		
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)	✓	Site lies less than 100m to south west of River Dulnain, part 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	✓	Whole site (100%) is currently 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	✓	Site lies less than 100m away from Muckrach Lodge
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 lies immediately adjacent to settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Dulnain Bridge has limited services (Garage and small shop) and bus stop (200m from the site). Nearest service centre is Grantown-on-Spey approx.. 4.5km away.
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Site lies 200m from A938 route through the village on a minor road. There is no established access but could be provided.
Wider transport network	<i>Good</i>	Site lies 200m from the A938 which leads west to Carrbridge and A9 north (approx. 14km away) and east to A95 leading to Grantown (and north (Elgin/Keith) and south to Aviemore / A9 south.
Access to public transport	<i>limited</i>	There are bus stops in the village. Being rural, the frequency of services is limited (every 2 hours or so).
Access to active travel routes	<i>limited</i>	There is a core path approx. 200m from the site and good access to the village. Onward links are limited.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Whilst the site relates well to the rest of the village, it is within an area of semi-natural woodland which is of high ecological and landscape value. Dulnain Bridge has a good supply of housing land and therefore there is no significant need for additional housing land to be identified in this location.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Woodland – planted/self-seeded Scots pine with birch and rowan, juniper.
Habitats adjacent to the site	Contiguous woodland to south, housing to north.
Nature and scale of development (inc off site effects)	As above.

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	River Dulnain (River Spey SAC) 75m away, but no connectivity to site
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Yes – entire site covered by AWI (category 2a semi-natural woodland)
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	AWI listed woodland, semi-natural and composed of native species, good ground flora.
Species likely to require survey at LDP or later stage – eg CNAP species	NVC survey including rare plants, fungi
Possible protected species	Red squirrel, pine marten, badger, breeding birds
Habitat connections	Contiguous with woodland on southern side of village
ECOPS	See cover sheet
Potential Mitigation	See summary below

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above.
SUDs	Development of the site would result in significant loss of natural habitat which cannot be replaced like for like by SUDS.

#### Summary:

Development of this site would result in loss of AWI woodland of potentially high ecological value – woodland is of semi-natural origin and is composed of native species. Previous screening for current LDP found that ground flora diversity was good and plant species of note were recorded (i.e. wintergreens). Loss of this type of woodland would be contrary to Scottish Planning Policy and Forestry Commission's Control of Woodland Removal Policy. AWI is treated as an irreplaceable resource in Scottish Planning Policy.



### Overall Ecology Assessment

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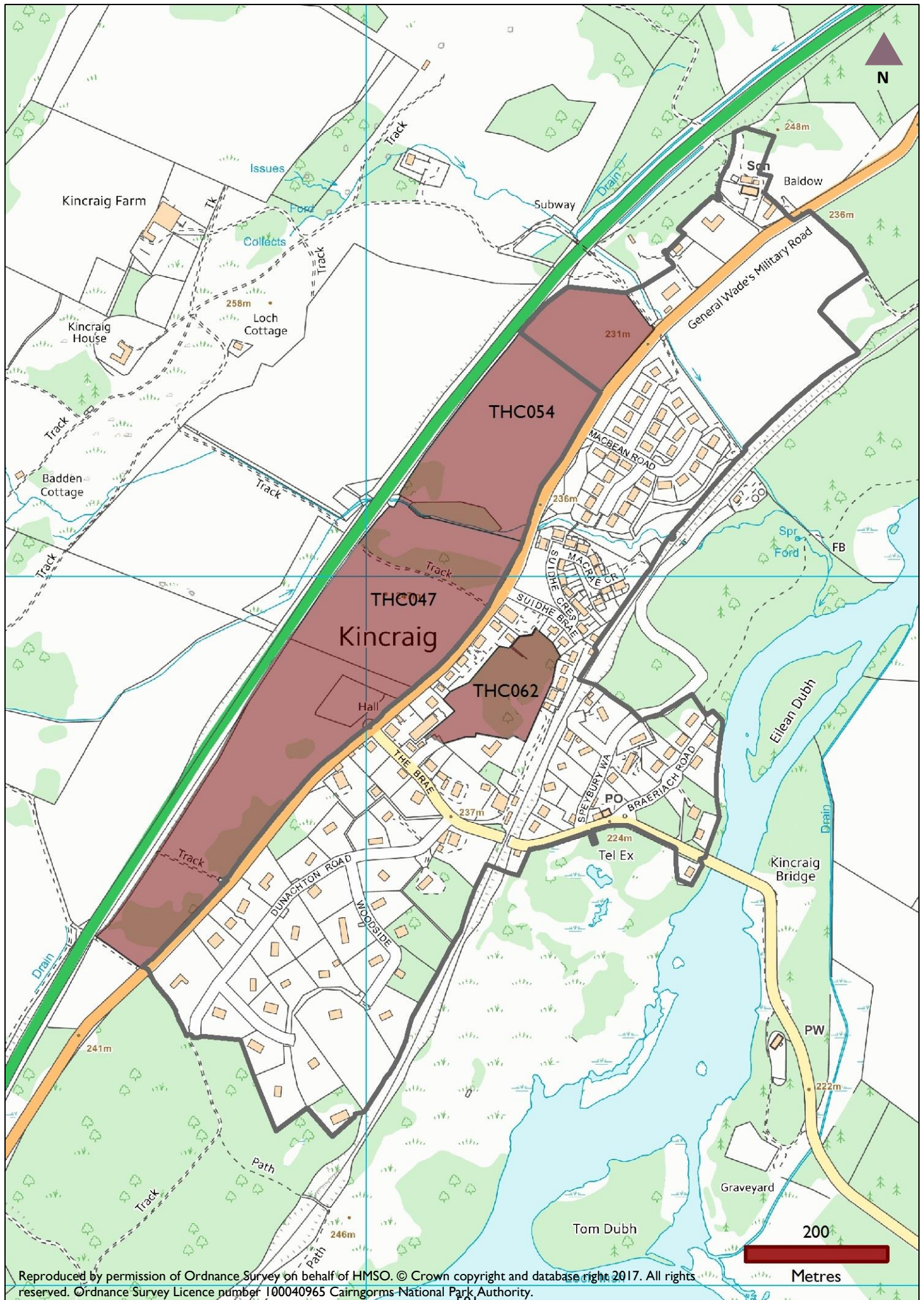
## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site comprises high quality woodland. on the entrance to the village
	<b>Siting</b>	
	<b>Design</b>	
<b>Landscape Special Qualities</b>		Strath and woodland qualities
<b>Wildland Issues</b>		none
<b>Landscape Capacity for Housing Report – status of site</b>		Not highlighted
<b>Visual issues and sensitivities</b>		Loss of woodland would reduce the quality of the entrance to the village.
<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
<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>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# KINCRAIG

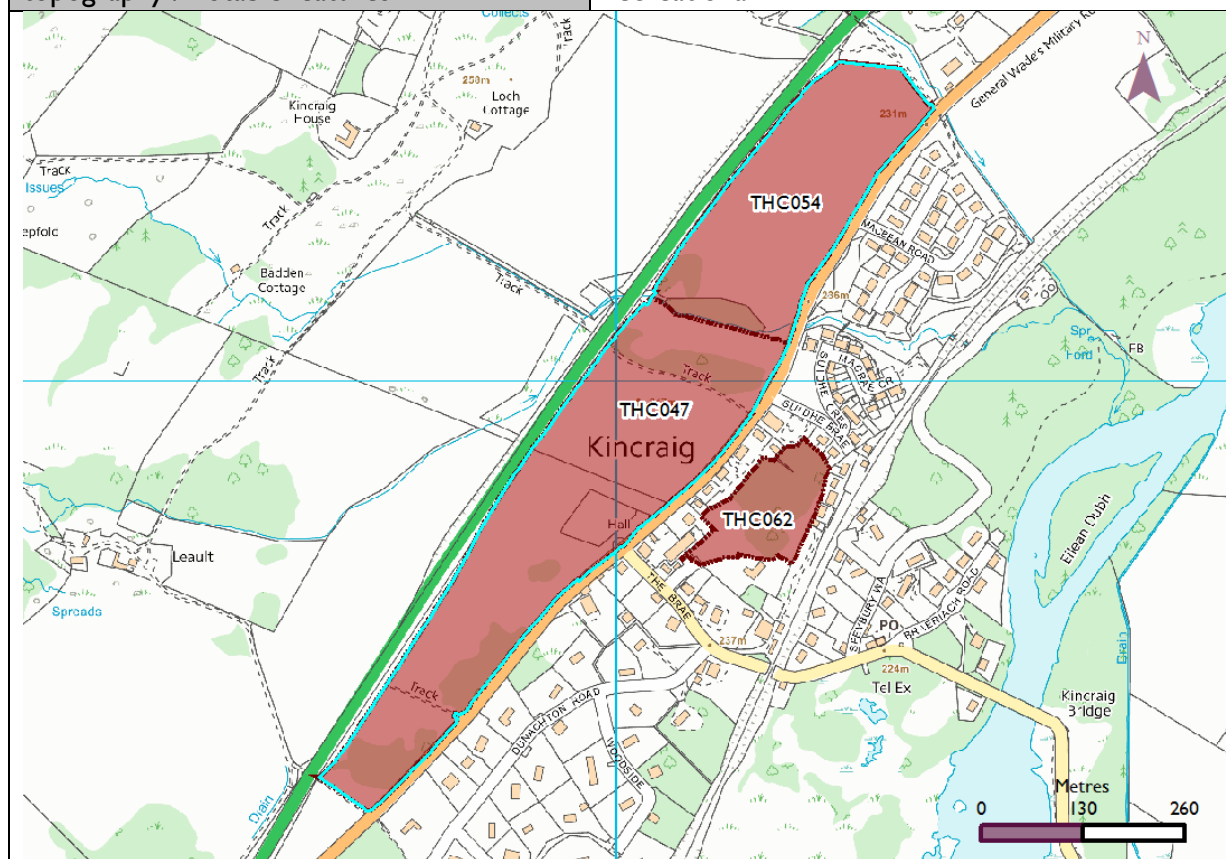


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC046 (identified as THC047 on map)
Site address	Land to the West of B9152, Kinraig
OS grid reference (if available)	
Site area / size	Approx. 17Ha (including approx. 1.8Ha employment/mixed use)
Site description: current land use / topography / notable features	Agricultural/works compound/informal recreational



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### Proposed use

Proposed use		Housing / employment / mixed use
Housing	Approx no of houses	50 approx.
	Tenure	Private / affordable
	Affordable housing proportion	25%
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	✓	9 areas of medium probability surface water lie within the site. Further areas surround 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	✓	NSA lies 150m to the East.
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland	✓	A part of the South and the North of the site lies within 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 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 lies within 20m to the South of the site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies adjacent to the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good / limited</i>	Site is in close proximity to Kincaig (Shop / school / bus stops) and approx. 9km from the centre of Aviemore.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an established access in the north to access the A9 compound. The site is adjacent to the B1952 where access could be provided.
Wider transport network	<i>Good</i>	Site in immediate proximity to A9 (although future access to be determined). Site also on B9152.
Access to public transport	<i>limited</i>	There are bus stops approx. 600m from the centre of the site (heading north to Aviemore / south to Kingussie / Newtonmore). Being rural, frequency of services are limited. Nearest train stations are Aviemore (9km north) and Kingussie (9km south).
Access to active travel routes	<i>limited</i>	There is a core path within 400m of the site, however site has pedestrian access to Kincaig and its wider path network.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The extent of the site is significant for the scale of development proposed. Development on this site would result in the considerable expansion of Kincaig and significant landscape impacts. The northern part of the site is currently used as a compound for the A9 dualling project and it is considered that retaining this much more limited area for future employment development uses could be suitable. However, on account of existing allocations within Kincaig and to limit the likely landscape impacts to an acceptable level, development should be limited to this northern part of the site for economic development uses only.

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

Yes – northern part of the site only (existing A9 compound site) for economic development.

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Pastoral – sheep. With some birch woodland and scattered mature trees.
Habitats adjacent to the site	Sandwiched between A9 and Kincaig settlement
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	Part of the site is covered by AWI (southern site) – category 1a (semi-natural origin, dating from maps of 1750)
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 and scattered trees, particularly AWI woodland. Pasture is partly unimproved and potentially species rich, some areas are enriched.
Species likely to require survey at LDP or later stage – eg CNAP species	NVC for woodland and unimproved pasture. Waxcap fungi survey in unimproved pasture.
Possible protected species	Waders possible.
Habitat connections	-
ECOPS	See cover sheet
Potential Mitigation	Remove all woodland from allocation, retain scattered mature trees. Avoid unimproved grassland where these are found to be of value (southern portion of site looks to have most potential).

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



**Summary:**

The site comprises woodland pasture with improved areas and some areas of unimproved grassland which has potential to be botanically rich (particularly southern portion of site where AWI listing is). Part of the site is covered by AWI of the highest category (1a – the longest wooded). To reduce ecological impact, all AWI to be removed from allocation, along with clumps of trees/woodland. If developed, the aim should be to avoid existing mature trees and species rich grassland, where this is found to be of value. Detailed botanical and fungi surveys needed to determine quality of grassland. Waders are also likely to use these fields, a breeding wader survey would be required at application stage.

**Overall Ecology Assessment**

<b>RED</b>		<b>AMBER</b>	<b>X</b> depending on results of survey botanical/fungi work	<b>GREEN</b>	
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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>	Between the A9 and the village, it acts as a buffer between the two and allows the setting of the village to be clear and discrete.
	<b>Siting</b>	
	<b>Design</b>	Prominent fields raised levels relative to road and village.
<b>Landscape Special Qualities</b>		Designed landscape (remnant), landscape of the strath both natural and cultural.
<b>Wildland Issues</b>		none
<b>Landscape Capacity for Housing Report – status of site</b>		Identified the road as the natural boundary of the village and describes the site as being constrained accordingly
<b>Visual issues and sensitivities</b>		Highly visible from the roads, railway and hills beyond the village to the west. Viewed from housing in village – acts as village ‘front garden’
<b>Potential for mitigation</b>		little
<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>		Close to Alvie estate
• <b>Battlefield</b>		
• <b>Other archaeological feature (Canmore)</b>		

### Overall Landscape Assessment

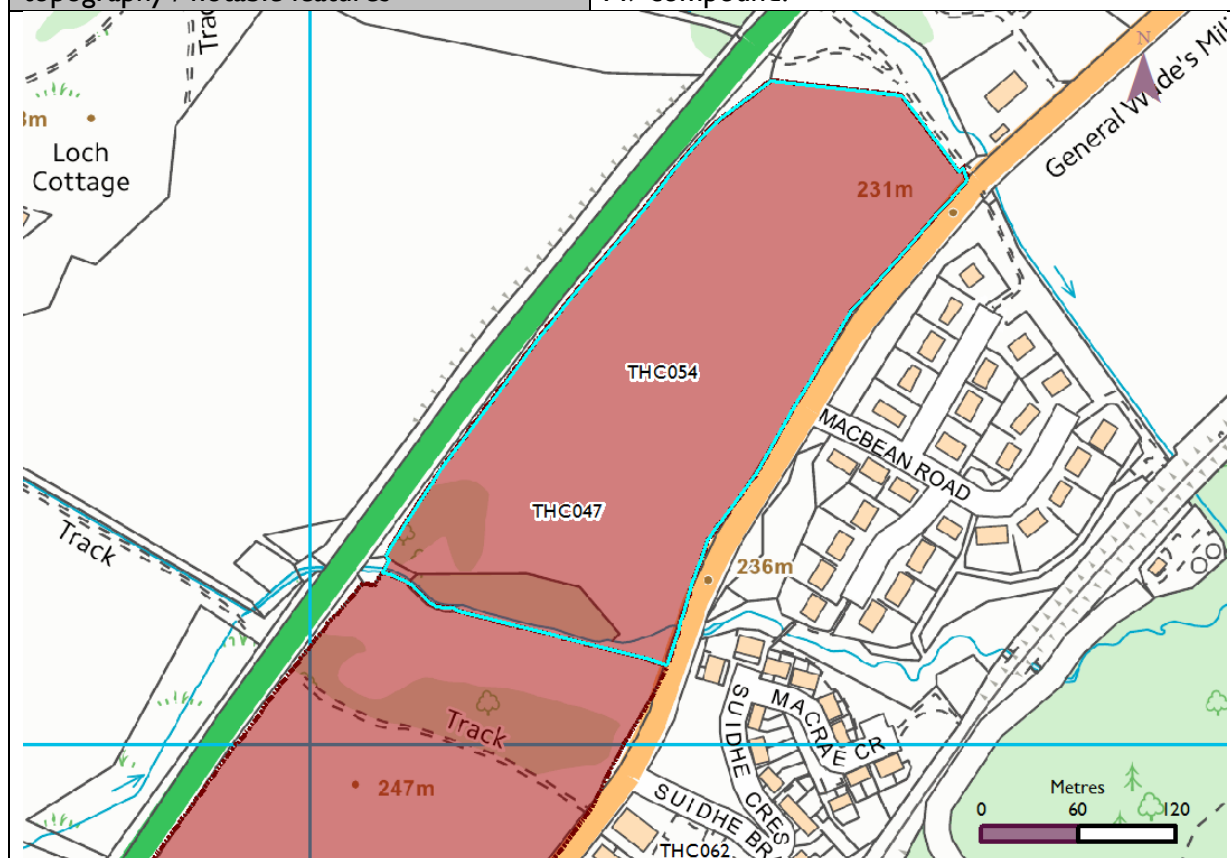
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC054
Site address	Extension to EDI, Kincaig
OS grid reference (if available)	
Site area / size	Approx. 5.9 Ha
Site description: current land use / topography / notable features	Part of the site (northern part) currently used for A9 compound.



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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 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	✓	Very small area of surface water flooding on south west 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		
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 NSA lies approx. 200m to the east of the site.
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	✓	Site lies within Kincaig House site.
Other archaeological feature (Canmore)	✓	3 Canmore sites lie just within / on the edge 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 lies adjacent to the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good / limited</i>	Site is in close proximity to Kinncraig (Shop / school / bus stops) and approx. 9km from the centre of Aviemore.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an existing established access used for the A9 compound.
Wider transport network	<i>Good</i>	Site in immediate proximity to A9 (although future access to be determined). Site also on B9152.
Access to public transport	<i>limited</i>	There are bus stops approx. 600m from the centre of the site (heading north to Aviemore / south to Kingussie / Newtonmore). Being rural, frequency of services are limited. Nearest train stations are Aviemore (9km north) and Kingussie (9km south).
Access to active travel routes	<i>limited</i>	There is a core path within 400m of the site, however site has pedestrian access to Kinncraig and its wider path network.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

(See also assessment of THC046). The scale of the proposal is significant and it is not considered that the whole site would be required for employment / economic use. Development of the whole site would also result in potentially significant landscape impacts. However, the northern part of the site is currently being used as a compound supporting the A9 dualling work. On the basis that the principle of development has been established and there is a need for increased provision of employment land, it is considered that a reduced area – restricted to the much more limited part of the site currently in use – could limit the likely landscape impacts to an acceptable level. It is therefore recommended that this limited area be retained and identified for future employment use.

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

Yes – northern part of the site only (existing A9 compound site) for economic development

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Pasture/silage
Habitats adjacent to the site	As above plus housing and roads
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	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	There is some woodland within the site which should be excluded from any allocation. Grassland habitat of low ecological value.
Species likely to require survey at LDP or later stage – eg CNAP species	Waders
Possible protected species	Waders
Habitat connections	-
ECOPS	See cover sheet
Potential Mitigation	Remove woodland from allocation.

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

#### Summary:

Ecological impact likely to be low, particularly if woodland is removed from allocation. A survey for breeding waders required as full planning application stage

#### Overall Ecology Assessment

RED		AMBER		GREEN	X
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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>	Between the A9 and the village, it acts as a buffer between the two and allows the setting of the village to be clear and discrete.
	<b>Siting</b>	
	<b>Design</b>	Prominent fields raised levels relative to road and village.
<b>Landscape Special Qualities</b>		Designed landscape (remnant), landscape of the strath both natural and cultural.
<b>Wildland Issues</b>		None
<b>Landscape Capacity for Housing Report – status of site</b>		Identified the road as the natural boundary of the village and describes the site as being constrained accordingly
<b>Visual issues and sensitivities</b>		Highly visible from the roads, railway and hills beyond the village to the west. Viewed from housing in village – acts as village ‘front garden’ and the buffer to the A9
<b>Potential for mitigation</b>		Little
<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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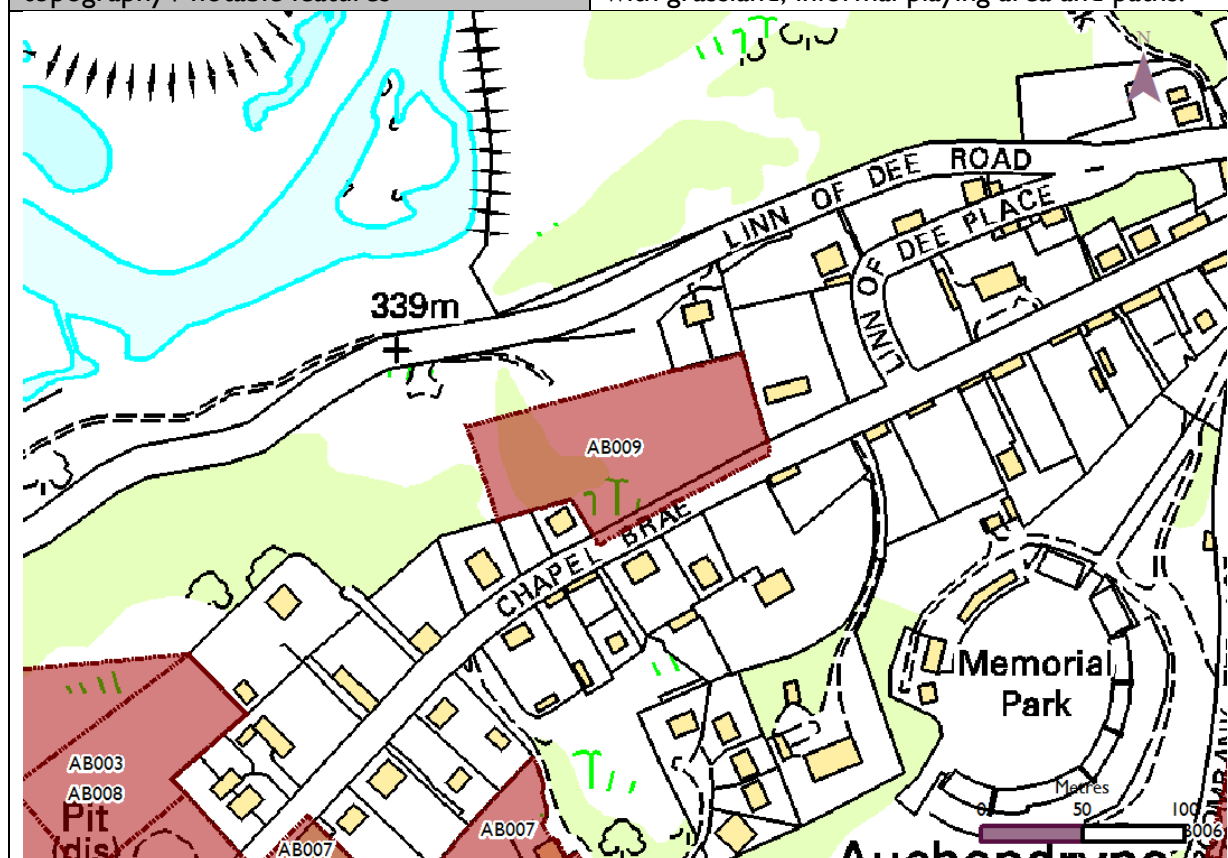


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC062
Site address	The Knoll, Kincaig
OS grid reference (if available)	
Site area / size	Approx 1.62 Ha
Site description: current land use / topography / notable features	Site currently area of raised trees / woodland with grassland, informal playing area and paths.



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### Proposed use

Proposed use	Protect for Community Amenity Woodland
Housing	Approx no of houses
	Tenure
	Affordable housing proportion
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	✓	Tiny contained area of surface water flooding. N/A as proposal is not for a change of use.
Surface water extent: Low probability 1:1000 yrs	✓	Tiny contained area of surface water flooding. N/A as proposal is not for a change of use.
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		Site in close proximity (20m) to Cairngorm Mountains NSA.
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 through the site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement		<i>Site lies within the Kinraig Settlement boundary.</i>
Access to key facilities (schools, shops, other facilities)	-	N/A
Immediate site access – adequacy of access for proposed development	<i>Good</i>	<i>Site lies in the centre of Kinraig providing a valuable open / green space.</i>
Wider transport network	-	N/A
Access to public transport	-	N/A
Access to active travel routes	<i>Good</i>	<i>There is a core path running through the site.</i>

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The proposal is for the protection of the site known as 'The Knoll' in the centre of Kinraig for Community use / woodland. The site provides a valuable and interesting area of green space with trees, playing area and core path running through the centre. It is evident this area is well used by the community and it is considered appropriate to protect it for community use / green space.

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

Yes

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Woodland, community use (recreation)
Habitats adjacent to the site	Housing and associated gardens
Nature and scale of development (inc off site effects)	N/A

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	Deciduous woodland with occasional oak, rowan
Species likely to require survey at LDP or later stage – eg CNAP species	N/A
Possible protected species	N/A
Habitat connections	N/A
ECOPS	N/A
Potential Mitigation	N/A

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

#### Summary:

I would support the protection of this woodland as Community Amenity Woodland.

#### Overall Ecology Assessment

<b>RED</b>	N/A	<b>AMBER</b>	N/A	<b>GREEN</b>	N/A
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## LANDSCAPE ASSESSMENT

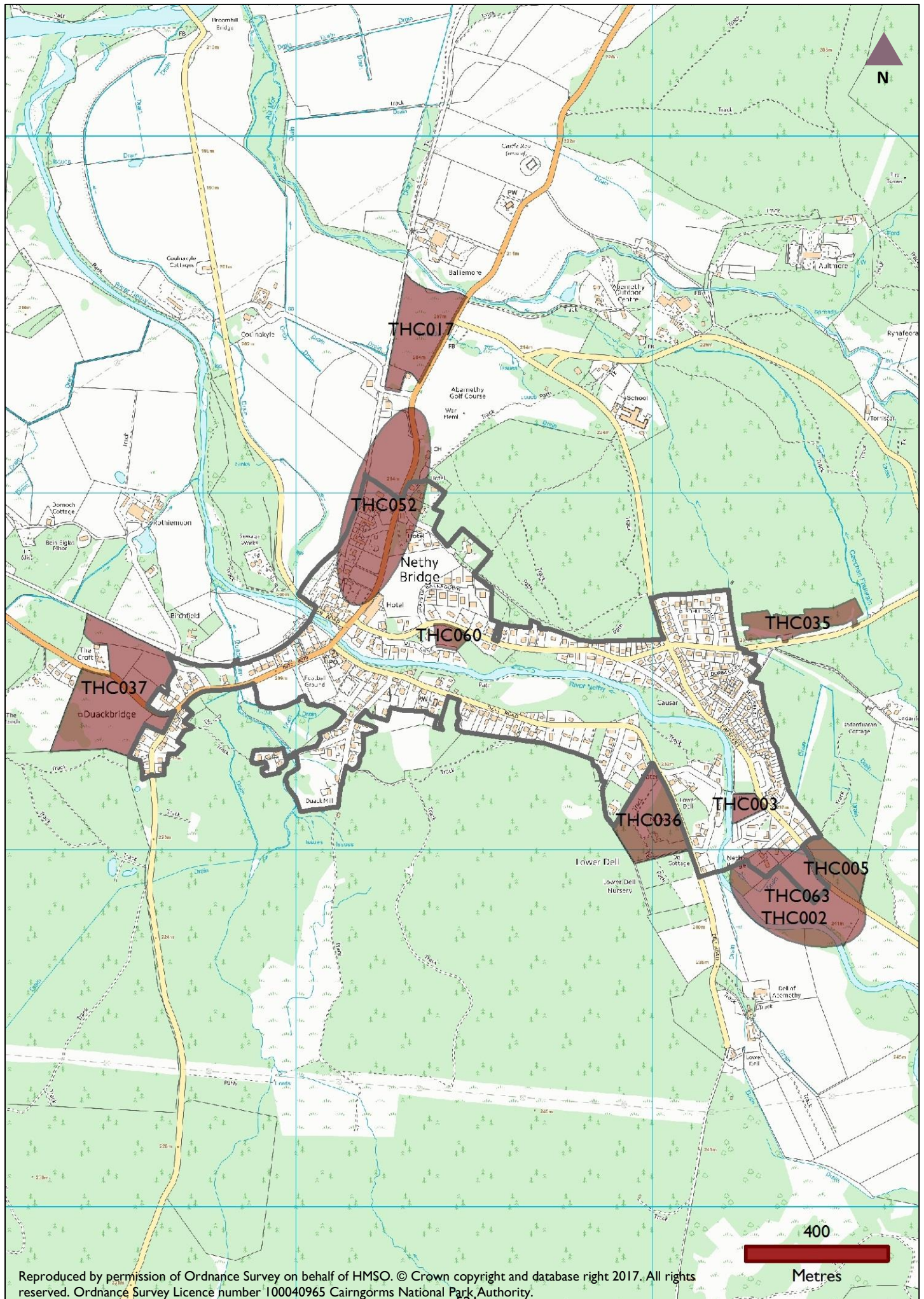
<b>Nature and scale of development (incl off site effects)</b>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	In the centre of the village surrounded by residential areas.
	<b>Siting</b>	The slope is complex and sloping with undulating landform It has attractive mixed woodland which is dominantly oak and birch. Some particularly fine and ancient oak are in the area and they are very important for the character of the site and village. It is clearly well used by the community as a route way and for children play.
	<b>Design</b>	None required, it is good as it is
<b>Landscape Special Qualities</b>		Birch woodlands
<b>Wildland Issues</b>		Has some limited qualities due to location however to children it is likely to be thought of a very wild.
<b>Landscape Capacity for Housing Report – status of site</b>		Constrained as woodland
<b>Visual issues and sensitivities</b>		High quality area with ancient trees. Clearly valued by the community, especially children.
<b>Potential for mitigation</b>		Not needed
<b>Potential to complement?</b>		Not needed – but sensitive management never hurts
<b>Potential to enhance?</b>		It is very good as it is
<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>		Oak trees are not native to the area and likely to have been planted possibly with those in Alvie estate. Similar trees were aged after felling on the A9 and shown to be 200 years old.
<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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# NETHY BRIDGE

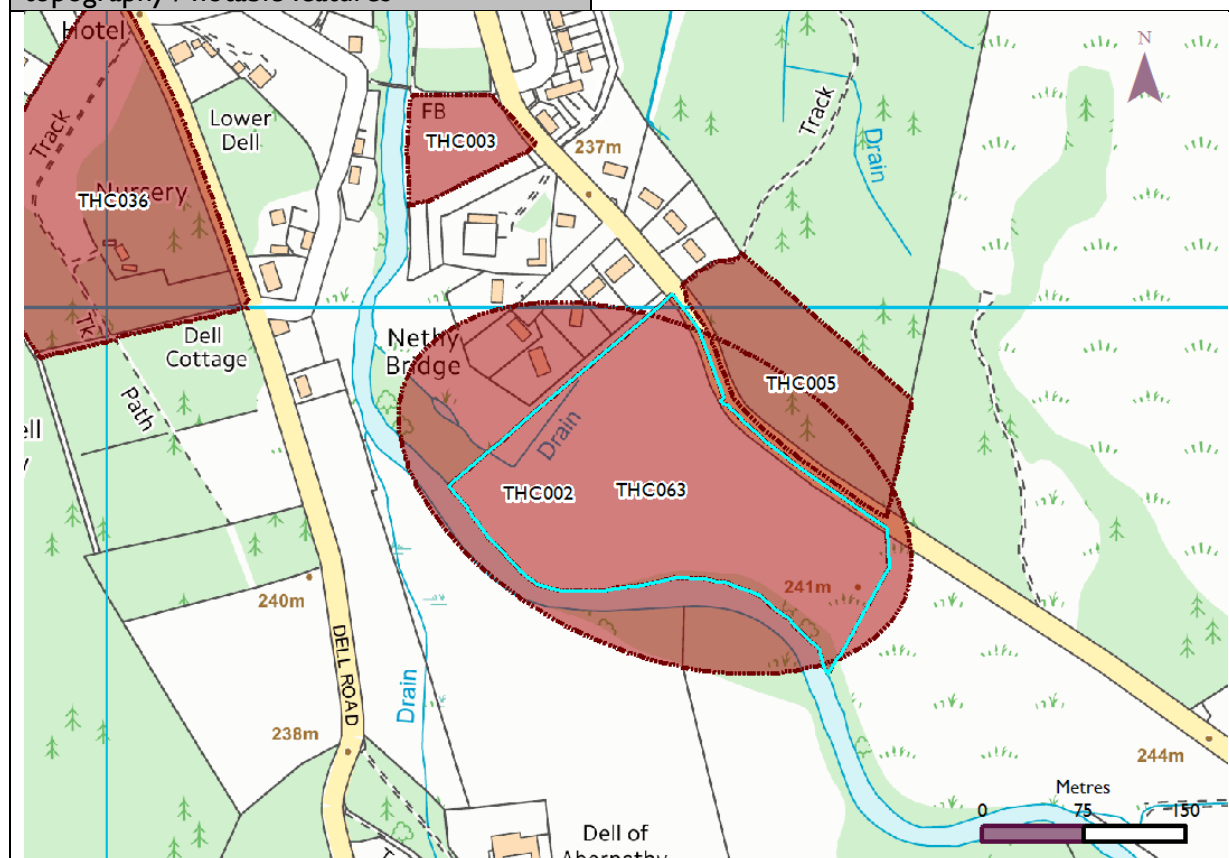


# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC002
Site address	Lettoch Road, Nethy Bridge
OS grid reference (if available)	
Site area / size	4.2
Site description: current land use / topography / notable features	Grazing



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	50
	Tenure	Private / affordable
	Affordable housing proportion	24%
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	✓	Approximately 30% of the site is affected. Area covers most of the site's western area
River extent: Low probability 1:1000 yrs	✓	Small additional area
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 Spey SAC runs through site and along its southern boundary. Less than 5% of site overlapping with SAC.  Site also within 300m of Cairngorms SAC
Special Protection Area (SPA)	✓	Site within 300m of Abernethy Forest SPA
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Site within 300m of Abernethy Forest SSSI
National Nature Reserve	✓	Site within 300m of Abernethy NNR
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	Area of ancient woodland located

		adjacent to southern boundary and overlaps a small part of the site (less than 5%).
Natural and semi-natural woodland	✓	Area of semi-natural woodland located adjacent to southern boundary and overlaps a small part of the site (less than 5%).
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)	✓	NMR site within boundary - Ellanearon

### 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>	While the site is adjacent to the built form it would represent a significant extension into countryside that has a very open character.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	The site is around 1.6km from the centre of Nethy Bridge and around 1.2km from primary school.
Immediate site access – adequacy of access for proposed development	<i>limited</i>	Access is possible from the road, however it may not be suitable for the large number of properties proposed.
Wider transport network	<i>limited</i>	The A95 is around 10km away and the large number of units proposed is likely to have a negative impact on the road network in this part of Nethy Bridge.
Access to public transport	<i>limited</i>	Site is within 800m of a bus stop.
Access to active travel routes	<i>Good</i>	The site is within close proximity of the public footpath network, including the riverside path, which extends to the centre of Nethy Bridge.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

At the scale proposed the site would represent a significant extension into the countryside. The number of units proposed is high and this is likely to have a significant impact on the setting of the area. Further concerns are raised about the impact of the proposed scale of development on the local road network. However, it is considered that these adverse impacts could be reduced to an acceptable level if the development was reduced to up to 20 houses and was restricted to the northern part of the site only. With appropriate screening, this could also help to soften the existing settlement edge in this location.

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

Yes – although at a reduced scale of up to 20 houses in the northern part of the site only

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Agricultural ground currently grazed by cattle, good stocking density which allows retention of species rich margins to the field
Habitats adjacent to the site	River, woodland
Nature and scale of development (inc off site effects)	Large development of up to 50 homes which has the following potential off-site effects – run-off from surface water into River Nethy (part of Spey SAC); increased disturbance to Capercaillie woodland; disturbance to otter a designated feature of the Spey SAC –

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	Close to Abernethy SPA – Capercaillie
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	Species rich grassland which has the potential to support a diverse range of plant and fungal species
Species likely to require survey at LDP or later stage – eg CNAP species	Waxcaps
Possible protected species	Pine marten, otter, water vole, red squirrel, badgers within 200m of the site boundary
Habitat connections	
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Mitigation proposals would depend on the results of the NVC and mycological survey, if they did not show that the grassland was important then suitable mitigation would be to plant up the south western end of the field with aspen, willow, rowan and alder, which is within the 1:200 flood extent providing riparian floodplain woodland habitat that would benefit otter and increase the habitat corridor

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	30% of the site is at risk, this should not be developed
SUDs	A really good Suds scheme should be provided for

	the remaining developable area, it would be required to reduce water volume and rate from the site, improve water quality, provide aesthetics and wildlife habitat.
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**Summary:** Potentially a species rich grassland supporting a good range of plants and fungi, 30% of the site within the 1:200 flood envelope.

Required to provide further information: NVC, Protected species survey, fungi survey, HRA – Capercaillie disturbance on surrounding SPA Woodlands: assess impacts of increased wastewater production on FWPM in Spey SAC; and assess impacts from pollution activities arising from construction and site operation on the River Nethy part of the Spey SAC.

### Overall Ecology Assessment

<b>RED</b>		<b>AMBER</b>	x	<b>GREEN</b>	
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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. This site is on the open farmland at the south eastern edge of Nethy. The contrast between woodland-edged settlement and open pasture would be diminished by development. The settlement form would be very sensitive to development extending out in this direction
	<b>Siting</b>	This farmland adds diversity to the landscape surrounding Nethybridge and provides an open foreground across which great views of the surrounding hills, mountain and moorland can be experienced
	<b>Design</b>	Recent housing at Lynstock has already compromised the settlement edge in part and is intrusive, further built development would augment this, especially when of a dense suburban nature.
<b>Landscape Special Qualities</b>		Magnificent mountains towering over moorland and strath, landscapes both cultural and natural, a landscape of layers, attractive and contrasting textures and colours (woodland, pasture, hills and mountains), grand panoramas and framed views. These open fields give the public the opportunity to look across the landscape and experience all of these special landscape qualities. Such open views from the straths and low-lying parts of the Park are becoming increasingly rare and where possible should be protected. Relevant local values (toolkit) - The surrounding woodlands and open green spaces within this landscape are valued.
<b>Wildland Issues</b>		This small dead end road gives the opportunity to experience a sense of seclusion remoteness and tranquillity.
<b>Landscape Capacity for Housing Report – status of site</b>		Development is constrained-see above for explanation
<b>Visual issues and sensitivities</b>		Very sensitive -See above
<b>Potential for mitigation</b>		No, even a small amount of development will impact significantly on the strong juxtaposition of character; village and farmland.
<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

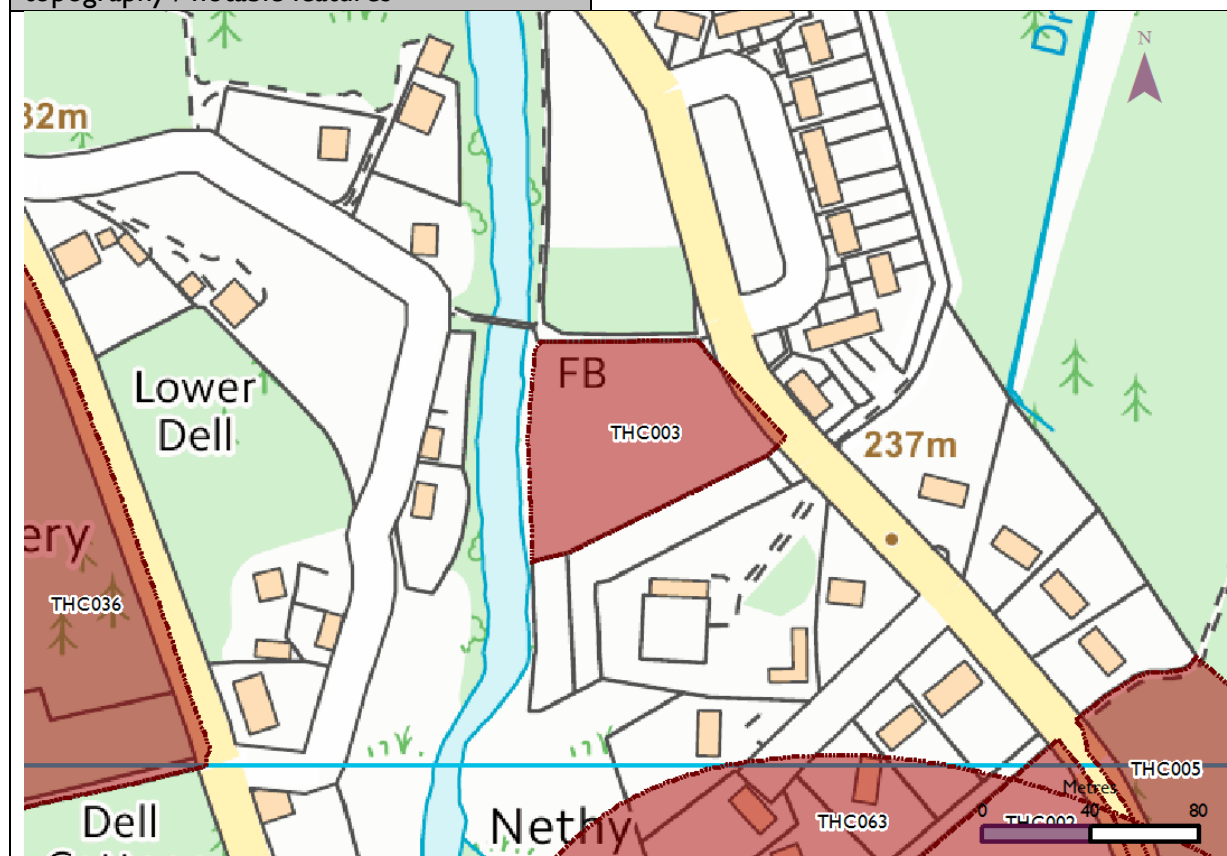
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC003
Site address	Land on Lynstock Crescent
OS grid reference (if available)	NJ001202
Site area / size	0.5
Site description: current land use / topography / notable features	Former grazing land, now unused



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	2-4
	Tenure	Private / affordable
	Affordable housing proportion	All low cost / affordable
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	<input checked="" type="checkbox"/>	Approximately 50% of the site is affected. Area covers most of the site's western area
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	Small additional area
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Small area in northern part of site, less than 5% of site area. This area overlaps the fluvial flooring
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 checked="" type="checkbox"/>	River Spey SAC runs along western boundary  Site also within 300m of Cairngorms SAC
Special Protection Area (SPA)	<input checked="" type="checkbox"/>	Site within 300m of Abernethy Forest SPA
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"/>	Site within 300m of Abernethy Forest SSSI
National Nature Reserve	<input checked="" type="checkbox"/>	Site within 300m of Abernethy NNR
National Scenic Area	<input type="checkbox"/>	
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		
Ancient woodland	<input type="checkbox"/>	

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 along northern boundary

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	The site exist within the existing built form and is drawn within the settlement boundary of the current LDP.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	The centre of the settlement, which contains most of the facilities, is around 13.km away, while the primary school is around 1km away. Footpaths or pavements are available along the whole route.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	For the small number of units proposed, access should not be problematic and could be taken off Lynstock Crescent.
Wider transport network	<i>limited</i>	The site is around 10 km from the A95/
Access to public transport	<i>limited</i>	Site is within 600m of a bus stop.
Access to active travel routes	<i>Good</i>	The site has direct access to the core path network, including the riverside path, which runs directly to the centre of the village.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

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

The site is related well to the built form, but is identified in the current LDP as an open space. It does not however appear to be used by anyone for recreation, being enclosed by a fence and overgrown with shrubbery. No paths run through the site.

A further constraint to development is flooding, with around 50% of the site falling within the area of medium probability river flooding. However, the other 50% of the site is raised considerably above the flood plain and therefore there may be opportunity for development here. The flood plain could benefit from improvement to its amenity, landscape and biodiversity value by opening it to the public and planting it with trees suitable for riparian environments.

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

Yes

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Historically grazed field which is regenerating with scots Pine, broom, alder and birch
Habitats adjacent to the site	Woodland and River Nethy on western edge
Nature and scale of development (inc off site effects)	2-4 houses, increased run-off from development to River nethy

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	
Species likely to require survey at LDP or later stage – eg CNAP species	Splash fungus on trees near to river if any to be removed
Possible protected species	Extended Phase I including assessment for potential to support protected species should be undertaken on site and for a 200m radius around the site concentrating on the river corridor
Habitat connections	This site is within the riparian corridor of the River Nethy which is frequently used by otters, Daubenton's bats and riverine birds including dipper
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	The lower half of the site is within the 1:200yr flood envelope, planting up this area with aspen, alder and willow would provide additional high quality riparian habitat extending the current width of habitat.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	Lower half of site within risk zone
SUDs	Enhanced suds providing improvement in water quality and biodiversity would be required.

**Summary:**

Extended Phase I incl assessment of potential to support protected species would be required on the site. An otter and water vole survey 200m up and 200m downstream of the development should be undertaken on the River Nethy and corridor.

HRA required to assess potential impacts on Spey SAC.

The lower section within the floodplain should be removed from site boundary

**Overall Ecology Assessment**

RED		AMBER		GREEN	X if floodplain section removed

## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Small scale site (0.5Ha) 2 -4 houses.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Western part of site sits below the river terrace is close to the river and has a high flooding risk. This will not be appropriate for development. The eastern part of the site is free-draining and has a scattering of regenerating pine and broom etc across it
	<b>Siting</b>	The site is contained between areas of woodland, the river and the road and housing immediately to the south. There are views across the site from the public road and nearby residential areas towards the Cairngorm mountains
	<b>Design</b>	Design/layout would need to respect views, recreational access to bridge and generally wooded setting
<b>Landscape Special Qualities</b>		Magnificent mountains towering over moorland, forest ad strath, grand panoramas and framed views
<b>Wildland Issues</b>		nil
<b>Landscape Capacity for Housing Report – status of site</b>		Identified as being constrained by river nethy, but this would apply only to art of the site
<b>Visual issues and sensitivities</b>		Good views of the mountains across the site from the north
<b>Potential for mitigation</b>		Limiting the number of buildings on the site to two in a step back/step forward arrangement and to 1 and a half stories would allow views to be maintained and space for garden ground. Trees planted on the lower ground would contribute to flood control and over time provide a treed backdrop to housing and compensate for loss of regenerating trees on river terrace
<b>Potential to complement?</b>		Potential to complement the diverse and valued internal landscape of Nethy
<b>Potential to enhance?</b>		no
<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>		

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

### Overall Landscape Assessment

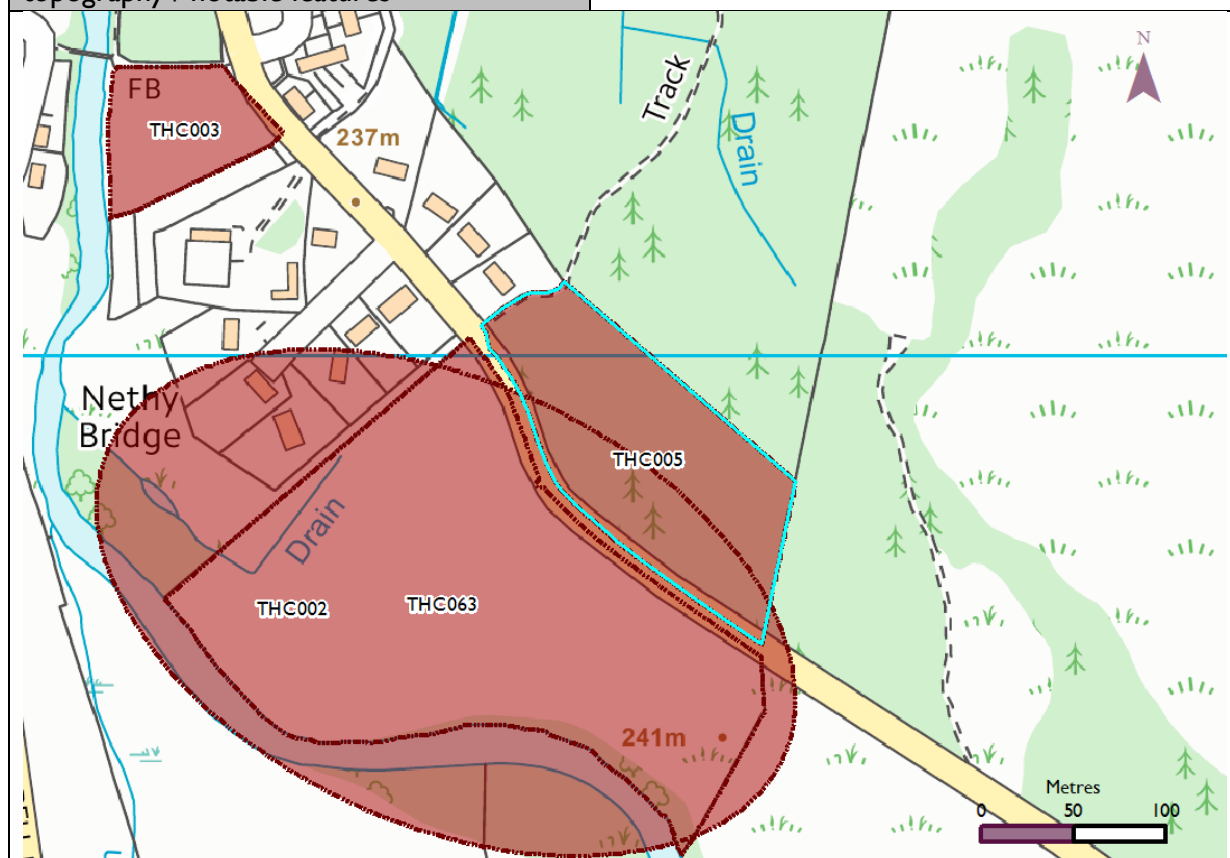
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X (2 houses)</b>
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC005
Site address	Land at Lynstock Crescent
OS grid reference (if available)	
Site area / size	2.0
Site description: current land use / topography / notable features	Commercial Forestry



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	7
	Tenure	Private / affordable
	Affordable housing proportion	Less than 25% (2)
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		
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)	✓	Within 100m of River Spey SAC
Special Protection Area (SPA)	✓	Within 400m of Abernethy Forest SPA

#### Is the site located within or immediately adjacent to a nationally designated nature conservation site?

Site of Special Scientific Interest (SSSI)	✓	Within 400m of Abernethy Forest SSSI
National Nature Reserve	✓	Within 400m of Abernethy NNR
National Scenic Area		
Wild Land		
<b>Other natural heritage considerations</b>		
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)		

### 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>poorly related</i>	While the site is adjacent to the built form it would represent a significant linear extension into countryside that is currently characterised by woodland.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	The site is around 1.6km from the centre of Nethy Bridge and around 1.2km from primary school.
Immediate site access – adequacy of access for proposed development	<i>limited</i>	Access is possible from the road, however the linear nature of the site would suggest individual access for individual plots.
Wider transport network	<i>limited</i>	The A95 is around 10km away and the large number of units proposed is likely to have a negative impact on the road network in this part of Nethy Bridge.
Access to public transport	<i>limited</i>	Site is within 800m of a bus stop.
Access to active travel routes	<i>Good</i>	The site is within close proximity of the public footpath network, including the riverside path, which extends to the centre of Nethy Bridge.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site is large for the low number of units proposed and extends some considerable distance in a linear fashion along the road. As such it represents a significant extension of the village in a ribbon development type arrangement. The loss of trees would also have a significant impact on the character of this part of the village.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	The site is not designated but looks to be of woodland of good ecological potential and is very close to Abernethy NNR, SPA
Habitats adjacent to the site	Woodland
Nature and scale of development (inc off site effects)	Approx. 7 houses in an area of woodland

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	High quality woodland with scots pine of mixed age including at least two granny pines, blueberry and moss understorey that is likely to support a diverse range of plants and fungi
Species likely to require survey at LDP or later stage – eg CNAP species	Fungi
Possible protected species	Red squirrel, pine marten, bats, badger
Habitat connections	This site does provide woodland connection between areas of woodland to the south and to the east of the site
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	In my opinion it would not be possible to successfully mitigate for development on this site

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

#### Summary:

#### Assessed as part of Site 003a in current LDP – (amber)

NVC, Protected species survey, fungi and wood ant surveys required

HRA – capercaillie disturbance on surrounding SPA Woodlands: assess impacts of increased wastewater production on FWPM in Spey SAC; and assess impacts from pollution activities arising from construction and occupation of houses on the River Nethy.

### 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>		The development would result in the loss of 2ha of good ecological quality woodland that would not be mitigatable.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Woodland site at the south western extremity of the village. Outside village and very much part of the setting. Development would affect the integrity of the woodland and what is a robust edge to the village.
	<b>Siting</b>	In a prominent location where road bends round the woodland to reveal views into the upper Nethy farmland. Development would affect experience of landscape character and impinge upon views
	<b>Design</b>	Mature pine wood with diverse understorey, some beautiful individual specimens. Housing and access and gardens would destroy woodland character
<b>Landscape Special Qualities</b>		Dark and venerable pine forest, landscapes both cultural and natural, grand panoramas and framed views, strong juxtaposition of contrasting landscapes.
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Identified as sensitive woodland
<b>Visual issues and sensitivities</b>		Visually sensitive for reasons given above
<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

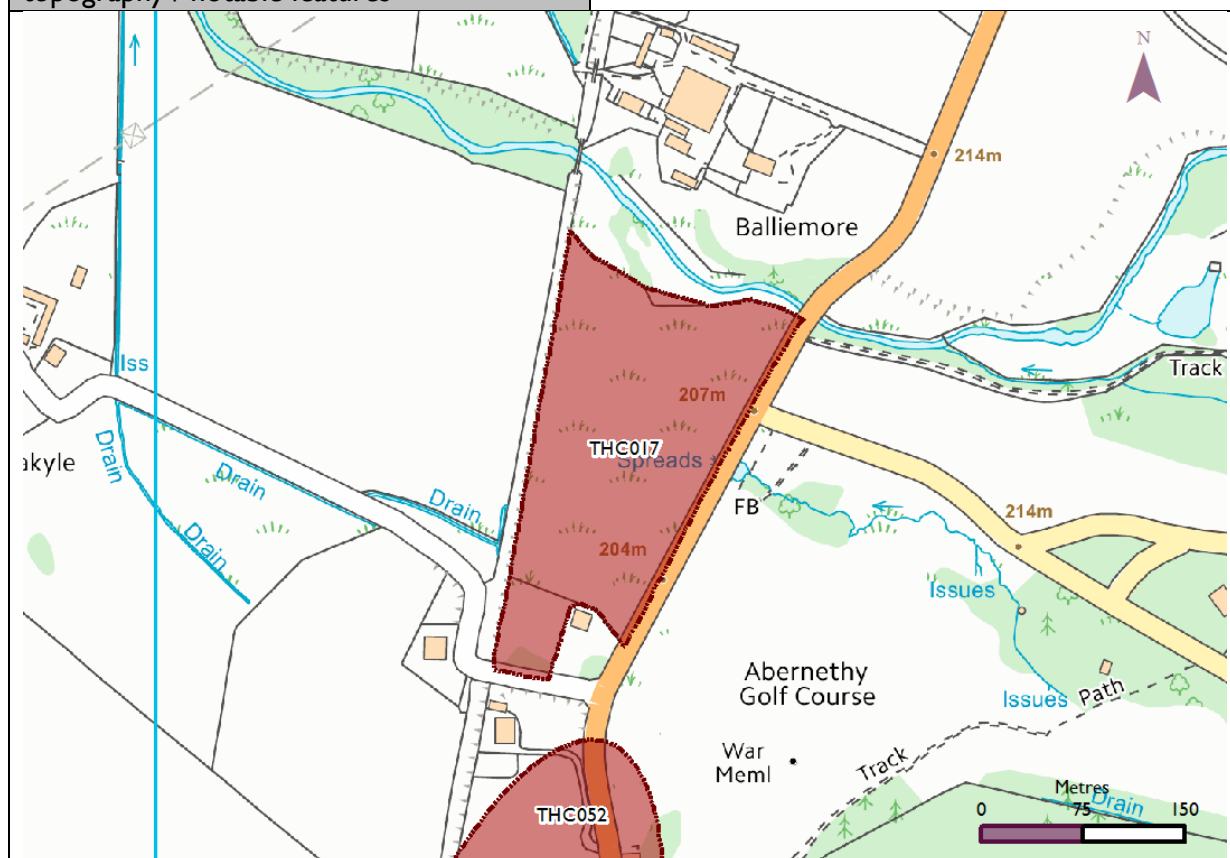
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC017
Site address	Ground at Coulnakyle, Nethy Bridge
OS grid reference (if available)	
Site area / size	3.7
Site description: current land use / topography / notable features	Agricultural



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	14
	Tenure	Mixed
	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 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	✓	

**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 runs along its norther 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		
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	✓	Core Path, Speyside Way, runs along the site's eastern boundary

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>poorly related</i>	Site is detached from the settlement, being located some 350m from the Nethybridge sign,
Access to key facilities (schools, shops, other facilities)	<i>poor</i>	Site is around 800m from Nethy Stores along a narrow road that lacks a pavement. The Speyside Way does run along the site's western boundary, but this offers a longer, more circuitous route to the village centre.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site has an extensive frontage along the B970, which is relatively straight at this point,.
Wider transport network	<i>poor</i>	Site is around 10 km from the A95.
Access to public transport	<i>poor</i>	Site is around 850m from the nearest bus stop along a narrow road that lacks a pavement. The Speyside Way does run along the site's western boundary, but this offers a longer (approximately 920m), more circuitous route to the village centre.
Access to active travel routes	<i>Good</i>	Site is around 800m from Nethy Stores along a narrow road that lacks a pavement. The Speyside Way does run along the site's western boundary, but this offers a longer, more circuitous route to the village centre.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Site relates extremely poorly to Nethy Bridge's built form, being some 350m from the recognised start of the village. It would represent a significant linear extension of the village into an area that feels separate due to topography and vegetation. A further significant constraint to development is that approximately 90% of the site is affected by the Medium probability river flooding extent. It is difficult to see how this could be managed without negative effects on the River Spey SAC.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Agricultural use-crop growing
Habitats adjacent to the site	River Spey and tribs
Nature and scale of development (inc off site effects)	Relatively large scale housing – all would be within the 1:200 flood envelope.....

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	
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Otter uses burn adjacent and water vole survey should be undertaken
Habitat connections	
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Currently low potential for biodiversity which could be significantly improved through tree planting and an enhanced Suds scheme for the development.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	High – 90% of site
SUDs	Not achievable in the floodplain

#### Summary:

Site has low potential to support protected species, otter may be using burn adjacent, high potential to improve the site for biodiversity eg tree planting, species rich wet grassland to support waders but not as part of housing development where 90% within 1:200 flood extent

#### Overall Ecology Assessment

RED		AMBER		GREEN	x
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		14 houses, access off B970
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Arable farmland. Open field on approaches to the settlement, relates to open golf course on the opposite side of the road and not to the village itself.
	<b>Siting</b>	Great views across the site from the B970 towards the mountains. An attractive gateway experience to the village
	<b>Design</b>	Development would break the existing settlement edge and intrude into important views
<b>Landscape Special Qualities</b>		Magnificent mountains, strong juxtaposition of contrasting landscapes, landscapes both cultural and natural. The experience of these qualities would be adversely impacted upon by any built development on this site
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Development constrained. Landscape character and experience – highly sensitive to development affecting small scale nature of landform and balance of open space to woodland Development here would elongate the village and be detached from the core, adversely affecting settlement form. Sense of arrival from the north would be adversely affected and intrude into views.
<b>Visual issues and sensitivities</b>		Visually highly sensitive owing to key views from the B970
<b>Potential for mitigation</b>		Nil
<b>Potential to complement?</b>		No
<b>Potential to enhance?</b>		No
<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

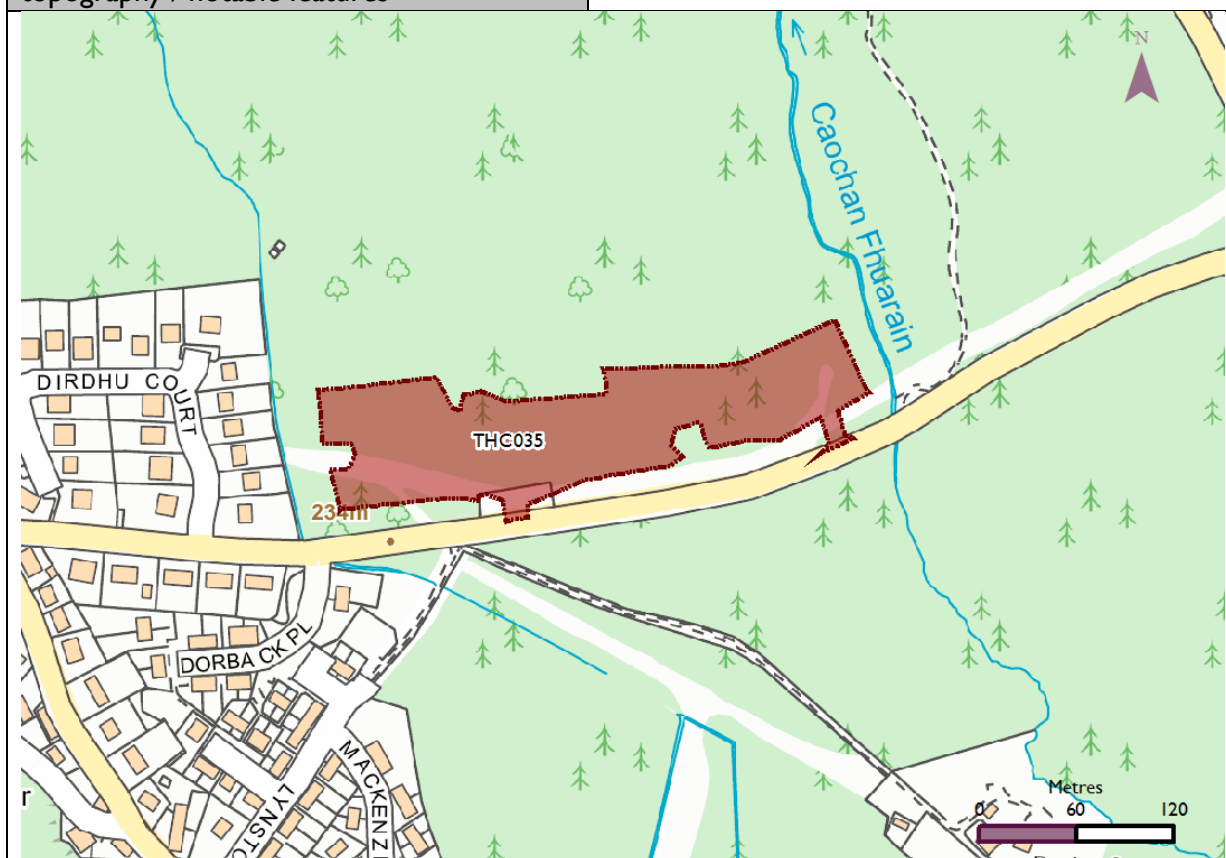
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC035
Site address	Craigmore Road, Nethy Bridge
OS grid reference (if available)	
Site area / size	2.08Ha
Site description: current land use / topography / notable features	Vacant scrubland and woodland.



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	15
	Tenure	Private & affordable
	Affordable housing proportion	25%
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	✓	A small area to the South of the site is covered by medium probability surface water. Further areas surround 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	✓	The entire 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		
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>	The site represents a significant linear extension of Nethy Bridge in an area that already has a well-defined boundary,
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site is around 1.2km from centre of Nethy Bridge and around 940m from primary school.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Access for proposed number for dwellings should not be an issue.
Wider transport network	<i>limited</i>	Site is 10km from A95.
Access to public transport	<i>Good</i>	Site is within 300m of bus stop,
Access to active travel routes	<i>Good</i>	Core paths and other rights of way exist close to the site. It is possible to walk to the school via the footpath network and the route to the centre of Nethy Bridge benefits from a pavement.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site is already an allocated site within the current LDP. While its links to services in Nethy Bridge are reasonable, the site does not relate well to the built form and encroaches upon what is currently woodland. Development of the site is likely to have significant ecological and landscape impacts. Retention of the existing allocation in the new LDP is therefore not preferred.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Plantation on ancient woodland
Habitats adjacent to the site	Similar woodland
Nature and scale of development (inc off site effects)	15 homes in 2ha site

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	Whole site – no mitigation possible
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>High quality woodland</i>
Species likely to require survey at LDP or later stage – eg CNAP species	Wood ants, green shield moss
Possible protected species	Pine marten, squirrel, breeding birds – crossbill, capercaillie
Habitat connections	Forms part of woodland network
ECOPS	<i>Include a separate Ecological Constraints and Potential Plan if necessary</i>
Potential Mitigation	<i>Comments may include extra land beyond the proposed boundary required for compensatory habitat</i>

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

#### Summary:

*Already has planning permission but would require surveys for all species mentioned above*

#### 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 East of Nethybridge, outside the settlement envelope in pine plantation woodland. The woodland around Nethybridge provides a well-established and consistent backdrop to the village and a rich recreational resource. A well-used footpath runs through the site
	<b>Siting</b>	A long narrow site with access across a powerline wayleave. Most of the settlement of Nethybridge relates spatially to the river and its tributaries. This site would run counter to that pattern.
	<b>Design</b>	The development of housing on this site would take a chunk out of the woodland that provides the backdrop and setting to Nethy, the 'forest' village. Past experience shows that when developing housing in woodland a substantially larger area of woodland needs to be felled than the footprint of the development, for tree stability and aesthetic reasons. The development would have a long frontage open to the public road.
<b>Landscape Special Qualities</b>		Dark and venerable pine wood
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Constrained by importance of the woodland in providing a visual backdrop and setting to settlement
<b>Visual issues and sensitivities</b>		Sensitive – immediately adjacent to public road
<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

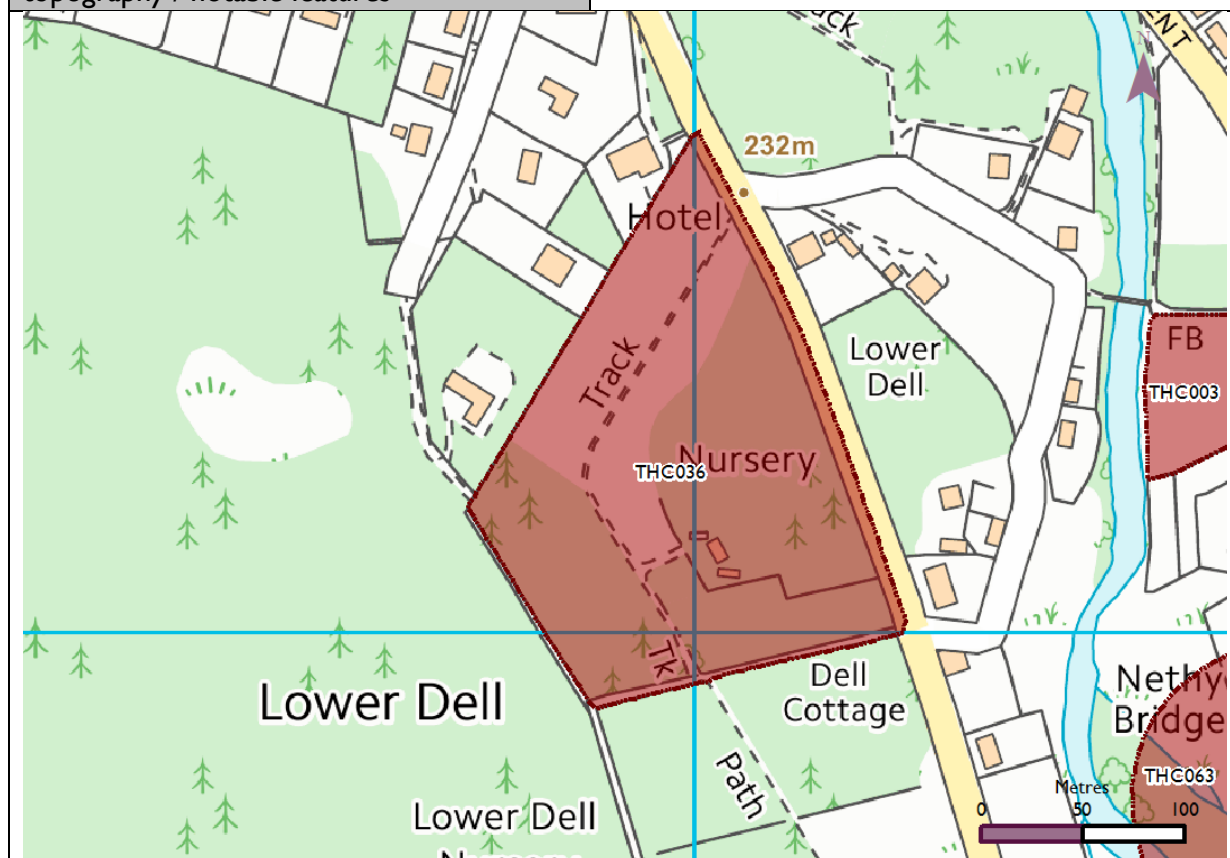
<b>RED</b>	<b>x</b>	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC036
Site address	Land at Dell Lodge, Nethy Bridge
OS grid reference (if available)	
Site area / size	Approx. 3Ha
Site description: current land use / topography / notable features	Partially wooded



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### Proposed use

Proposed use	Housing						
Housing	<table> <tr> <td>Approx no of houses</td><td>6-8 dwellings – low density housing within woodland</td></tr> <tr> <td>Tenure</td><td>Private &amp; affordable</td></tr> <tr> <td>Affordable housing proportion</td><td>TBC, minimum 25%</td></tr> </table>	Approx no of houses	6-8 dwellings – low density housing within woodland	Tenure	Private & affordable	Affordable housing proportion	TBC, minimum 25%
Approx no of houses	6-8 dwellings – low density housing within woodland						
Tenure	Private & affordable						
Affordable housing proportion	TBC, minimum 25%						
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	✓	Large area to the East of the site, within 20m at the North and 70m at the South East.
River extent: Low probability 1:1000 yrs	✓	Large area to the East of the site, within 20m at the North and 70m at the South East.
Surface water extent: Medium probability 1:200 years	✓	4 areas within the site contain medium probability surface water. 4 more areas within 100m.
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)	✓	West of the Site lies on the border of Cairngorms SAC.
Special Protection Area (SPA)	✓	West of the Site lies on the border of Abernethy Forest 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	✓	West of the Site lies on the border of Abernethy NNR.
National Scenic Area		
Wild Land		
Other natural heritage considerations		

Ancient woodland		
Natural and semi-natural woodland	✓	Approx. 50% of the site is covered by 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)	✓	I 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 Southern boundary of the site.



## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>poorly related</i>	Site is located at the eastern edge of the village, though due to the pattern of settlement in the area it feels separate and does not relate well to the properities around it.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site is approximately 1km from the village centre, where most of the facilities are. The road is narrow and lacks a pavement. The site does however have good access to the riverside path that would reduce the need for pedestrians to use the road.
Immediate site access – adequacy of access for proposed development	<i>limited</i>	Access would be required onto Dell road, which is narrow and winding at this point. There is however enough room to create a large junction
Wider transport network	<i>poor</i>	Site is some 10km from the A95
Access to public transport	<i>limited</i>	Site is within 800m of nearest bus stop.
Access to active travel routes	<i>Good</i>	There is easy access onto a number of core paths, including the riverside path, which leads to the village centre.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

Site is poorly related to the built form and is characterised by its rural setting. It is identified as protected 'open space' in the current LDP and it is evident that it is a well-used community resource, providing access to Dell Woods and the Abernethy NNR.

The proposal is for 6-8 dwellings set within the woodland. However, this form of development is unlikely to address the needs of the settlement, which requires a more affordable type housing. Furthermore, approximately 50% of the site is identified as semi-natural woodland.

### 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 used as amenity walking, there are specimen trees eg giant sequoia and some nice species rich grassland
Habitats adjacent to the site	Woodland, River Nethy
Nature and scale of development (inc off site effects)	6-8 low density housing within woodland

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	Good habitat mosaic of woodland and species rich meadow
Species likely to require survey at LDP or later stage – eg CNAP species	invertebrates
Possible protected species	Pine marten, red squirrel, badger?
Habitat connections	Provides a good woodland glade site which is likely to be species rich, there are wetter areas within the site helping create a mosaic of habitats
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Extra land outside of the site would be required for mitigation of the species rich meadow and woodland

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A good suds proposal would be required that addresses water quality, biodiversity and aesthetics

#### Summary:

NVC survey of grassland, extended phase I including survey for protected species up to 200m radius from the site: pine marten, wild cat, red squirrel  
HRA assessment for Spey SAC and capercaillie in surrounding SPA's  
(partially assessed for LDP – amber, species rich grassland highlighted)

### 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>		6-8 houses within woodland
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions The majority of this site is wooded (a dense fairly young conifer plantation) with a long narrow glade running south west into the site. A well-worn footpath cuts through the glade towards a fine old giant sequoia tree which is likely to have been planted as part of policy plantings
	<b>Siting</b>	The woodland here contributes to the generally wooded character of the village and to the rich landscape setting and visual backdrop. The paths are well walked and link to others throughout the settlement.
	<b>Design</b>	Development here would weaken and possibly breach the settlement's woodland edge and mean the loss of an area of accessible green space
<b>Landscape Special Qualities</b>		A landscape of opportunities – surrounding woodlands and open green spaces are valued by Nethy residents for recreation, individual mature trees are valued as features in their own right ... ref landscape toolkit, what people value about their local landscape.
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Development is constrained by importance of woodland which provides visual backdrop and setting to settlement and rich recreational resource
<b>Visual issues and sensitivities</b>		Site overlooked from a number of secluded properties and immediately adjacent to the public road
<b>Potential for mitigation</b>		None
<b>Potential to complement?</b>		None
<b>Potential to enhance?</b>		None
<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</b>		

<b>Landscapes</b>	
• <b>Battlefield</b>	
• <b>Other archaeological feature (Canmore)</b>	

#### Overall Landscape Assessment

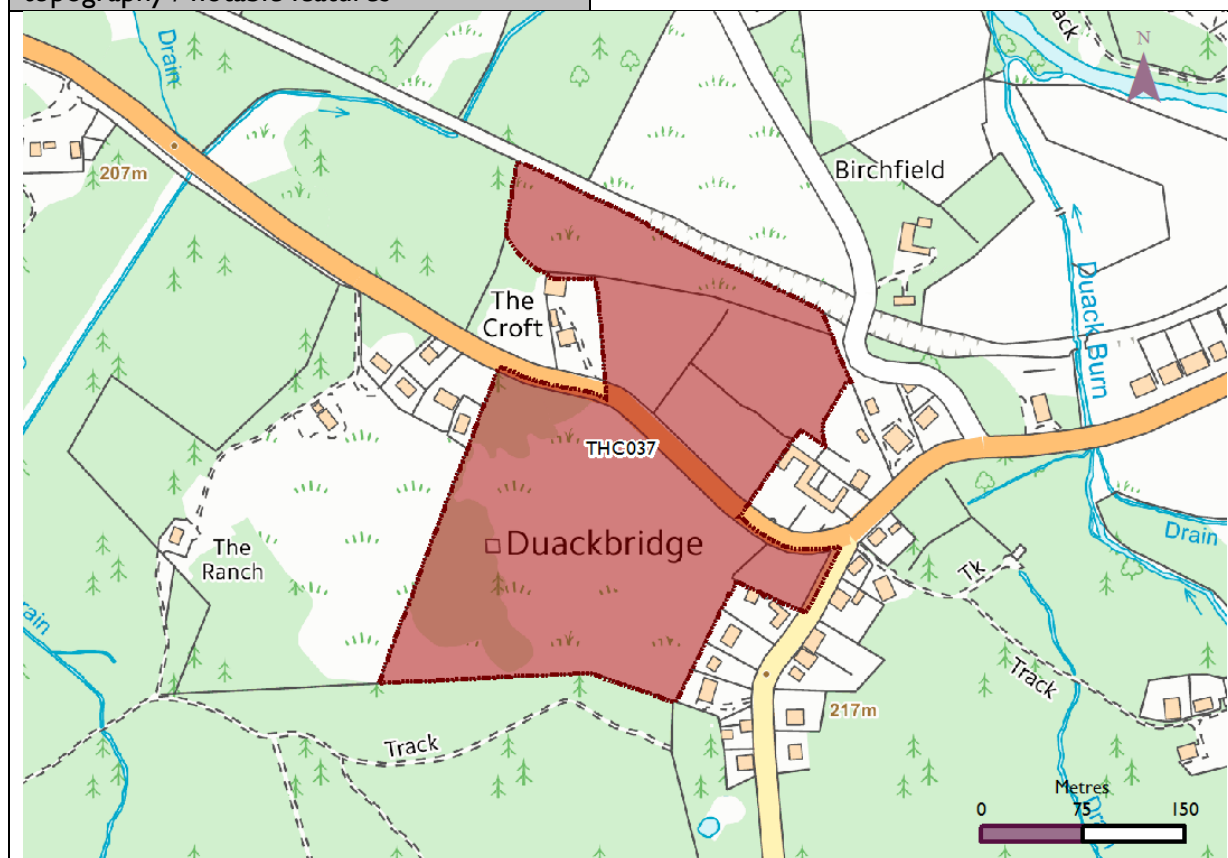
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC037
Site address	Land at Duackbridge, Nethy Bridge
OS grid reference (if available)	
Site area / size	Approx. 3.5Ha
Site description: current land use / topography / notable features	Agriculture



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### Proposed use

Proposed use		Housing / mixed use
Housing	Approx no of houses	TBC
	Tenure	Private & affordable
	Affordable housing proportion	TBC, minimum 25%
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	✓	An area to the East of the site contains medium probability flood risk, within 75m.
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	8 separate areas of medium probability surface water lie on the site. Further areas surround the site.
Surface water extent: Low probability 1:1000 yrs	✓	An area of low surface water risk lies in the middle of 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)		
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	✓	Approx. 1/3 of the site lies in Abernethy NNR.
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	A small part of ancient woodland overlaps the south of the site.

Natural and semi-natural woodland	✓	Approx. 1/3 of the site contains 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)	✓	1 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 lies near to the site, along the Eastern boundary, one part within 10m.



## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	Built form in this part of Nethy Bridge is less well defined than in the east, however there does exist a well-defined cluster that is within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site is within 500m of the centre of the village however it is around 2.2km from the school of only roads are used. There is no pedestrian footpath along the road at this point and no room to create one that would lead to the centre of the village. However, there is the potential to access the old railway line and use this as the pedestrian route to the point at which the pavement begins.
Immediate site access – adequacy of access for proposed development	<i>poor</i>	Site straddles two sides of the B970. Both sides have the potential for problems as the road at this point is winding at this point. Access is probably easier from the site on the north side of the road as it has a better line of sight along the road approaching the village.
Wider transport network	<i>poor</i>	Site around 10km from the A95.
Access to public transport	<i>limited</i>	There are bus stops within 500m of the site however there is no pedestrian footpath along the road at this point and no room to create one that would lead to the centre of the village. However, there is the potential to access the old railway line and use this as the pedestrian route to the point at which the pavement begins.
Access to active travel routes	<i>limited</i>	There are a number of core paths within close proximity of the site, allowing easy

		access into Dell Woods. These are however a little too circuitous to be regarded as active travel routes, although there is the opportunity to create a more direct pedestrian route using the old railway line.
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## STAGE 1 & 2 ASSESSMENT SUMMARY:

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

The built form in this part of Nethy Bridge is less well defined than in the east, however there does exist a well-defined cluster that is within the settlement boundary. The site is on both sides of the B970 and both sides differ in character. The south side rises steeply against the roadside and then continues to rise more gradually. The northern part of the site is set at or slightly below the road and is flanked on its western and eastern sides by properties. On its northern side it ends at the former railway line while trees surround it, shielding it from wider views. The southern part of the site is very prominent and out of character with the built form at this point. The northern side of the site may be more suitable and may be able to accommodate a small number of dwellings, set back slightly from the road itself. However, other preferable development options have been identified for the settlement so this is not considered necessary.

Further constraints on the southern part of the site include the identification of semi natural woodland and the Abernethy NNR overlapping part of its area. The southern part of the site contains an area of medium probability surface water flood risk.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	1/3 of the site is within Abernethy NNR and is woodland, the remaining site is horse grazed fields with dry and wet heath and juniper scrub
Habitats adjacent to the site	Ancient woodland
Nature and scale of development (inc off site effects)	The scale of the development could have off site impacts on surrounding SPA's There is often surface water on the northern part of the southern site

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	Abernethy , this section should be removed from the proposed development area
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	Species rich grassland containing Field Gentian, heartsease and juniper and important mycological population, scrub, dry and wet heath with chickweed wintergreen, and woodland
Species likely to require survey at LDP or later stage – eg CNAP species	Waxcaps, invertebrates
Possible protected species	The surrounding woodland would require a survey for pine marten, badger, red squirrel and wildcat within a 200m boundary of the site
Habitat connections	The sites provide important transitional habitat between species rich woodland and grassland
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	The areas which are most botanically diverse should be avoided and taken out of the site allocation, the woodland designated as NNR should also be removed. Species rich grassland is very fragile and depends on maintenance of a grazing regime with low fertiliser inputs and no ground disturbance, a management plan would be required to retain this. Housing plot allocation should be limited to areas where there is no botanical or mycological interest and no

	woodland.
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<b>Flood risk</b>	<b>Comments / detail / mitigation</b>
Flood risk relative location vs 1:200 year event	
SUDs	Surface water is often observed on the lower sections of the southern site, a Suds scheme would be required to enhance water quality and biodiversity in this location

**Summary:**

*NVC of grassland, mycological survey*

*Survey for protected mammals in woodland surrounding site in a 200m radius.*

*HRA to assess impact on capercaillie in surrounding SPA habitat*

*HRA to assess impacts of more wastewater on FWPM*

*Removal of NNR from site boundary*

**Overall Ecology Assessment**

<b>RED</b>	X NNR & Field Gentian, wet & dry heath	<b>AMBER</b>	x Grazed paddocks nearer road may offer some scope requires survey	<b>GREEN</b>	
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Housing, number not confirmed. 3.5ha site straddling the public road
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Enclosed pastures, pony paddocks at southern entrance to village. Small scale land forms, dry ridges, damp hollows.
	<b>Siting</b>	Surrounded by fragmented housing development, eclectic in design. Fields south of the road, in conjunction with the woodland provide a visual backdrop and contribute to the setting of the settlement.
	<b>Design</b>	Scope for a small number of houses integrated sensitively to landform on northern side of road, possibly one on south side (extreme eastern corner), with low key access. Scale and pattern of development important. Carefully designed will could give benefits to sense of arrival to settlement. Retain highest ground at extreme northern edge as open space as immediately adjacent to speyside way
<b>Landscape Special Qualities</b>		Landscapes both cultural and natural
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Opportunities for housing north of road. Housing should be set back from the road edge
<b>Visual issues and sensitivities</b>		Visual sensitivity reduced by presence of existing housing, pony culture clutter and semi-enclosed nature of this area
<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

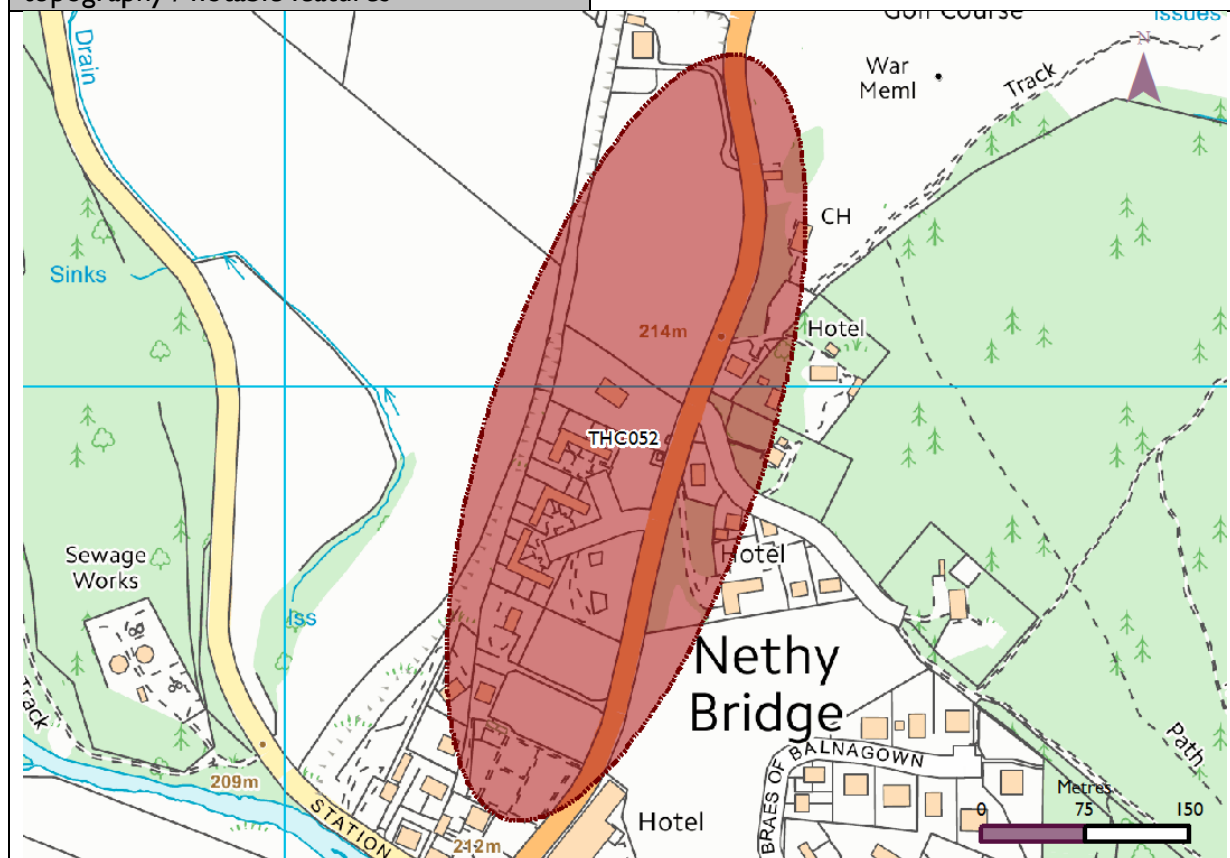
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC052
Site address	B970, Nethybridge
OS grid reference (if available)	
Site area / size	Approx. 9 Ha
Site description: current land use / topography / notable features	



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### Proposed use

Proposed use	Economic / Employment use						
Housing	<table> <tr> <td>Approx no of houses</td><td>-</td></tr> <tr> <td>Tenure</td><td>-</td></tr> <tr> <td>Affordable housing proportion</td><td>-</td></tr> </table>	Approx no of houses	-	Tenure	-	Affordable housing proportion	-
Approx no of houses	-						
Tenure	-						
Affordable housing proportion	-						
Employment / mixed use	Economic / Employment						

## 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"/>	Approx 30% of site is covered by 1:200 flood risk in the south west part of the site.
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	Approx 30% of site is covered by 1:200 flood risk in the south west part of the site.
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Small area of surface water flooding in central/south west 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"/>	Site lies approx. 100m north of the River Spey SAC.
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 type="checkbox"/>	
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input type="checkbox"/>	
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		
Ancient woodland	<input type="checkbox"/>	
Natural and semi-natural woodland	<input type="checkbox"/>	



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)		There are 4 Canmore sites within approx. 100m from the 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	✓	A core path runs through the west of the site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>poorly related</i>	The site is around 50% developed, while the undeveloped part would represent a significant extension to the settlement.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site is within 130m of Nethy Bridge's main services and around 760m of the primary school.
Immediate site access – adequacy of access for proposed development	<i>limited</i>	Determining access is difficult as the site would likely require several. The road at this point is narrow and its suitability for commercial vehicles uncertain.
Wider transport network	<i>limited</i>	Site is around 10km from A95.
Access to public transport	<i>Good</i>	Site is around 150m from nearest bus stop.
Access to active travel routes	<i>Good</i>	The site has access to the core path network, with a path starting on the opposite side of the road. Pavement to the centre of Nethy Bridge does not currently exist, however there is room to create it.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site is problematic, in part because its boundary is not well defined and because it is partially already developed. The current development is residential and therefore the types of economic uses that would be appropriate in the area would therefore be limited. Allocation is not considered appropriate.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	This is a large area mostly of improved/semi improved grassland – some amenity, currently offering low ecological value
Habitats adjacent to the site	Woodland, gardens
Nature and scale of development (inc off site effects)	Unclear what is proposed

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	There are small clumps of planted woodland which have been fenced off, one of these is a stand of aspen which must be retained
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Bats
Habitat connections	It's a fairly open site not offering much in habitat connectivity apart from the scattered shrubs and woodland areas
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Additional planting and creation of green corridors plus a good suds scheme would increase the ecological potential of this site

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A suds scheme should deliver water quality, biodiversity and aesthetic benefit in this area.

#### Summary:

Extended phase I to assess potential for protected species, the aspen must be retained.  
Much opportunity to enhance the site for biodiversity

### 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>		Economic development, no details
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions 3 small pony paddocks on west side of B970.
	<b>Siting</b>	This site contributes visually to the 'green' core of the settlement which includes the garden/village green opposite the hotel. Tree planting in front of the bungalows at the northern end of the site now starting to contribute to the general sense of bosky greenness
	<b>Design</b>	Possibility for some small economic type development in pony paddocks but nothing requiring significant carparking. New development should be set well back from the roadside to retain the prevailing sense of greenness and height restricted. All large trees to be retained.
<b>Landscape Special Qualities</b>		Vernacular stone buildings (hotel) and nearby houses
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		Opportunity for housing development
<b>Visual issues and sensitivities</b>		Visually prominent site in centre of village.
<b>Potential for mitigation</b>		High quality green space would have to be central part of design
<b>Potential to complement?</b>		Yes
<b>Potential to enhance?</b>		Limited
<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

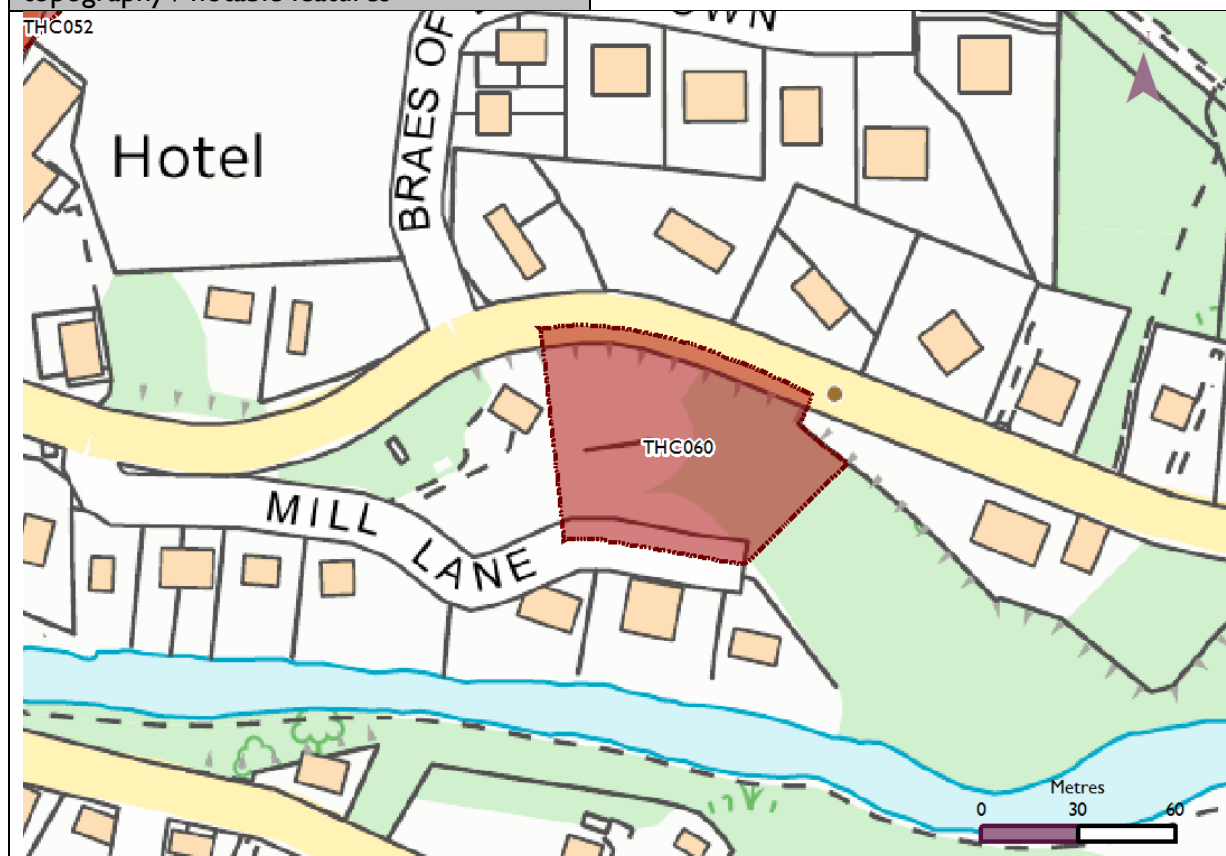
<b>RED</b>		<b>AMBER</b>	<b>X nature of development unclear</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC060
Site address	Mill Lane, Nethybridge
OS grid reference (if available)	
Site area / size	Approx 0.5 Ha
Site description: current land use / topography / notable features	



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### Proposed use

Proposed use		Housing
Housing	Approx no of houses	2 -3
	Tenure	
	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	✓	Southern half (approx. 50%) of site lies within low probability flood risk.
Surface water extent: Medium probability 1:200 years	✓	Very small contained area of surface water flood risk on southern boundary.
Surface water extent: Low probability 1:1000 yrs	✓	Very small contained area of surface water flood risk on southern 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 <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	Site lies less than 50m north of the 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		

### 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 is within the built form of the settlement.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Centre of village is within 300m.
Immediate site access – adequacy of access for proposed development	<i>poor</i>	There are already 9 properties using a single narrow road with a junction on another narrow road.
Wider transport network	<i>limited</i>	Site is around 10km from the A95.
Access to public transport	<i>Good</i>	Bus stops at centre of village are within 300m.
Access to active travel routes	<i>Good</i>	The main road running alongside the site is paved.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

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

The site is within the built form of Nethy Bridge and is unlikely to be removed from the settlement boundary in the next plan. Owing to the topography and vegetation it is well shielded from the surrounding area. This vegetation is however well established and is likely to be contributing to the stability of the steep and high bank that abuts the site.

Concern is raised over the impact of 2 or 3 additional dwellings on a small road and junction that already serves 9 properties. Furthermore, the site outline submitted on the form appears to include part of the garden of another property and therefore is in effect smaller than the 0.5 ha measured on the ground. Given the site's small size, the size of the road, the nature of the vegetation, the risk of slope instability and potential (low) for flooding, it is not considered that there is enough certainty that the site will be able to contribute to the LDP's Housing Land Requirement. It is therefore not considered that the site is suitable for allocation, although given its location, it could come forward as a windfall proposal and be judged on its merits at the time of an application.

## 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)	Site lies less than 50m north of the River Spey SAC., ensure good Suds proposal which includes water quality and otter Species Protection Plan
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	Low/Medium quality woodland- diverse range of species and ages with scrubby wet understorey so providing a range of habitat features but not ancient woodland
Species likely to require survey at LDP or later stage – eg CNAP species	Invertebrates, fungi
Possible protected species	Bats, otter, pine marten, red squirrel
Habitat connections	Provides a good connection to riparian habitat of River Nethy, wet woodland which would provide good otter resting habitat
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	A good suds scheme eg wet woodland within the site would benefit woodland species, trees should be retained throughout the site to retain habitat benefit – tricky in an already shaded site when people require sunlight. Extra land beyond the site would be required to be planted and managed appropriately as mitigation.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	The site has some surface water issues and the remains of an old mill lade system which could be incorporated into a suds plan, suds would require

	to have a water quality treatment element due to the proximity to the Spey SAC and also be beneficial for biodiversity as part of mitigation strategy
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**Summary:**

NVC of woodland. Extended Phase I for protected species : Otter, Bat, Pine Marten and Red Squirrel. HRA assessment of impact on Spey SAC designated features: otter disturbance, pollution arising from construction or occupation of the site

**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>		2/3 houses and gardens
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Site mostly wooded, mixed broadleaves of variable age, within the wooded gorge. Steep bank at rear of site up to public road that runs from B970 up past the hotel. Access along a single track unsealed. Mill laid at rear of site. Development physically constrained.
	<b>Siting</b>	The site is in a dark hollow close to the river. Constructing any houses on this site would necessitate felling of most of the trees on the site for house sites, garden ground and to allow sun light in to site. Risk of removal of trees on bank destabilising the slope
	<b>Design</b>	No design solution that would avoid significant tree removal
<b>Landscape Special Qualities</b>		Renowned river
<b>Wildland Issues</b>		Nil
<b>Landscape Capacity for Housing Report – status of site</b>		High sensitivity, wooded banks of river provide a key linear focus to the settlement and contribute to the overall wooded character of Nethybridge Development constrained
<b>Visual issues and sensitivities</b>		Not significant due to contained nature of the site
<b>Potential for mitigation</b>		Limited owing to significance of tree cover in both landscape character and physical stability
<b>Potential to complement?</b>		Limited
<b>Potential to enhance?</b>		Nil
<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

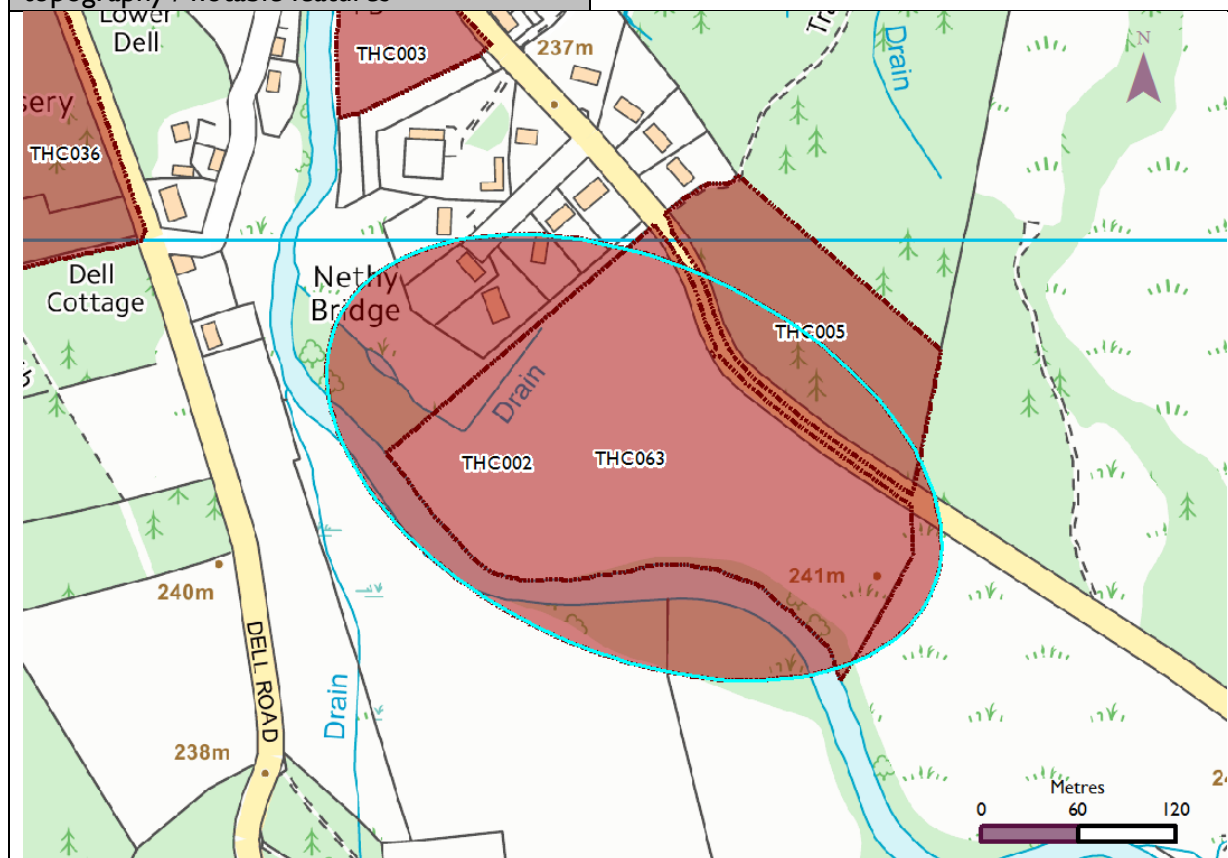
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## BACKGROUND INFORMATION

### Site details

Site ref	THC063
Site address	Site to the south of Nethybridge
OS grid reference (if available)	
Site area / size	7.4 Ha
Site description: current land use / topography / notable features	



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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 western portion (approx. 40%) within medium probability flood risk.
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	South western portion (approx. 40%) within low probability flood risk.
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Some contained areas of surface water flooding on the site, particularly along the south western edge.
Surface water extent: Low probability 1:1000 yrs	<input type="checkbox"/>	Some contained areas of surface water flooding on the site, particularly along the south western edge.
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 checked="" type="checkbox"/>	River Spey SAC runs through the site.
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 type="checkbox"/>	
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input type="checkbox"/>	
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		
Ancient woodland	<input type="checkbox"/>	
Natural and semi-natural woodland	<input checked="" type="checkbox"/>	Small area of semi-natural woodland

		overlaps the site in the south.
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)	✓	One Canmore feature within 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>poorly related</i>	While the site is adjacent to the built form it would represent a significant extension into countryside that has a very open character.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	The site is around 1.6km from the centre of Nethy Bridge and around 1.2km from primary school.
Immediate site access – adequacy of access for proposed development	<i>limited</i>	Access is possible from the road, however it may not be suitable for the large number of properties proposed.
Wider transport network	<i>limited</i>	The A95 is around 10km away and the large number of units proposed is likely to have a negative impact on the road network in this part of Nethy Bridge.
Access to public transport	<i>limited</i>	Site is within 800m of a bus stop.
Access to active travel routes	<i>Good</i>	The site is within close proximity of the public footpath network, including the riverside path, which extends to the centre of Nethy Bridge.

### STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site's location and the type of development proposed would represent a significant extension into the countryside. The medium probability river flooding extent affects around 30% of the site. Site unlikely to be a marketable location for the type of development proposed, and part of the same site is identified as preferred for housing development (see THC002). This submission is therefore not considered appropriate for allocation.

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

No

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	See site assessment for THC002
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)	
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	
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	
Habitat connections	
ECOPS	
Potential Mitigation	

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

#### Summary:

See site assessment for THC002

#### Overall Ecology Assessment

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

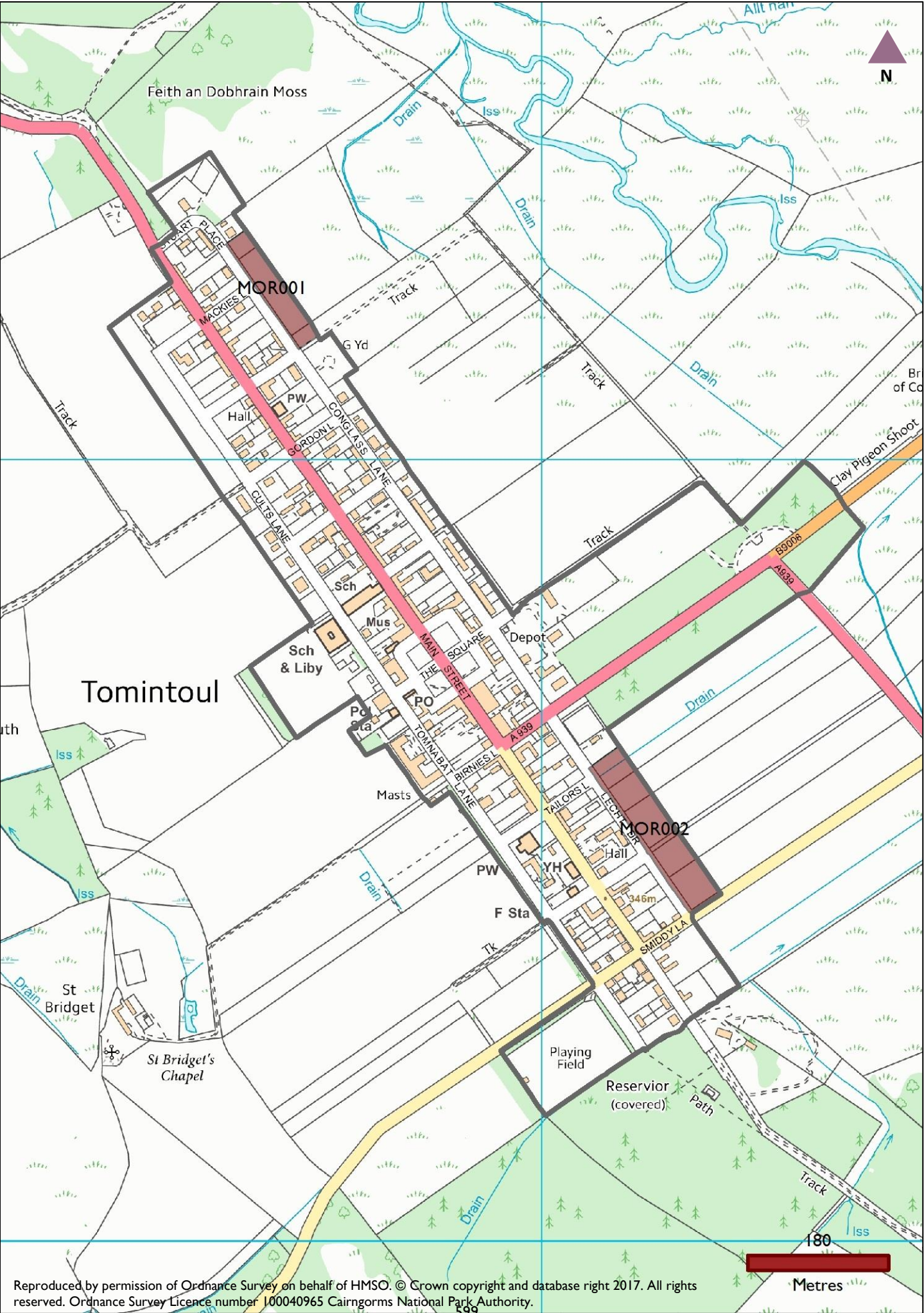
<b>Nature and scale of development (incl off site effects)</b>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	This site is on the open farmland at the south eastern edge of Nethy. The contrast between woodland-edged settlement and open pasture would be diminished by development. The settlement form would be very sensitive to development extending out in this direction
	<b>Siting</b>	This farmland adds diversity to the landscape surrounding Nethybridge and provides an open foreground across which great views of the surrounding hills, mountain and moorland can be experienced.
	<b>Design</b>	Recent housing at Lynstock has already compromised the settlement edge in part and is intrusive, further built development would augment this, especially when of a dense suburban nature.
<b>Landscape Special Qualities</b>		Magnificent mountains towering over moorland and strath, landscapes both cultural and natural, a landscape of layers, attractive and contrasting textures and colours (woodland, pasture, hills and mountains), grand panoramas and framed views. These open fields give the public the opportunity to look across the landscape and experience all of these special landscape qualities. Such open views from the straths and low-lying parts of the Park are becoming increasingly rare and where possible should be protected.
<b>Wildland Issues</b>		This small dead end road gives the opportunity to experience a sense of seclusion remoteness and tranquillity.
<b>Landscape Capacity for Housing Report – status of site</b>		Development is constrained –see above
<b>Visual issues and sensitivities</b>		Very sensitive - See above
<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>		

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

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

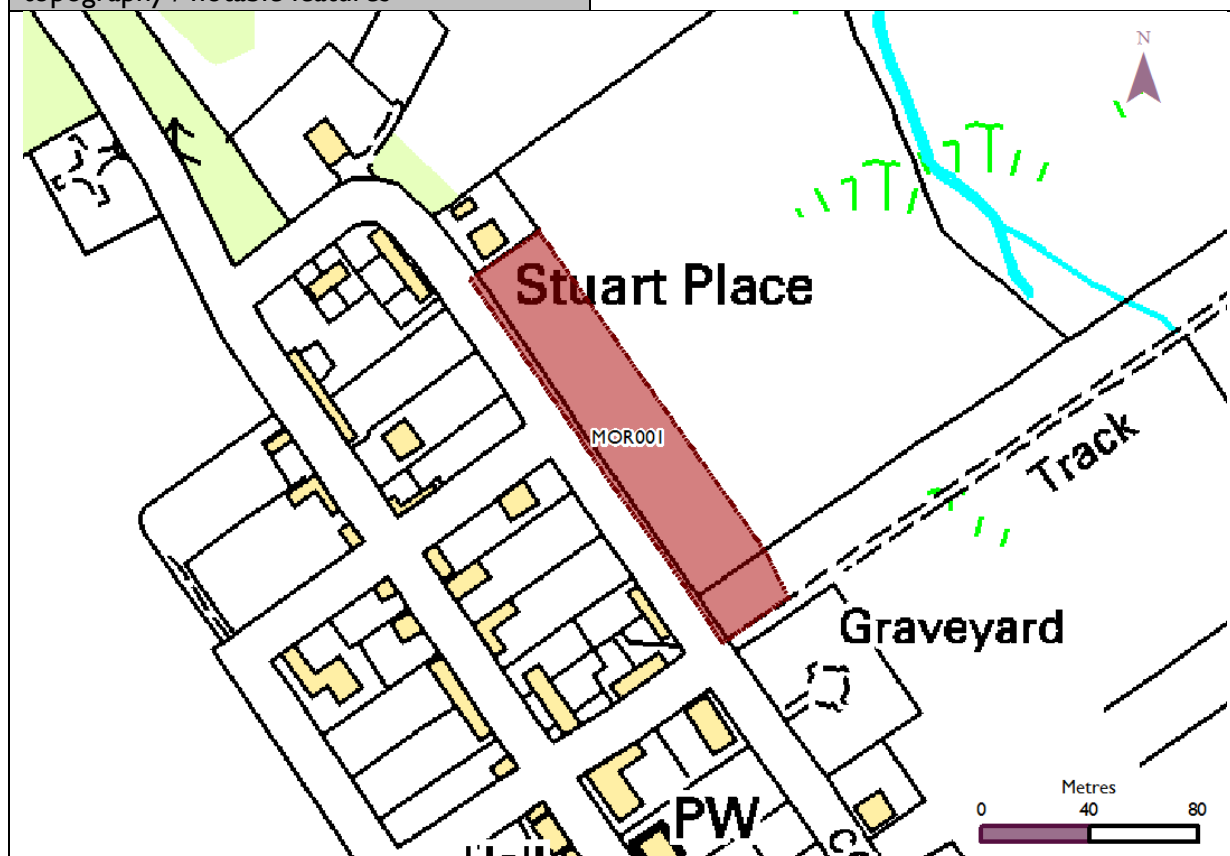


## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	M001
Site address	H1 Site, AB37 9HG
OS grid reference (if available)	
Site area / size	0.72Ha
Site description: current land use / topography / notable features	Agriculture, greenfield site.



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#### Proposed use

Proposed use		Housing
Housing	Approx no of houses	8
	Tenure	Private / affordable
	Affordable housing proportion	% - The client would be willing to discuss this.
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		
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		
<b>Other natural heritage considerations</b>		
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	✓	2 within 100m of the site.
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 of the site.

### 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	✓	Core path runs along half of the side, down the North-West side, approx. 70m away.



## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the Tomintoul settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site lies approx. 600m from the School and 600m from the central square (shops / hotel).
Immediate site access – adequacy of access for proposed development	<i>Good</i>	The site lies on Conglass Lane, which whilst has no established access, could be easily provided.
Wider transport network	<i>limited</i>	Site lies just off A939 which leads to Grantown and Braemar / Ballater. The village is not near a train station or any major roads
Access to public transport	<i>poor</i>	Whilst there are bus stops in Tomintoul (in the Square), services are very infrequent.
Access to active travel routes	<i>limited</i>	Site lies approx. 250m from a core path but also has good access to rest of village.

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

The site is already allocated within the LDP for 8 units. It is considered that this site provides a natural expansion to Tomintoul at an appropriate scale and does not have any significant constraints. It is considered suitable to retain the site as an allocation.

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

Yes

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Grassland – pastoral.
Habitats adjacent to the site	Further pasture, 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	-
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	Unlikely

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Grassland habitats adjacent to Tomintoul are well known for being important wader grassland – potential for this field to support breeding waders.
Species likely to require survey at LDP or later stage – eg CNAP species	-
Possible protected species	Breeding birds – waders
Habitat connections	Connectivity to neighbouring pasture/wader habitat
ECOPS	
Potential Mitigation	Minimise knock-on effects on waders using neighbouring pasture

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

#### Summary:

The only ecological constraint on this site would be breeding waders – assessment needed to determine importance of this field for waders, and what the knock on effect to waders in the neighbouring area would be by developing this site.

#### Overall Ecology Assessment

RED		AMBER		GREEN	X if wader value is low.
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for 8 houses. Existing LDP Allocation HI.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Linear field area adjacent to planned form of settlement.
	<b>Siting</b>	The long eastern edge of the village is open with little containment and very visible from east.
	<b>Design</b>	Layout, design and access to reflect existing pattern of settlement.
<b>Landscape Special Qualities</b>		
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		Within existing settlement, small scale, no significant landscape impacts.
<b>Visual issues and sensitivities</b>		As above
<b>Potential for mitigation</b>		Planting to east to create shelter and strengthen settlement edge in wider landscape.
<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

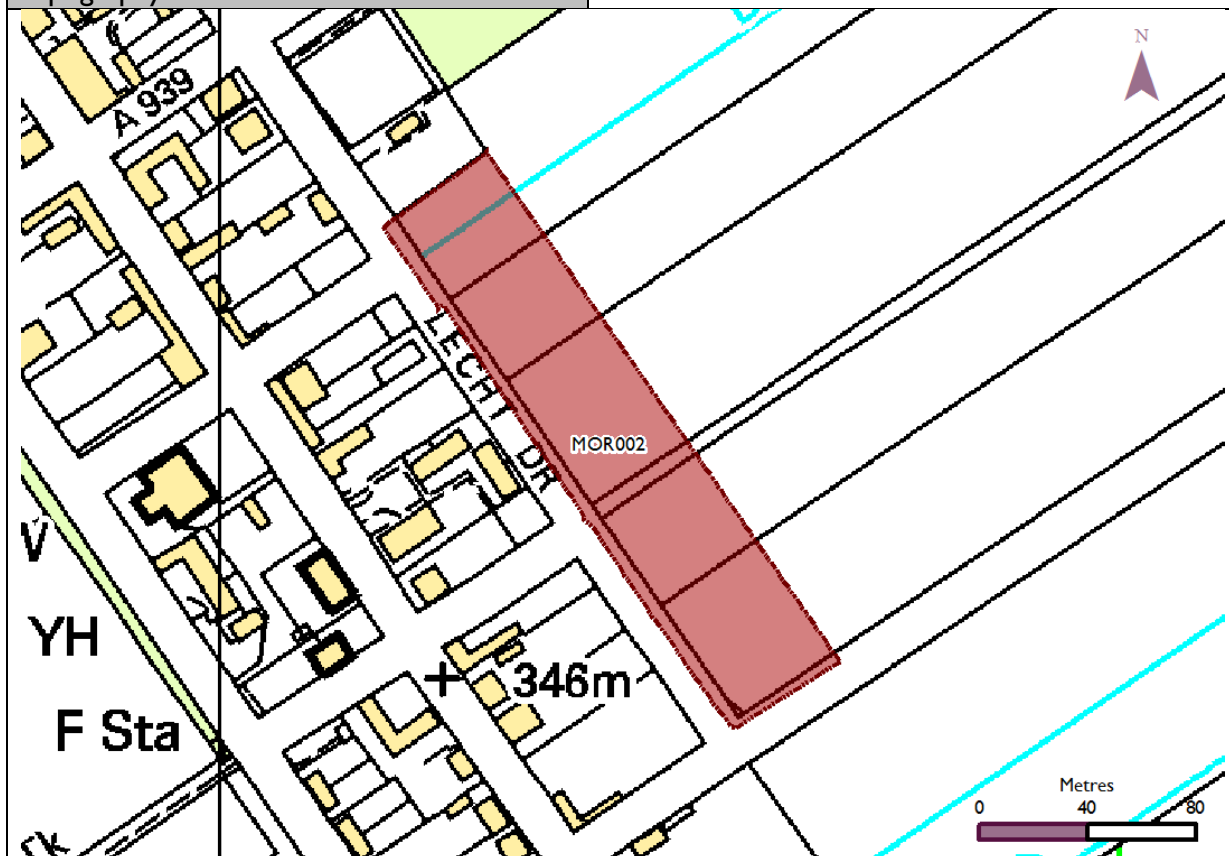
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b>
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## Local Development Plan 2020 – Site Assessment

### BACKGROUND INFORMATION

#### Site details

Site ref	M002
Site address	H2 Site
OS grid reference (if available)	
Site area / size	1.32Ha
Site description: current land use / topography / notable features	Agricultural, greenfield site.



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#### Proposed use

Proposed use		Housing
Housing	Approx no of houses	8
	Tenure	Private / affordable
	Affordable housing proportion	% - The client would be willing to discuss this.
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		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs	✓	2 small areas of low probability surface water lie within 100m to the North-West of 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		
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	<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)	✓	13 within 100m of the site.

### 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	✓	A core path lies approx. 95 to the North of the site.

## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	<i>Site lies within the Tomintoul settlement boundary.</i>
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	<i>Site lies approx. just over 600m from the School and 400m from the central square (shops / hotel).</i>
Immediate site access – adequacy of access for proposed development	<i>Good</i>	<i>The site lies on Conglass Lane, which whilst has no established access, could be easily provided.</i>
Wider transport network	<i>limited</i>	<i>Site lies just off A939 which leads to Grantown and Braemar / Ballater. The village is not near a train station or any major roads</i>
Access to public transport	<i>poor</i>	<i>Whilst there are bus stops in Tomintoul (in the Square), services are very infrequent.</i>
Access to active travel routes	<i>limited</i>	<i>Site lies approx. 250m from a core path but also has good access to rest of village.</i>

## STAGE 1 & 2 ASSESSMENT SUMMARY:

*Summary of any key constraints / issues*

*The site is already allocated within the LDP for 8 units. It is considered that this site provides a natural expansion to Tomintoul at an appropriate scale and does not have any significant constraints. It is considered suitable to retain the site as an allocation.*

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

Yes

## SUPPLEMENTARY ASSESSMENTS

### ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Grassland – pastoral.
Habitats adjacent to the site	Further pasture, 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	-
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	Unlikely

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Grassland habitats adjacent to Tomintoul are well known for being important wader grassland – potential for this field to support breeding waders.
Species likely to require survey at LDP or later stage – eg CNAP species	-
Possible protected species	Breeding birds – waders
Habitat connections	Connectivity to neighbouring pasture/wader habitat
ECOPS	
Potential Mitigation	Minimise knock-on effects on waders using neighbouring pasture

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

#### Summary:

The only ecological constraint on this site would be breeding waders – assessment needed to determine importance of this field for waders, and what the knock on effect to waders in the neighbouring area would be by developing this site.

### Overall Ecology Assessment

RED		AMBER		GREEN	X if wader value is low
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## LANDSCAPE ASSESSMENT

<b>Nature and scale of development (incl off site effects)</b>		Proposal is for 8 houses. Existing LDP Allocation H2.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Linear field area adjacent to planned form of settlement.
	<b>Siting</b>	The long eastern edge of the village is open with little containment and very visible from east.
	<b>Design</b>	Layout, design and access to reflect existing pattern of settlement.
<b>Landscape Special Qualities</b>		
<b>Wildland Issues</b>		-
<b>Landscape Capacity for Housing Report – status of site</b>		Within existing settlement, small scale, no significant landscape impacts.
<b>Visual issues and sensitivities</b>		As above
<b>Potential for mitigation</b>		Planting to east to create shelter and strengthen settlement edge in wider landscape.
<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>		

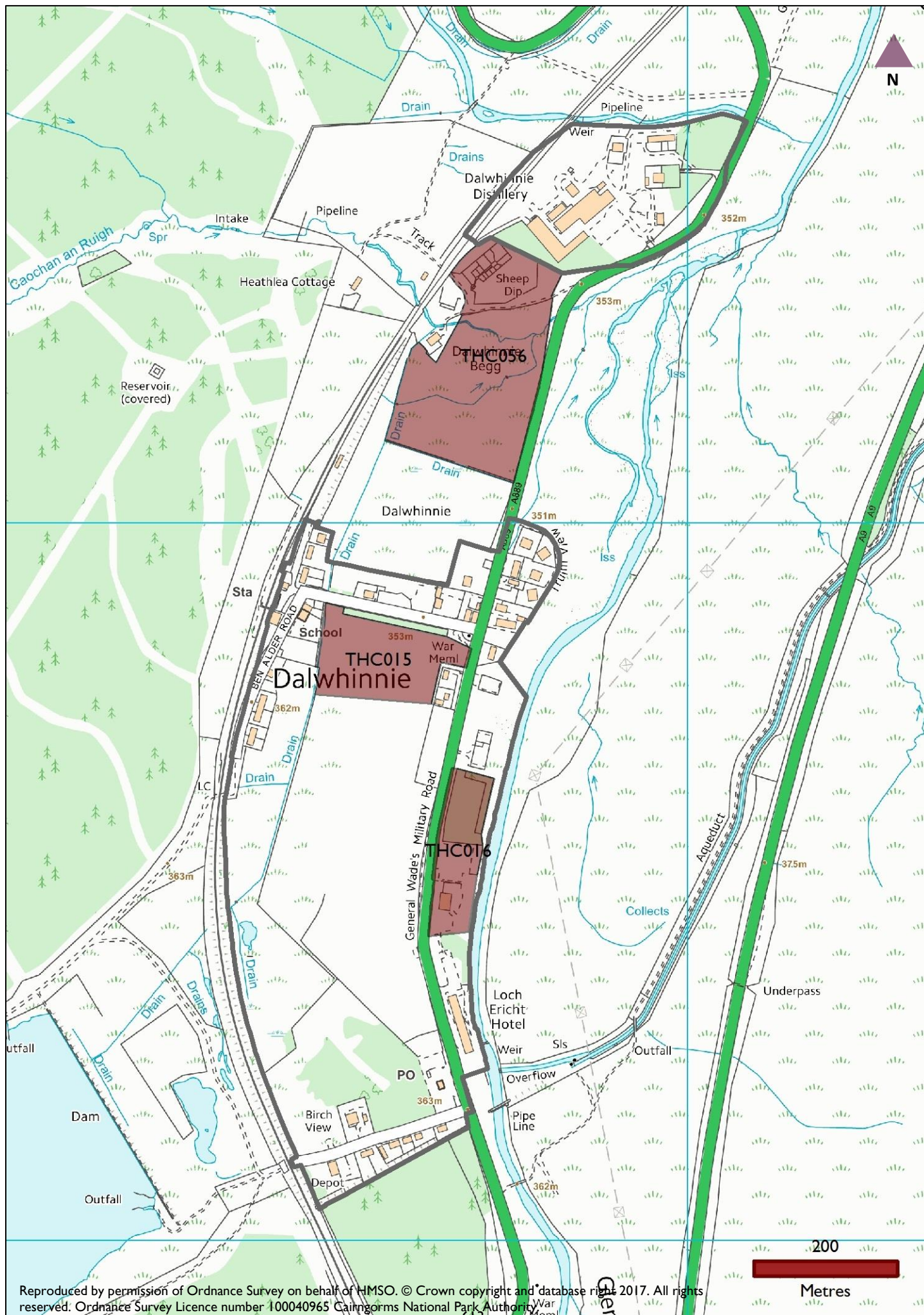
### Overall Landscape Assessment

<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b>
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## **Rural Settlements**

Dalwhinnie  
Dinnet  
Glenshee  
Insh  
Inverdrue & Coylumbridge  
Laggan

# DALWHINNIE

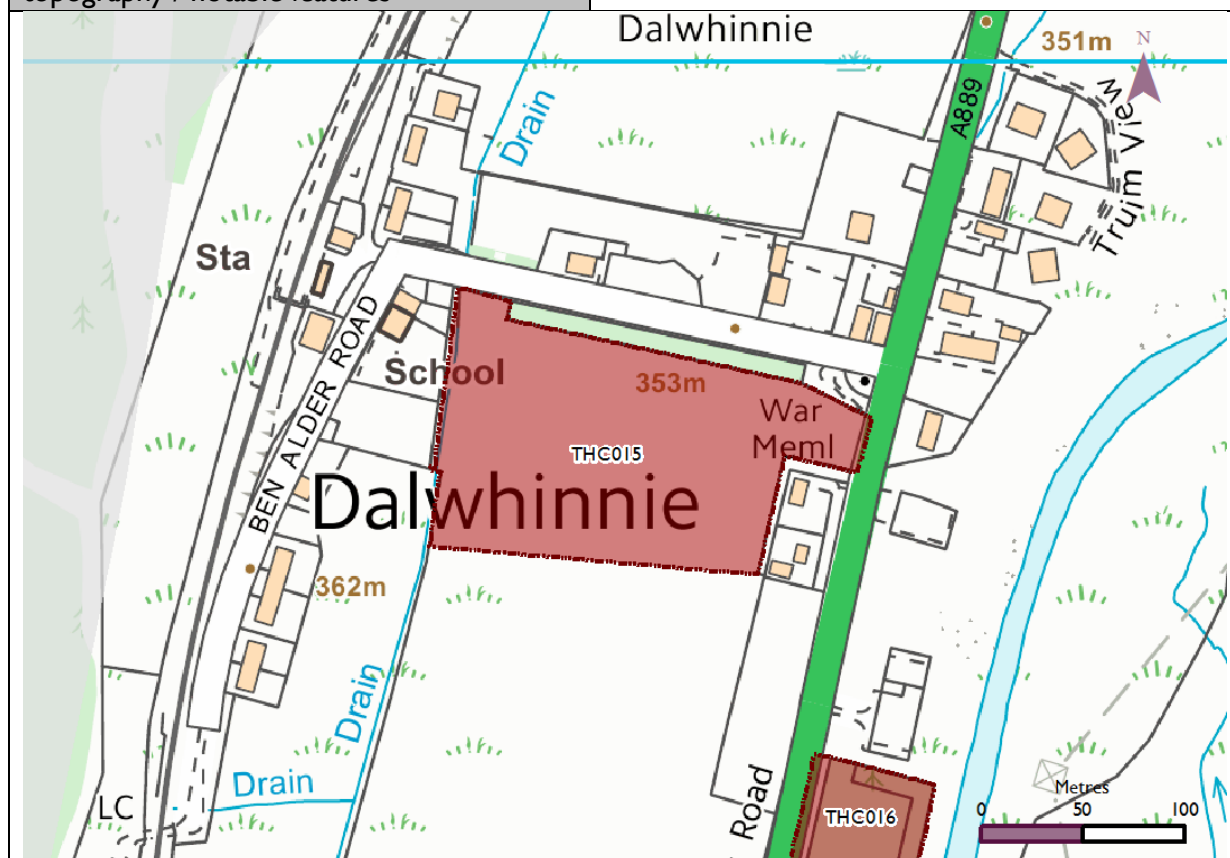


# Local Development Plan 2020 – Site Assessment

## 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

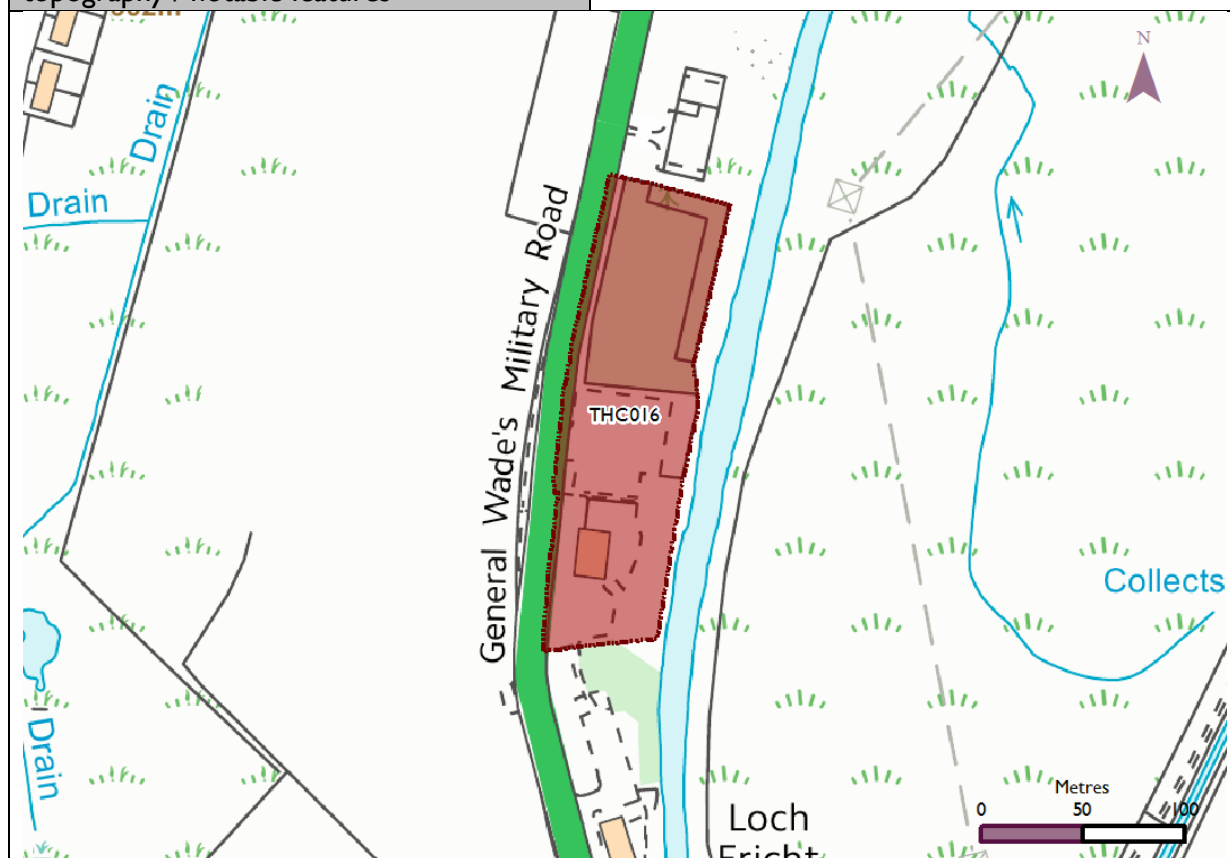
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>All of the site</b>
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# Local Development Plan 2020 – Site Assessment

## 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

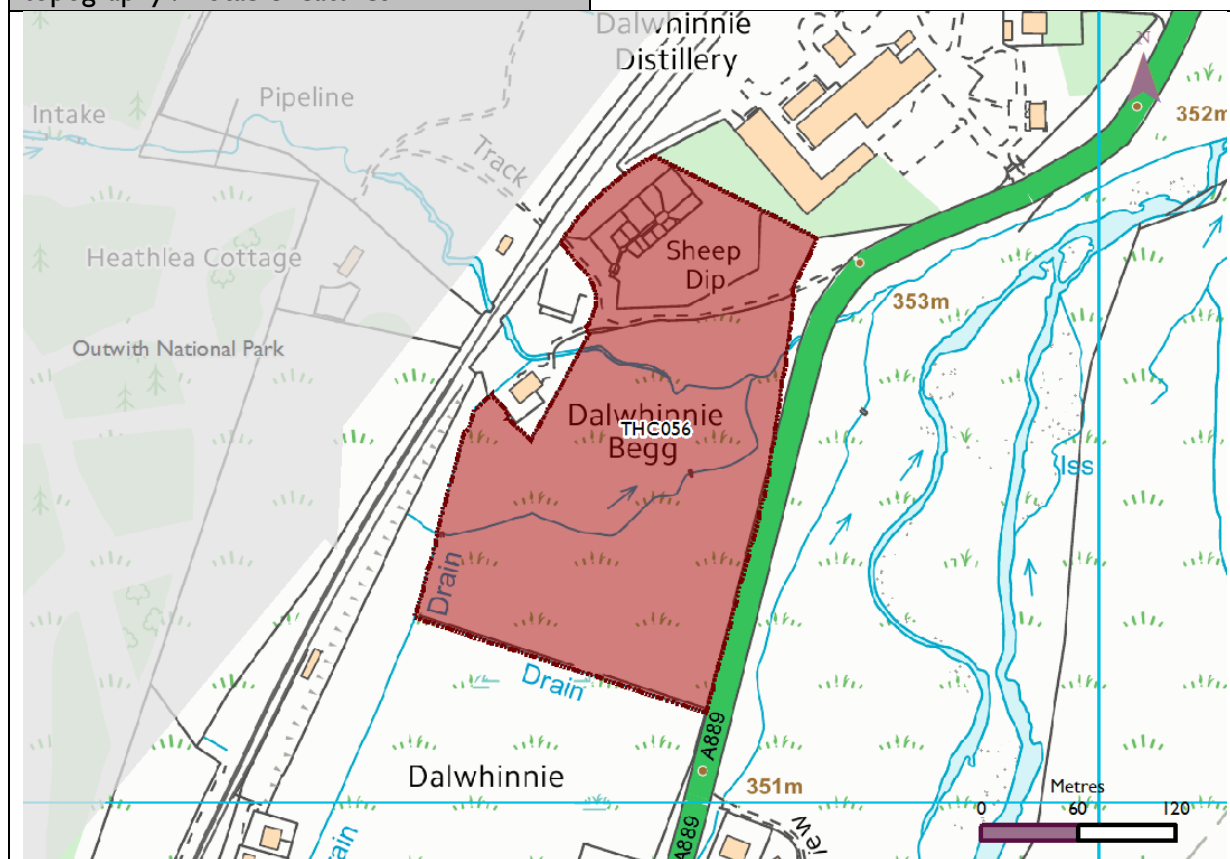
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b>
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# Local Development Plan 2020 – Site Assessment

## 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

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

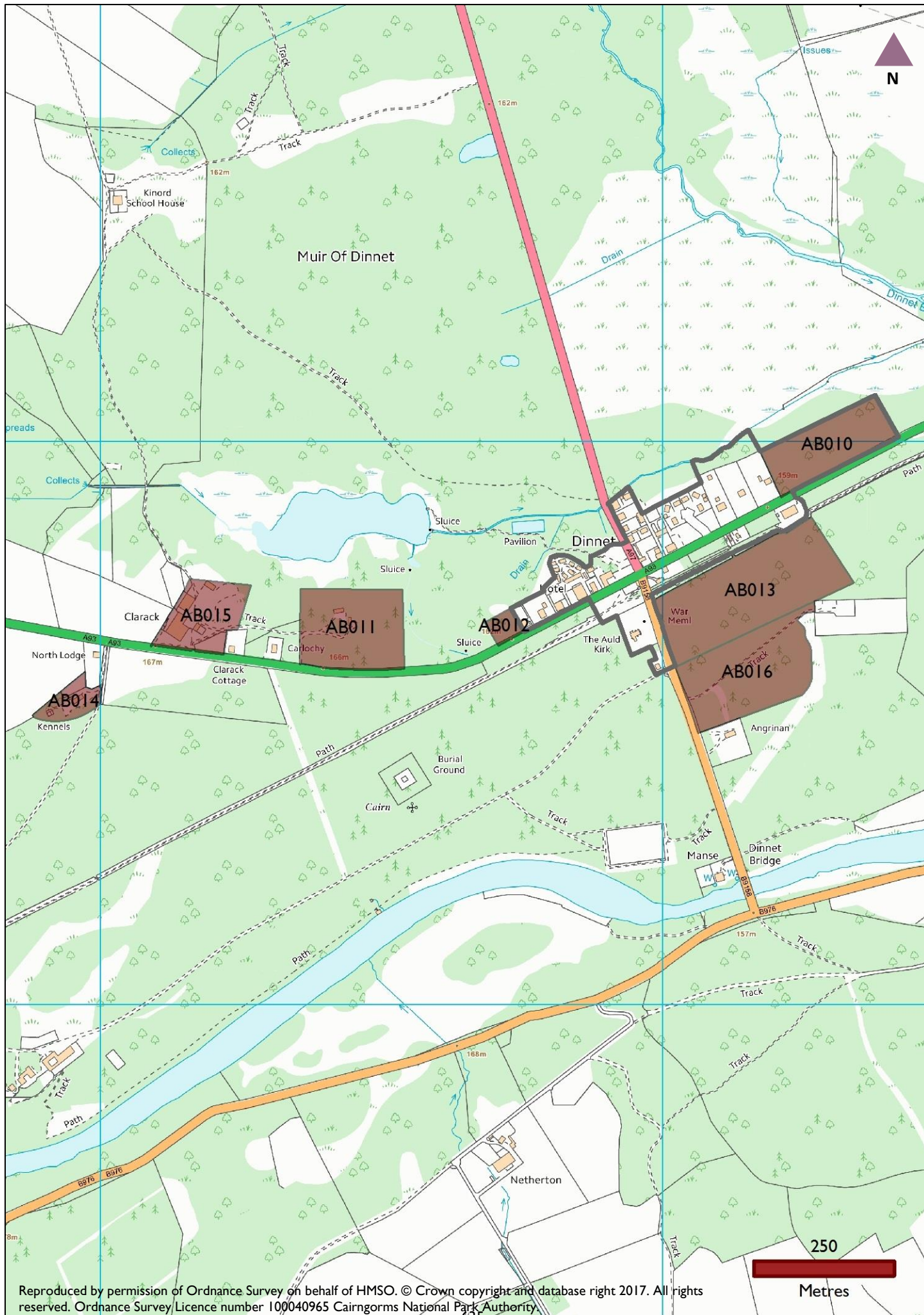
<b>Nature and scale of development (incl off site effects)</b>		Proposal is for employment use.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	This site has a semi-natural character and is a key part of the setting for the Dalwhinnie Distillery.
	<b>Siting</b>	Wet grassland/mire 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



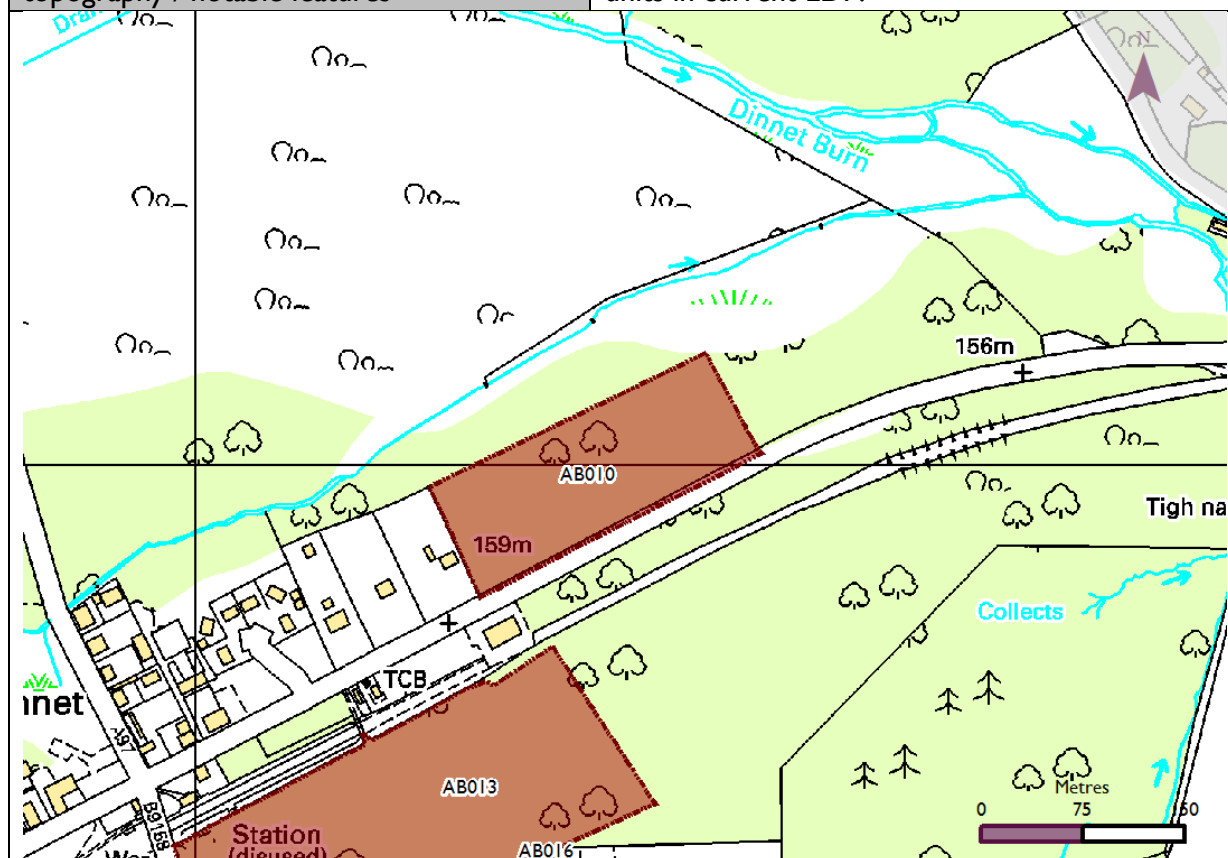
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# Local Development Plan 2020 – Site Assessment

## 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	<input checked="" type="checkbox"/>	Area of medium probability flood risk running along the North of the site, within 45m.
River extent: Low probability 1:1000 yrs	<input checked="" type="checkbox"/>	Area of low probability flood risk running along the North of the site, within 40m.
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Small area of medium probability surface water located at the South-West corner 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 running parallel to the North of the Site within 55m.
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input type="checkbox"/>	
Wild Land	<input type="checkbox"/>	
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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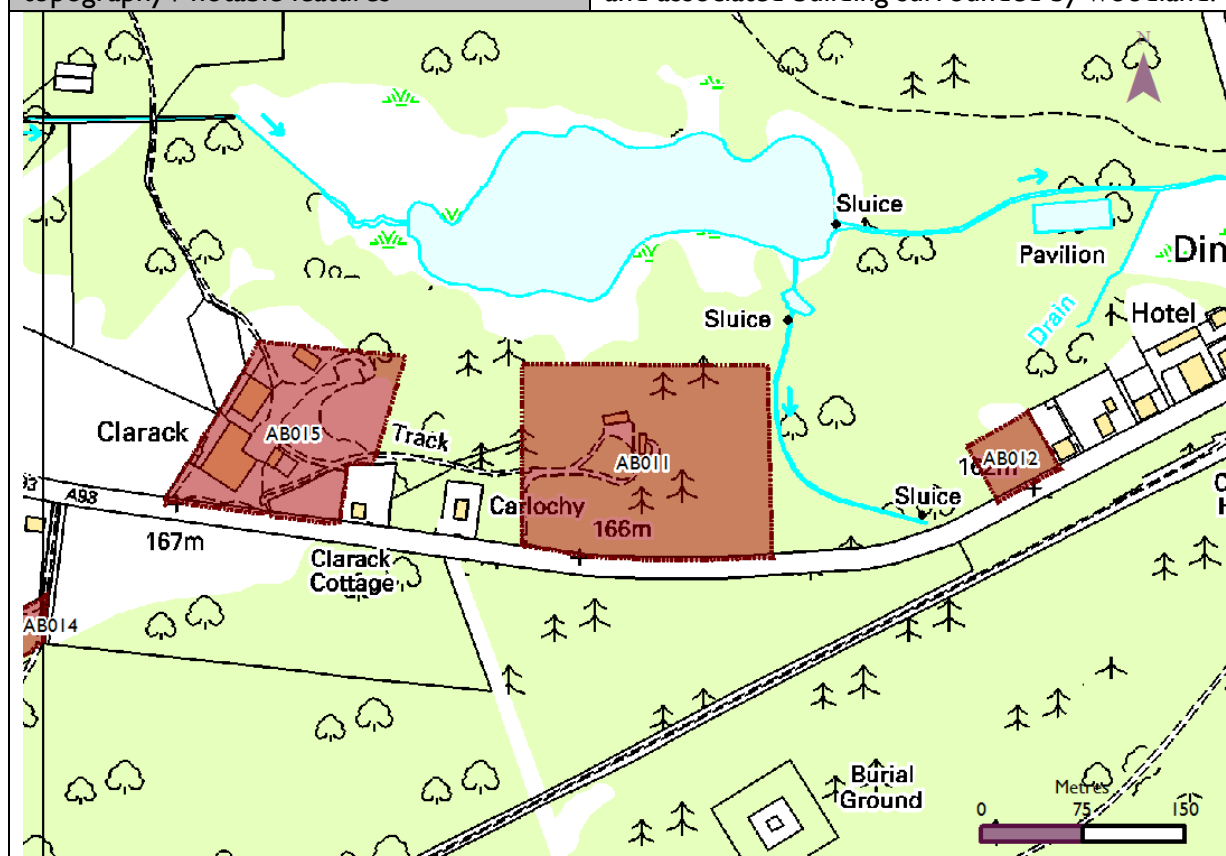


# Local Development Plan 2020 – Site Assessment

## 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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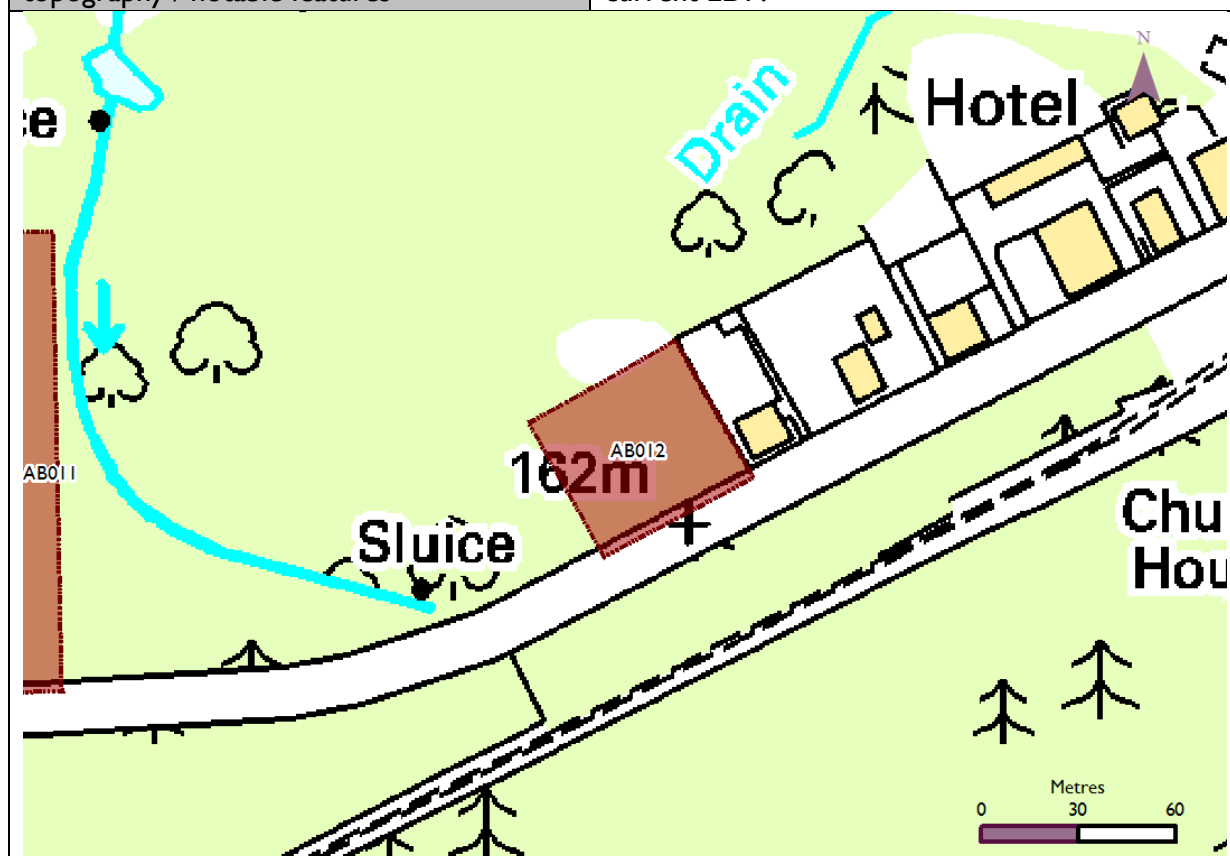


## Local Development Plan 2020 – Site Assessment

### 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 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	✓	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

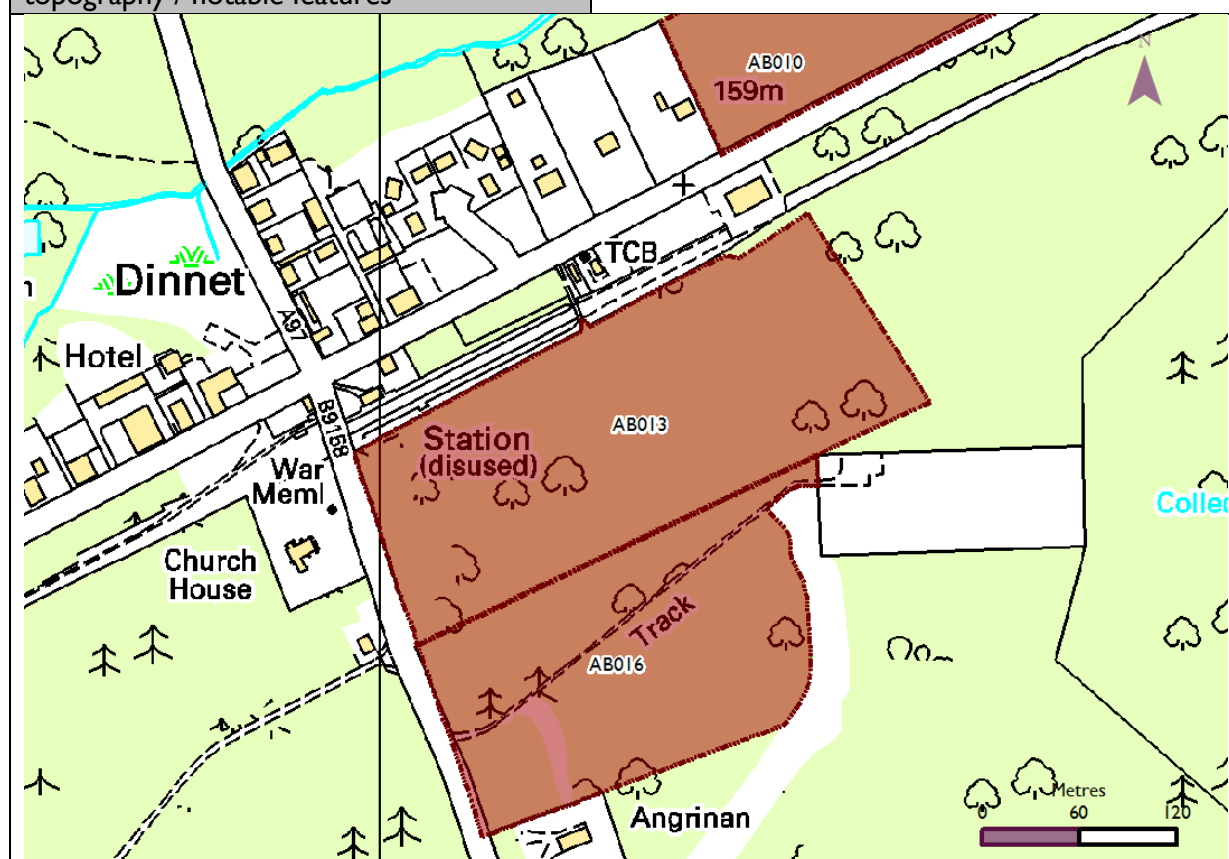
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## 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

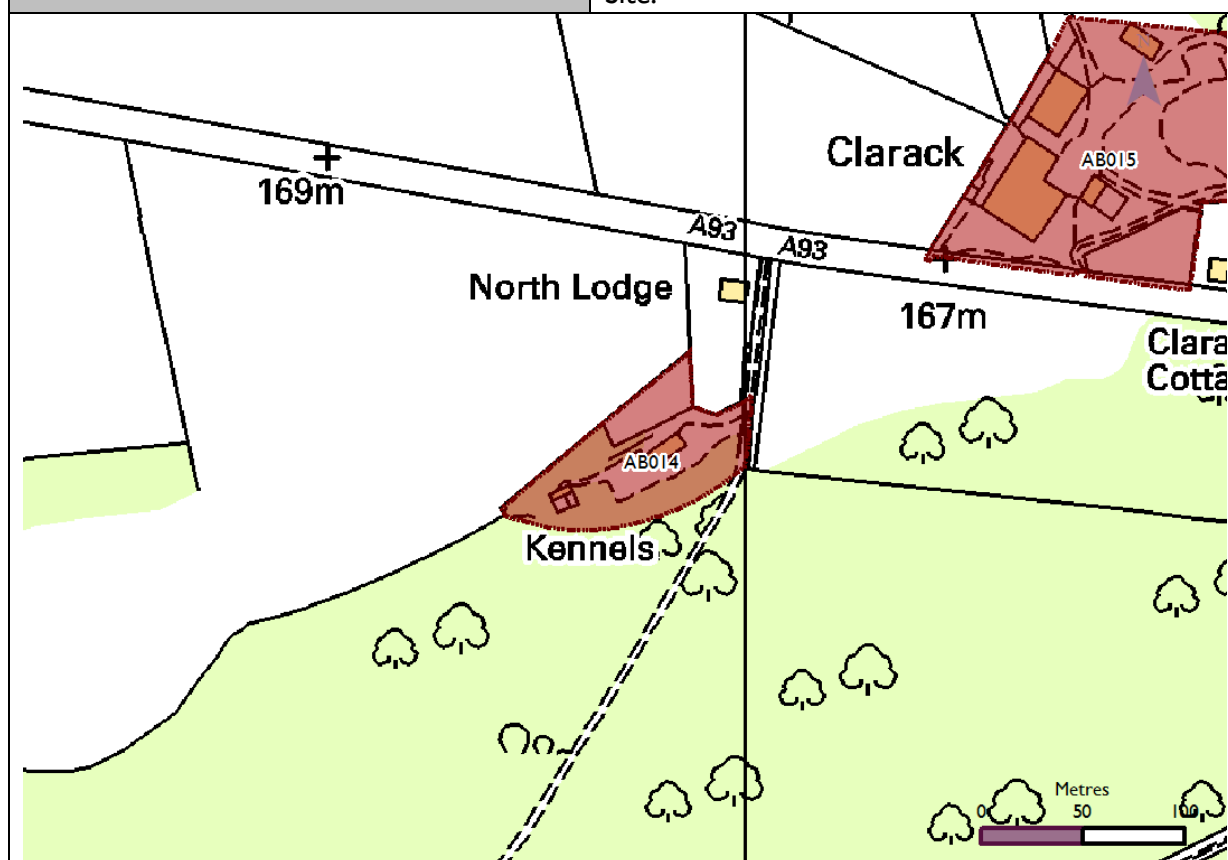
<b>RED</b>		<b>AMBER</b>	<b>X (partial development of proposed site)</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## 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

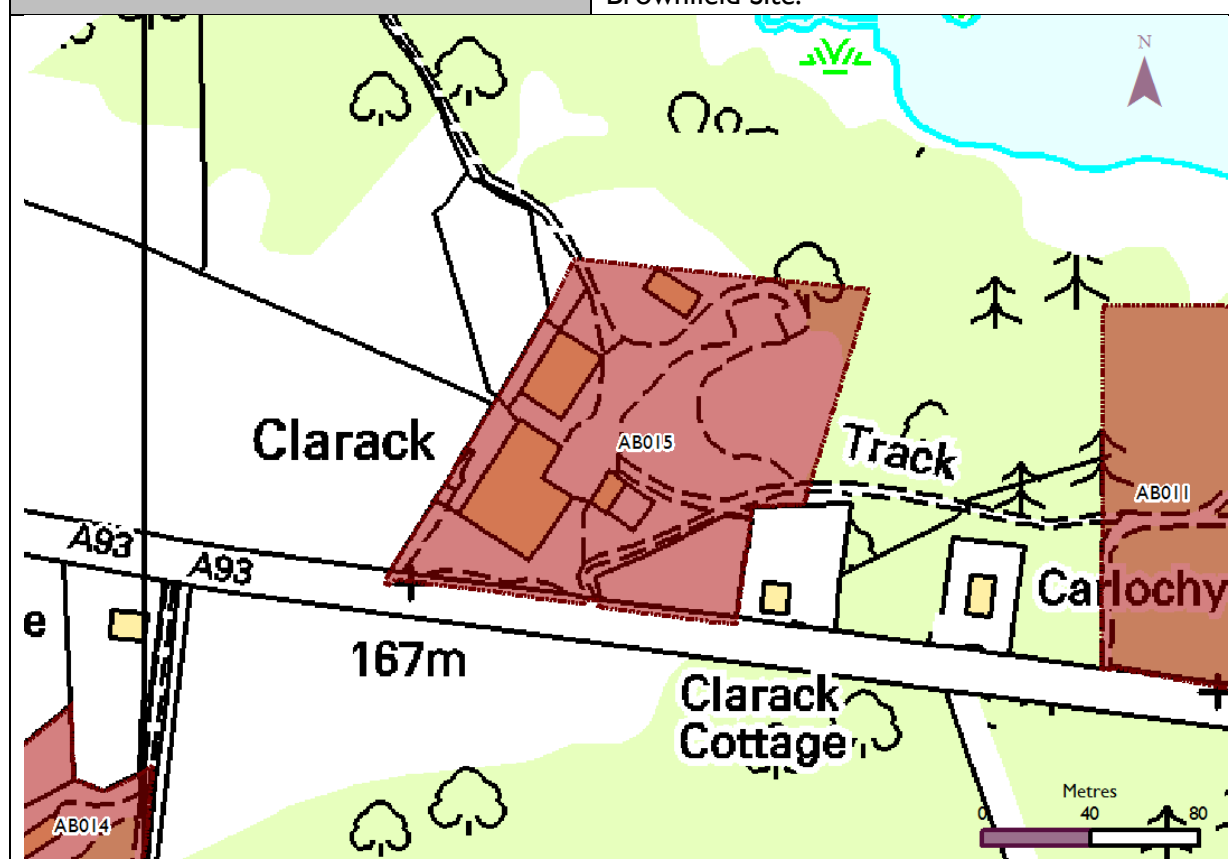
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b>
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# Local Development Plan 2020 – Site Assessment

## 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

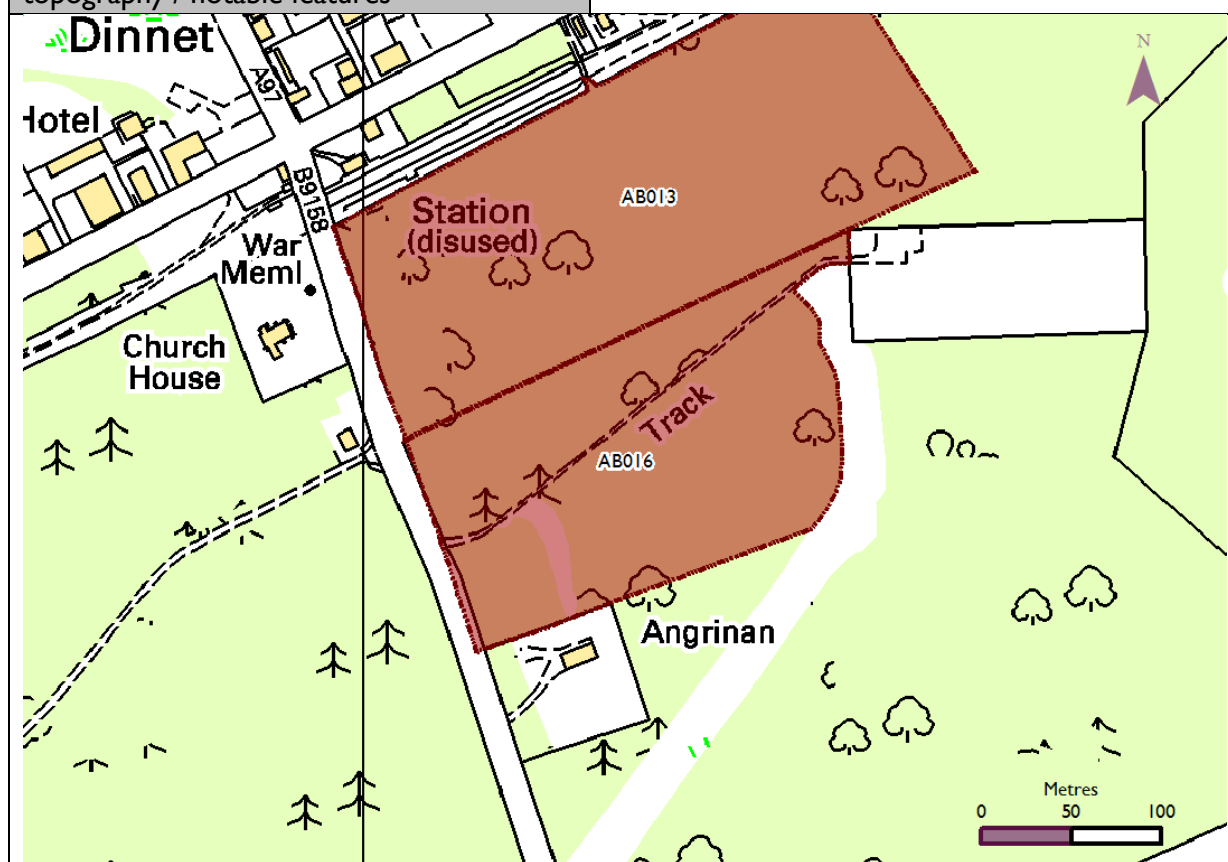
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X</b>
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# Local Development Plan 2020 – Site Assessment

## 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 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)		
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

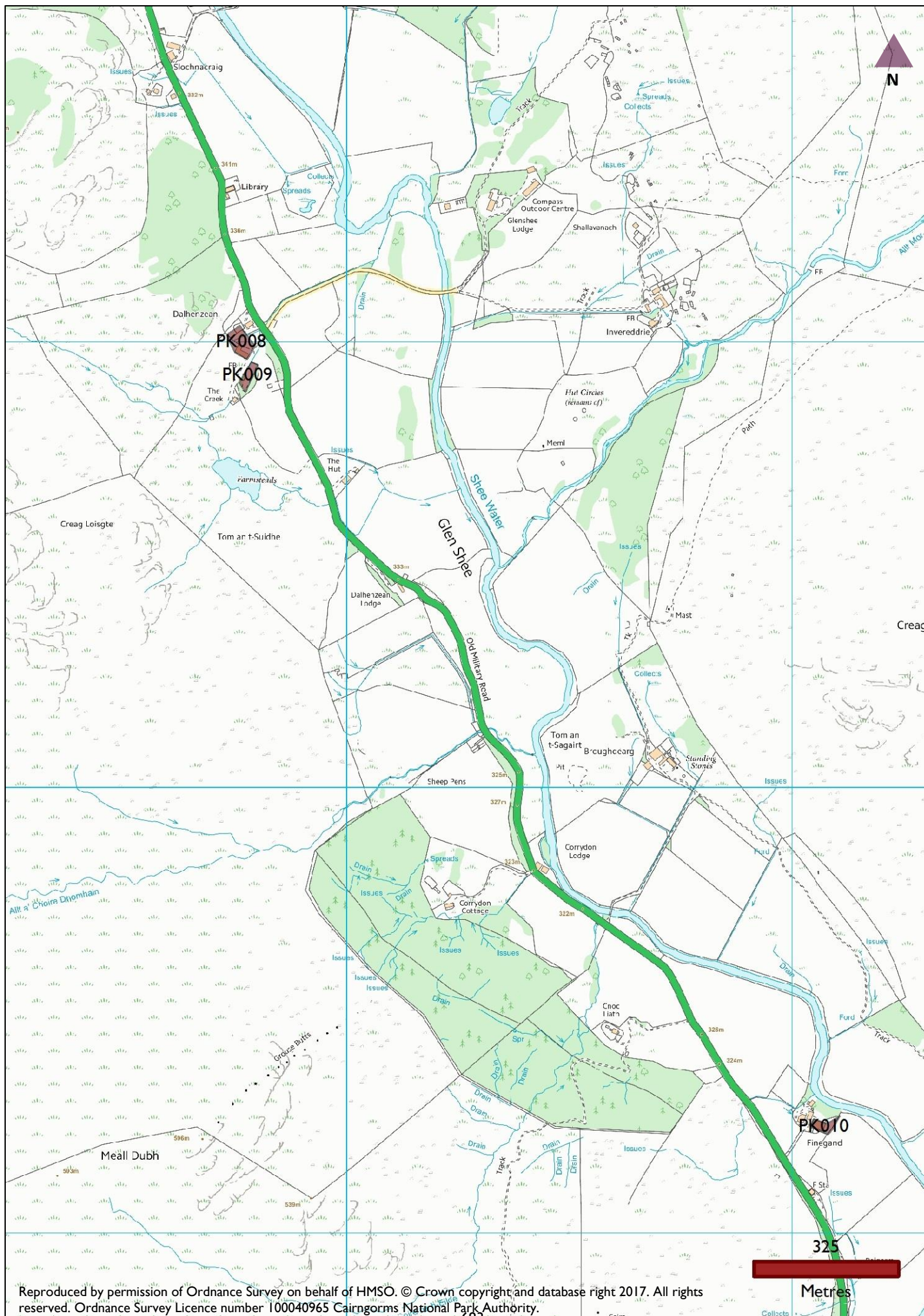
<b>Nature and scale of development (incl off site effects)</b>		Proposal is for tourism accommodation.
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Site lies to the south of Dinnet. Largely covered by woodland.
	<b>Siting</b>	
	<b>Design</b>	
<b>Landscape Special Qualities</b>		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

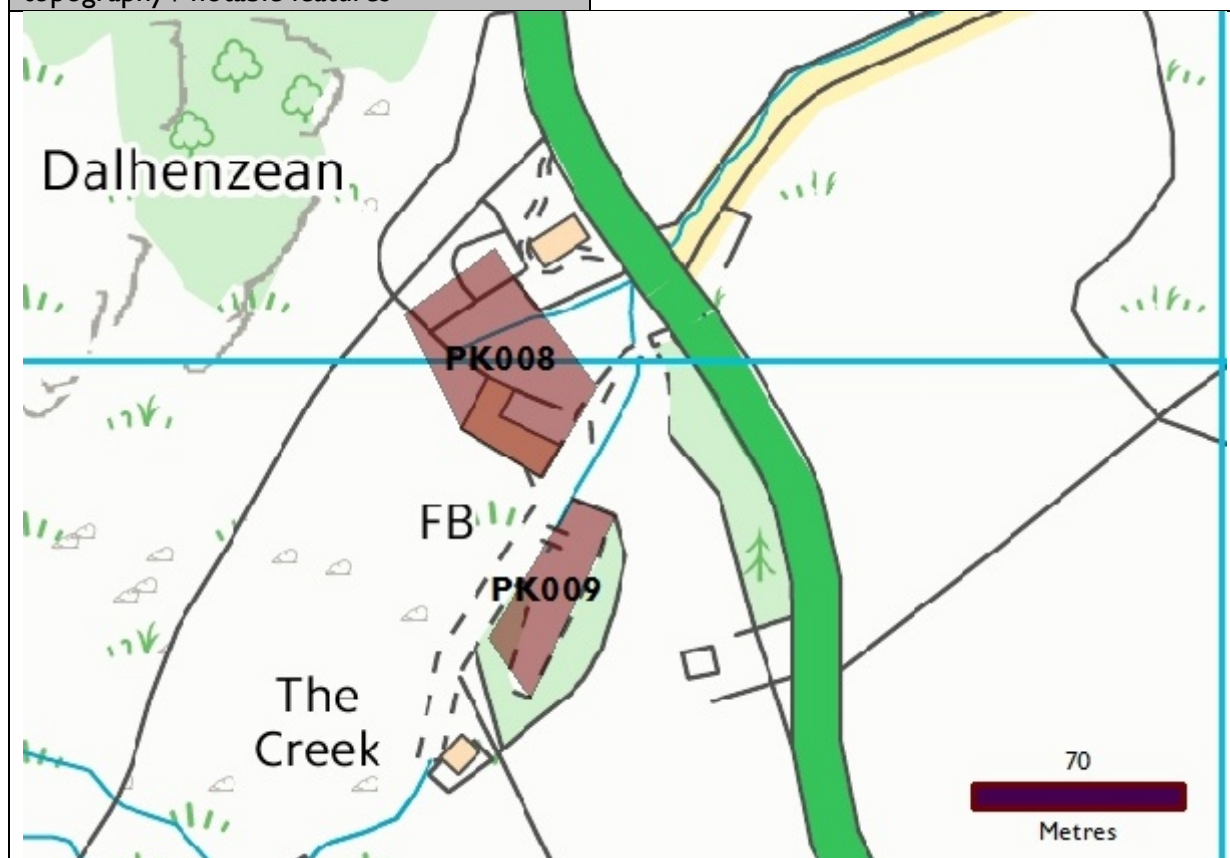


## Local Development Plan 2020 – Site Assessment

### 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 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 <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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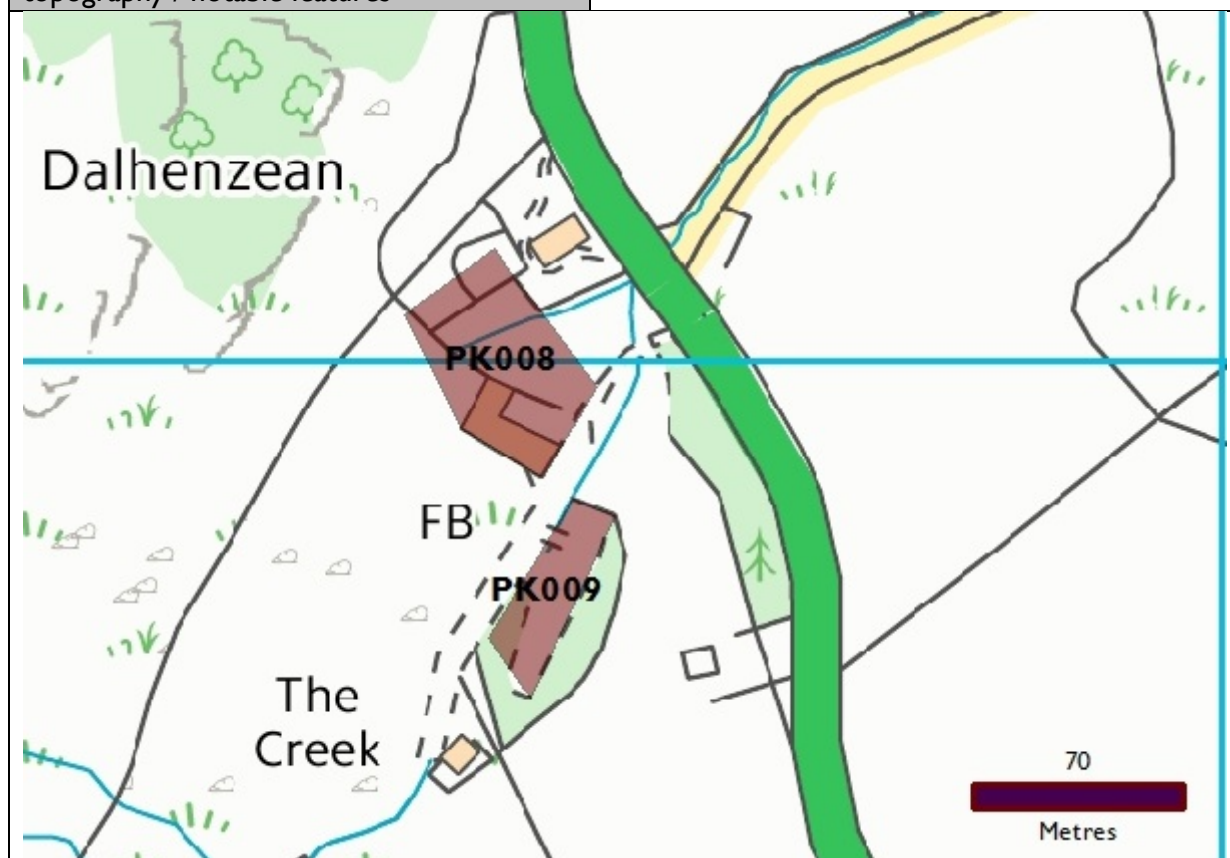


## Local Development Plan 2020 – Site Assessment

### 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

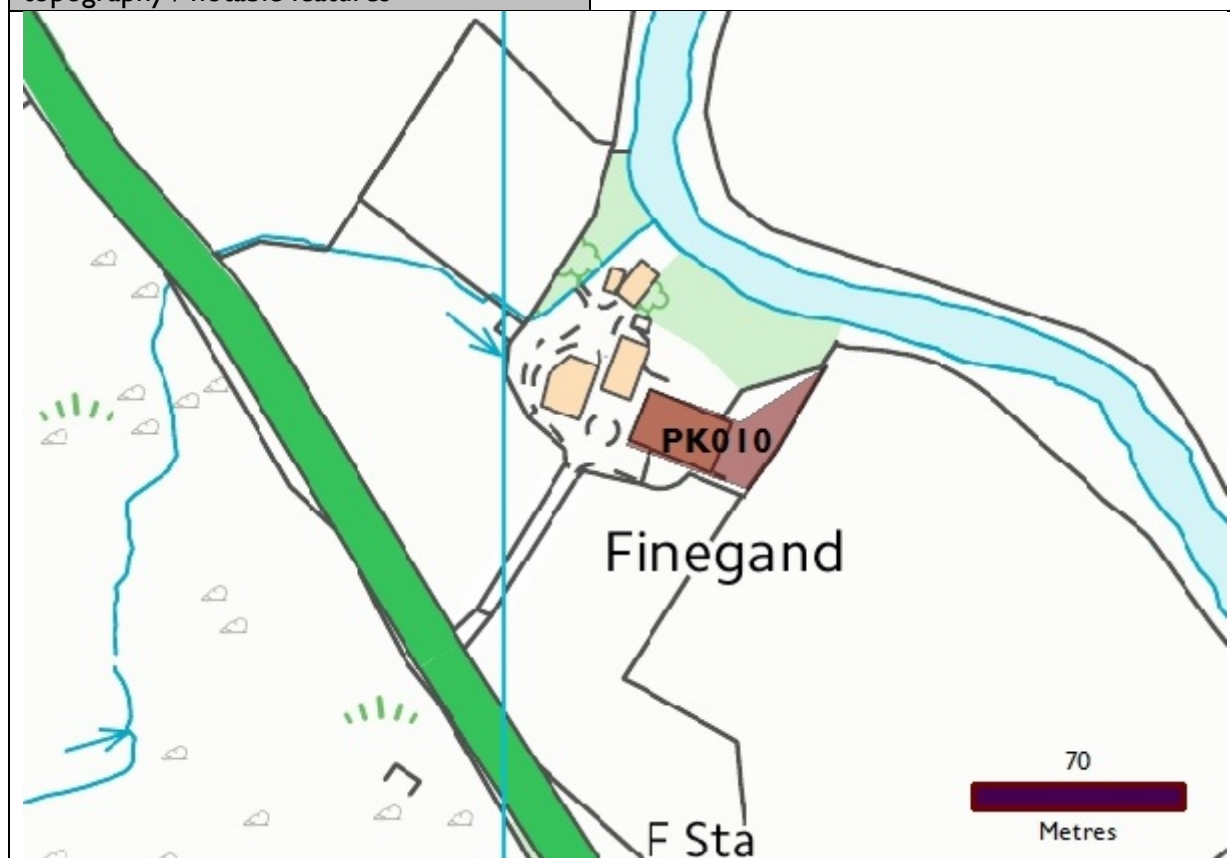
<b>RED</b>	<b>X</b>	<b>AMBER</b>		<b>GREEN</b>	
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## Local Development Plan 2020 – Site Assessment

### 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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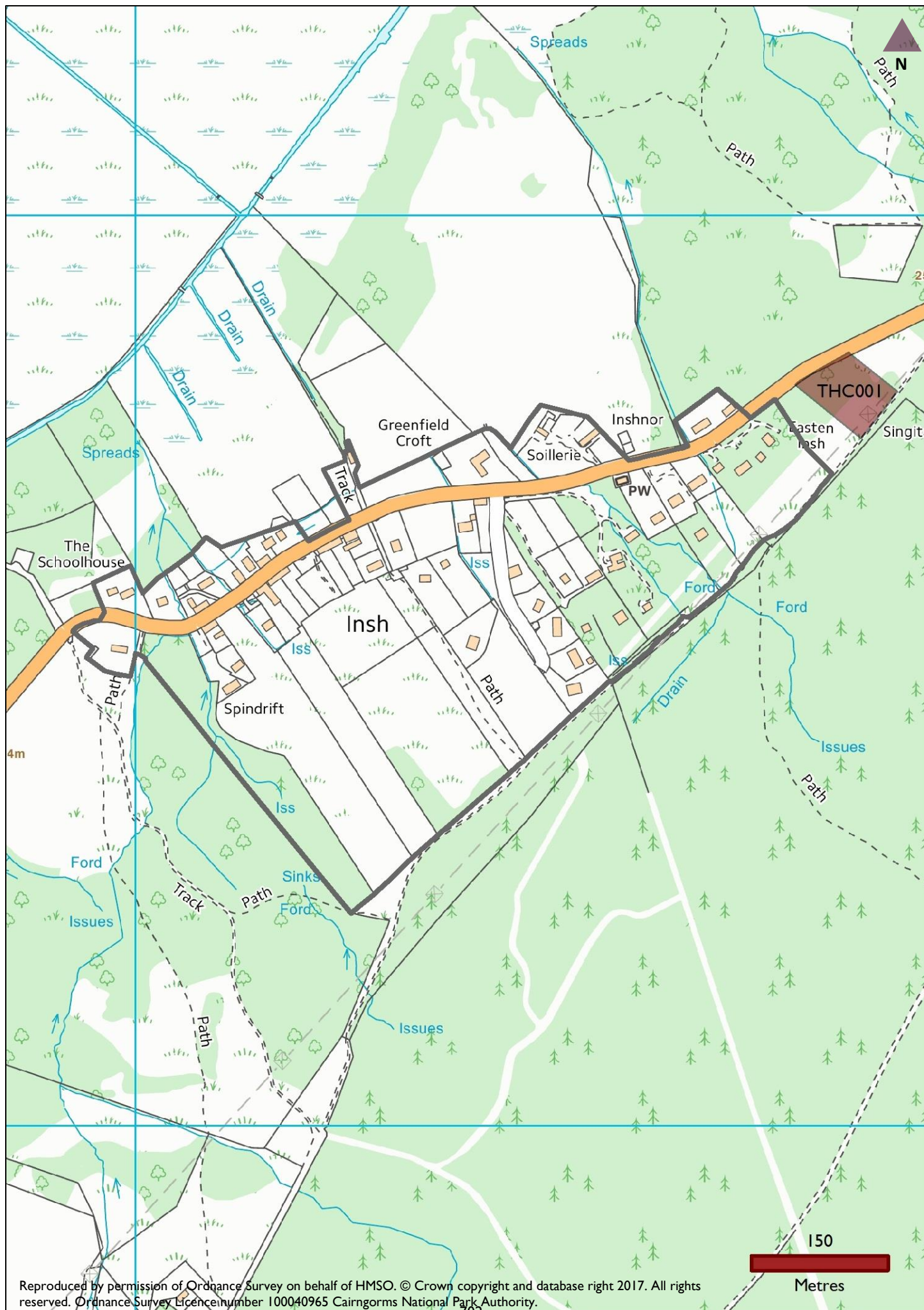
## LANDSCAPE ASSESSMENT

<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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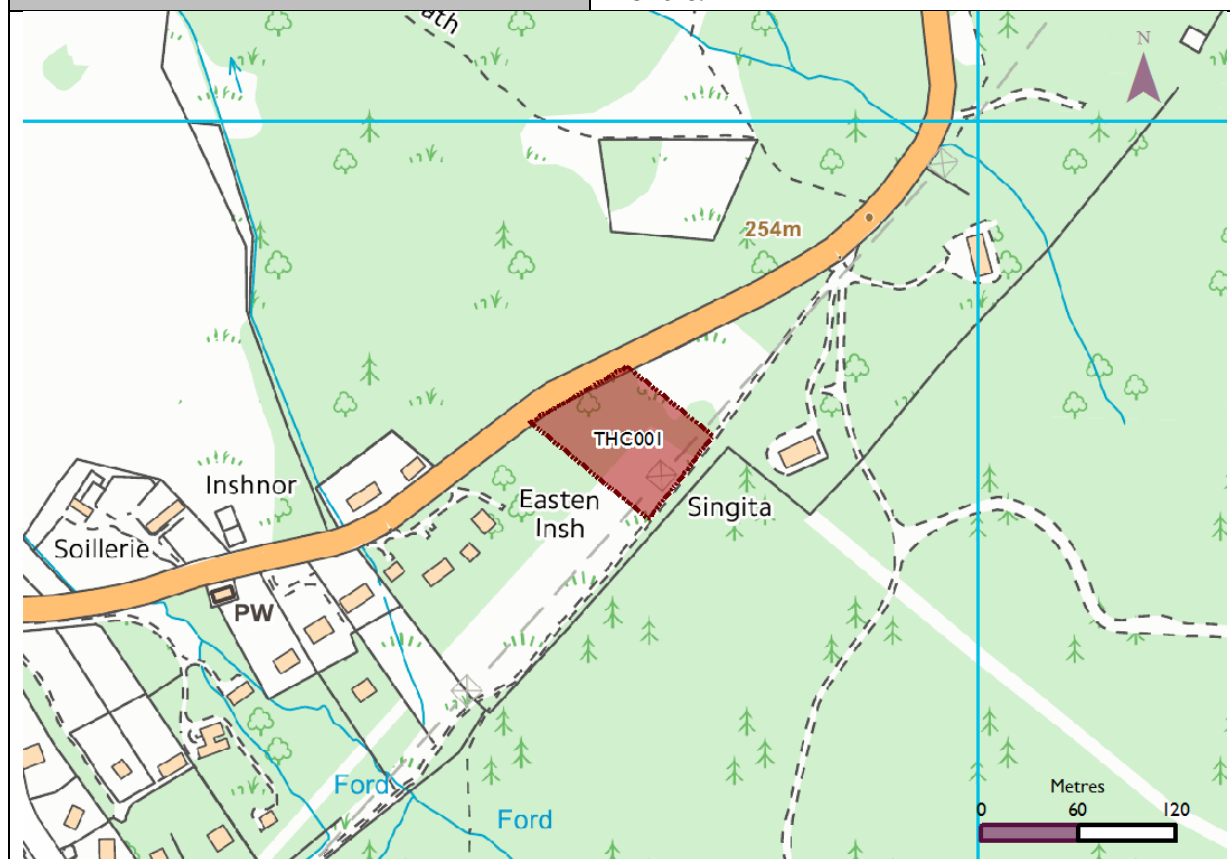


# Local Development Plan 2020 – Site Assessment

## 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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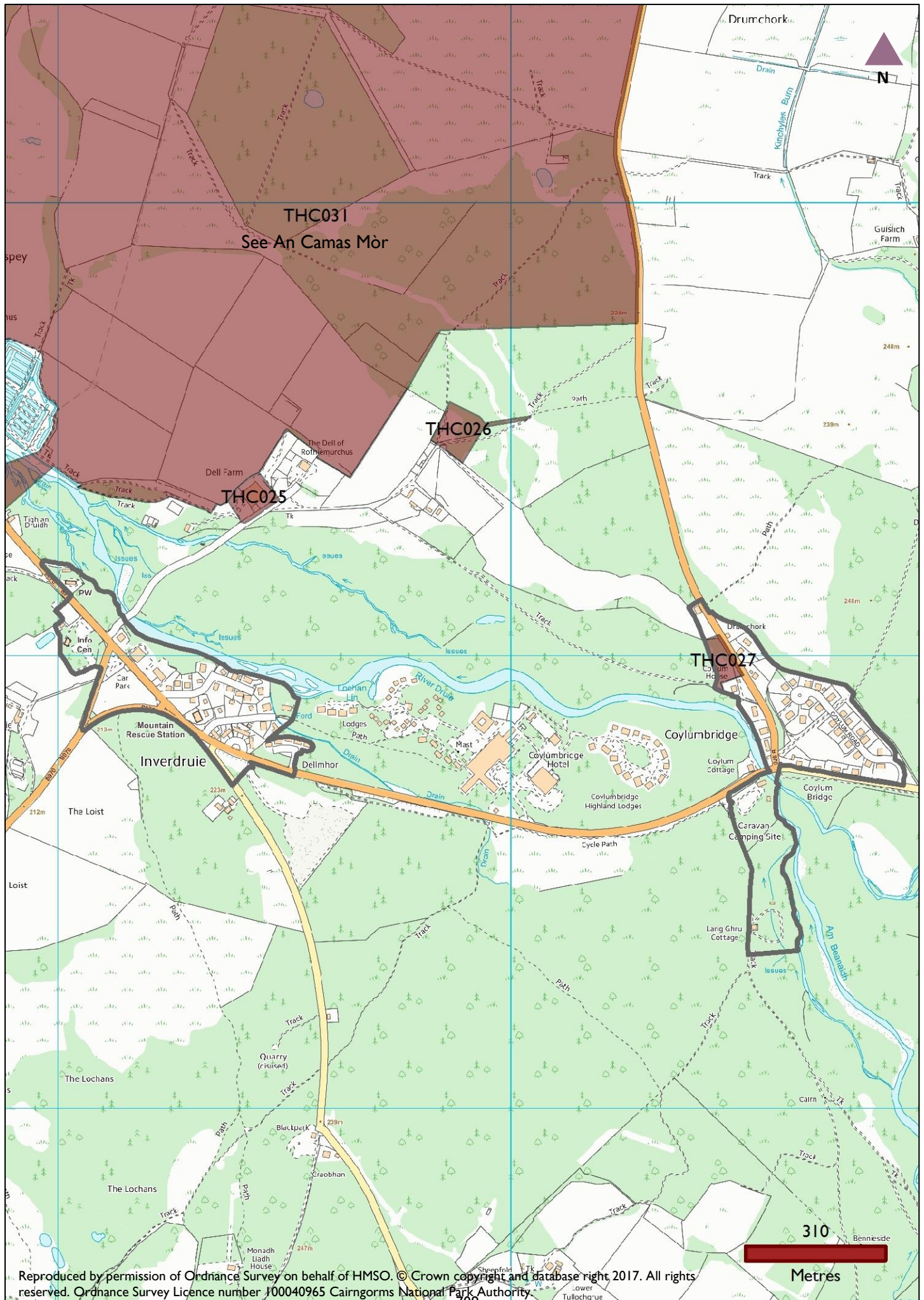
## LANDSCAPE ASSESSMENT

<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
• <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>	
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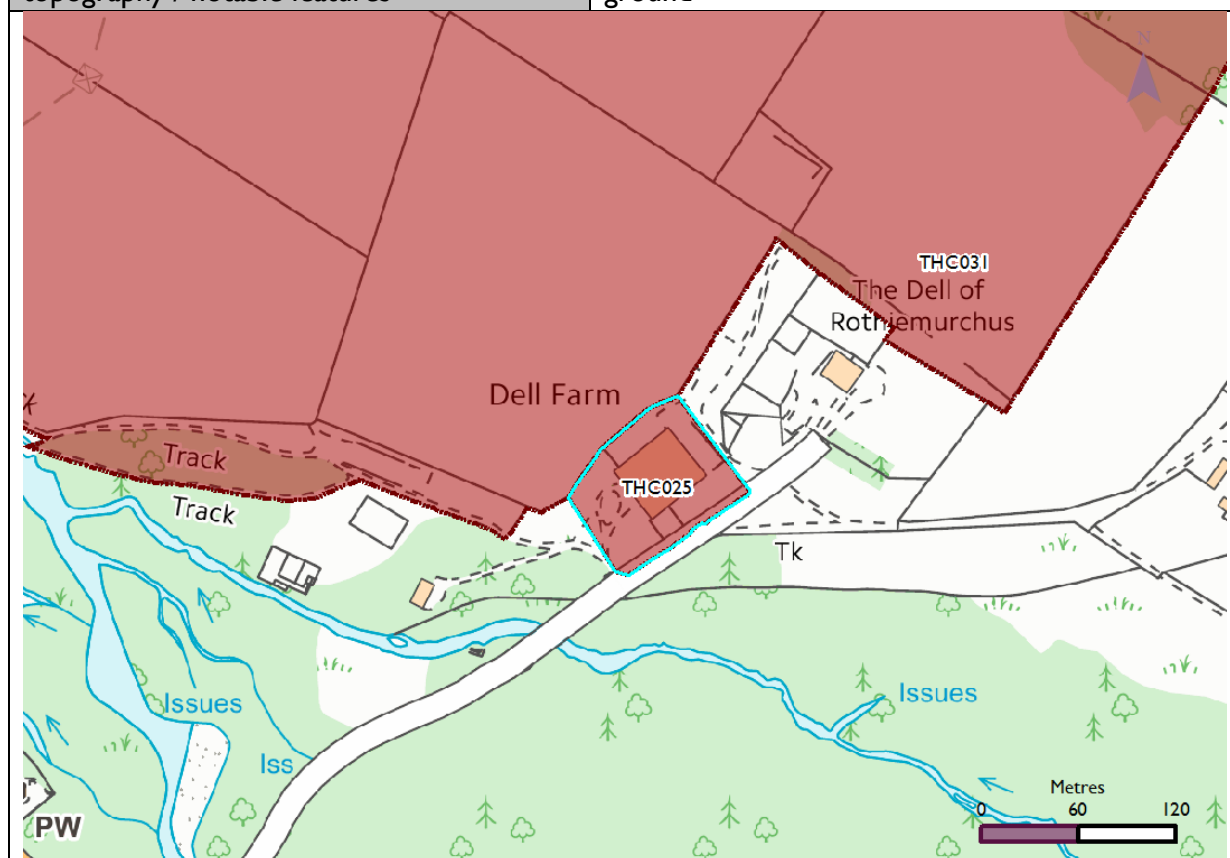


# Local Development Plan 2020 – Site Assessment

## 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

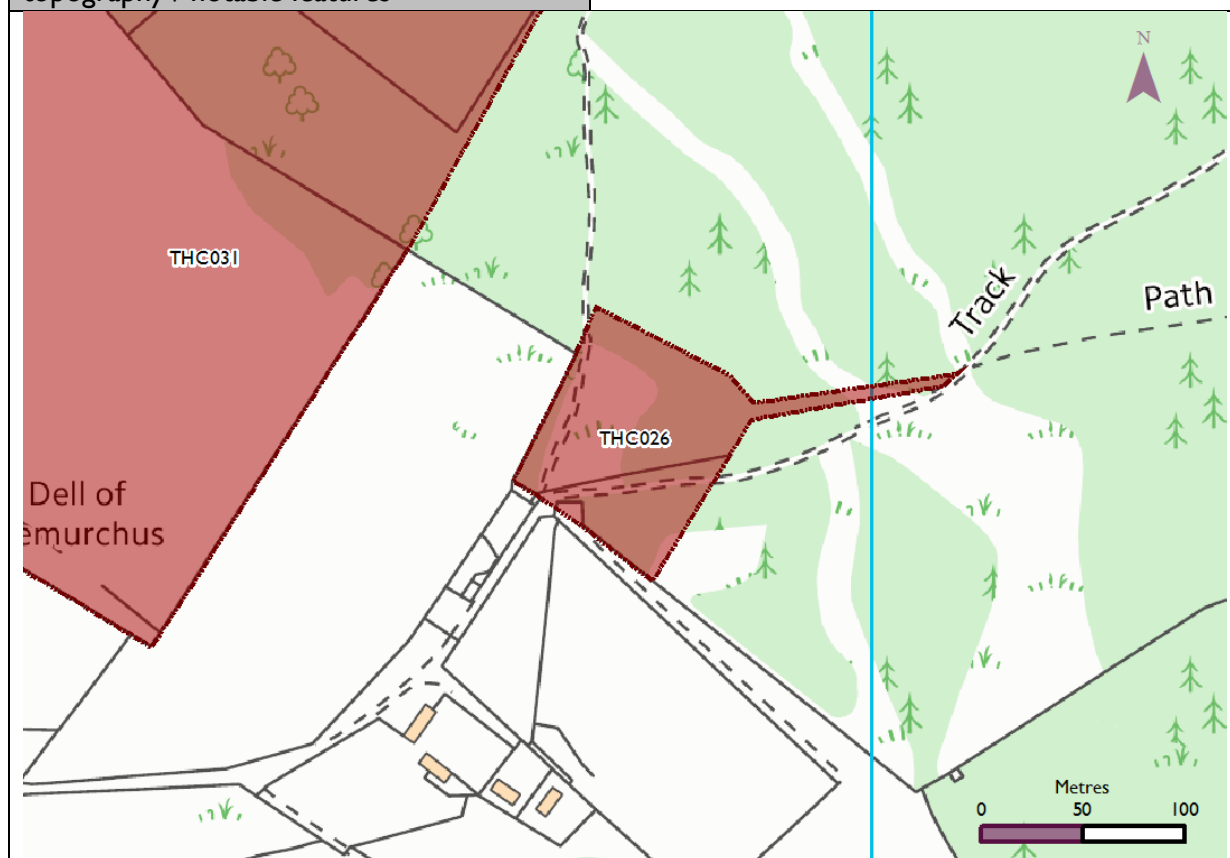
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## 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 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	✓	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

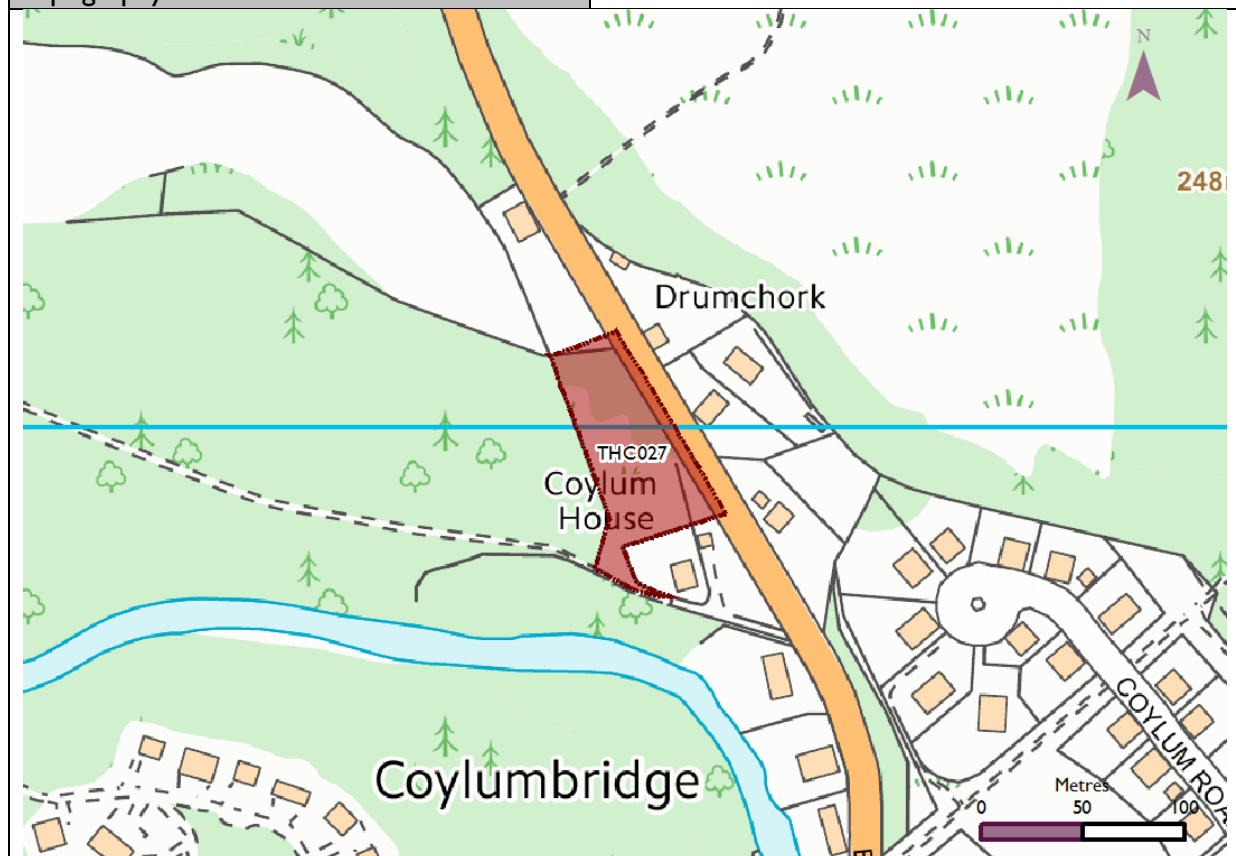
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	
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# Local Development Plan 2020 – Site Assessment

## 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		
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)	✓	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	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 /</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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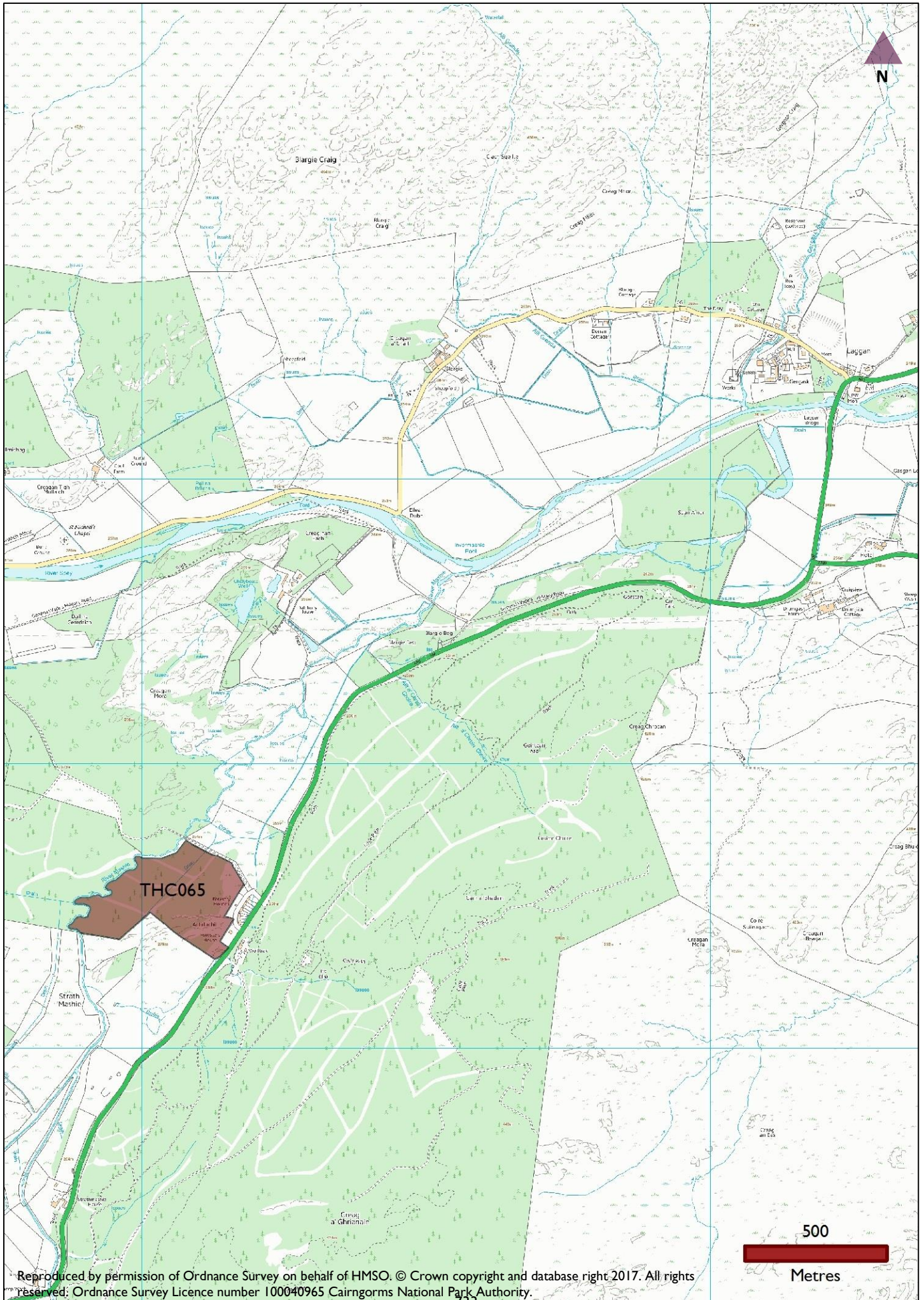
## LANDSCAPE ASSESSMENT

<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



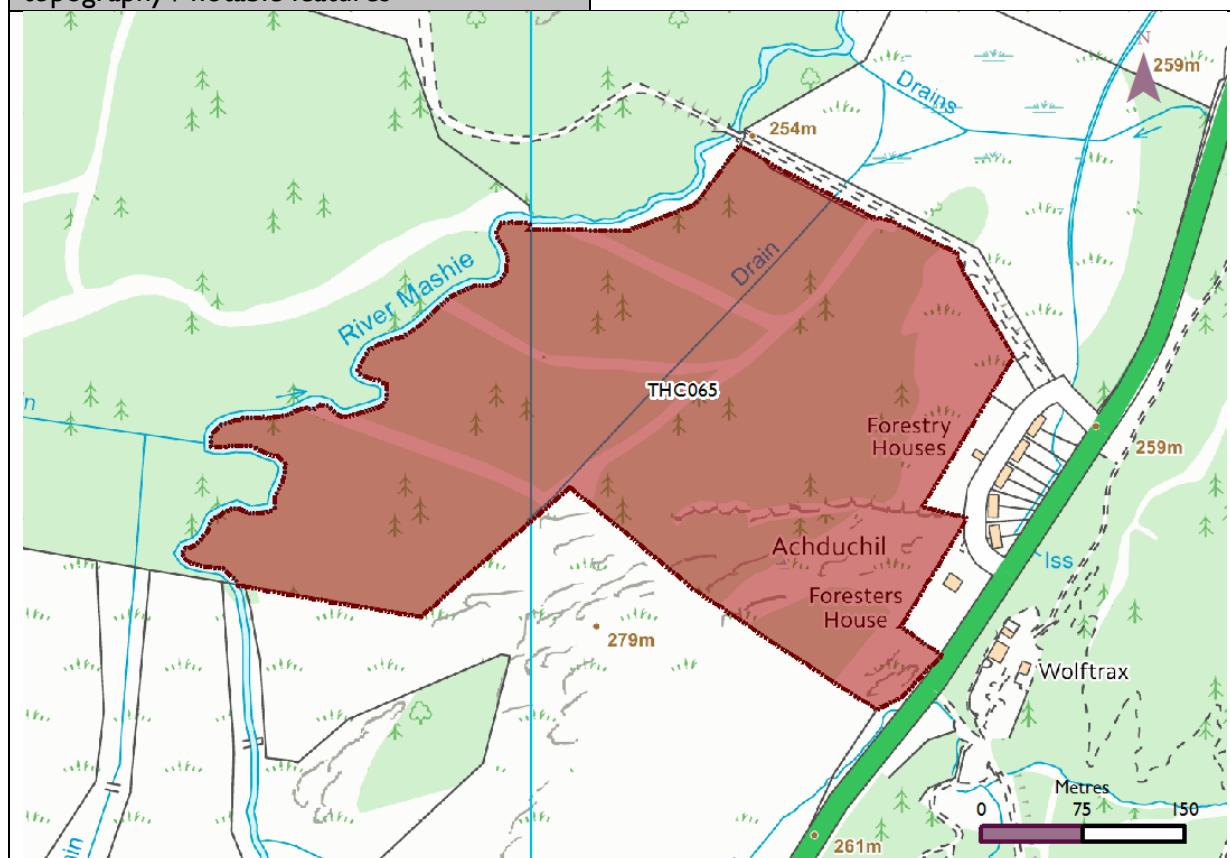


# Local Development Plan 2020 – Site Assessment

## 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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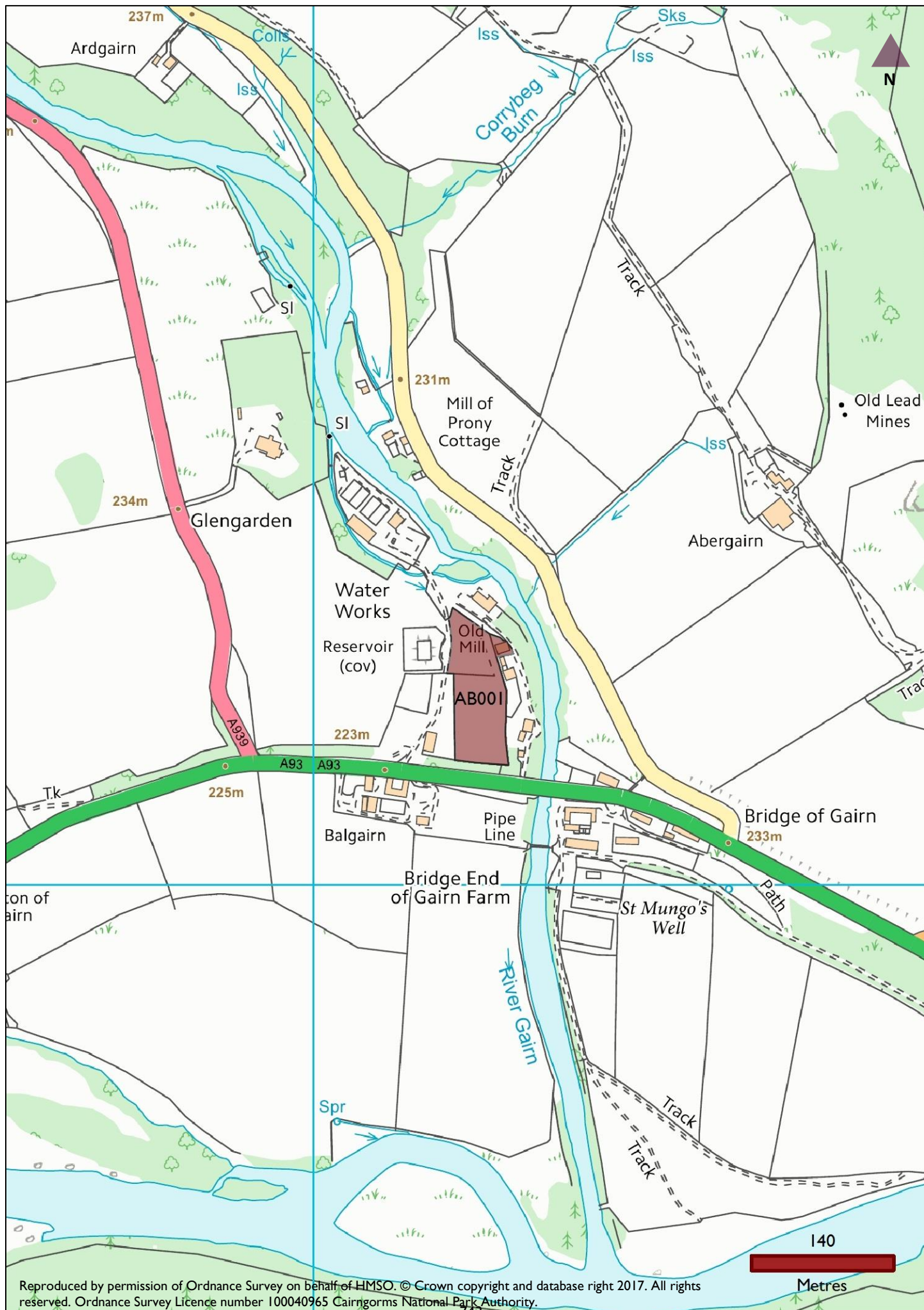
#### Summary:

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

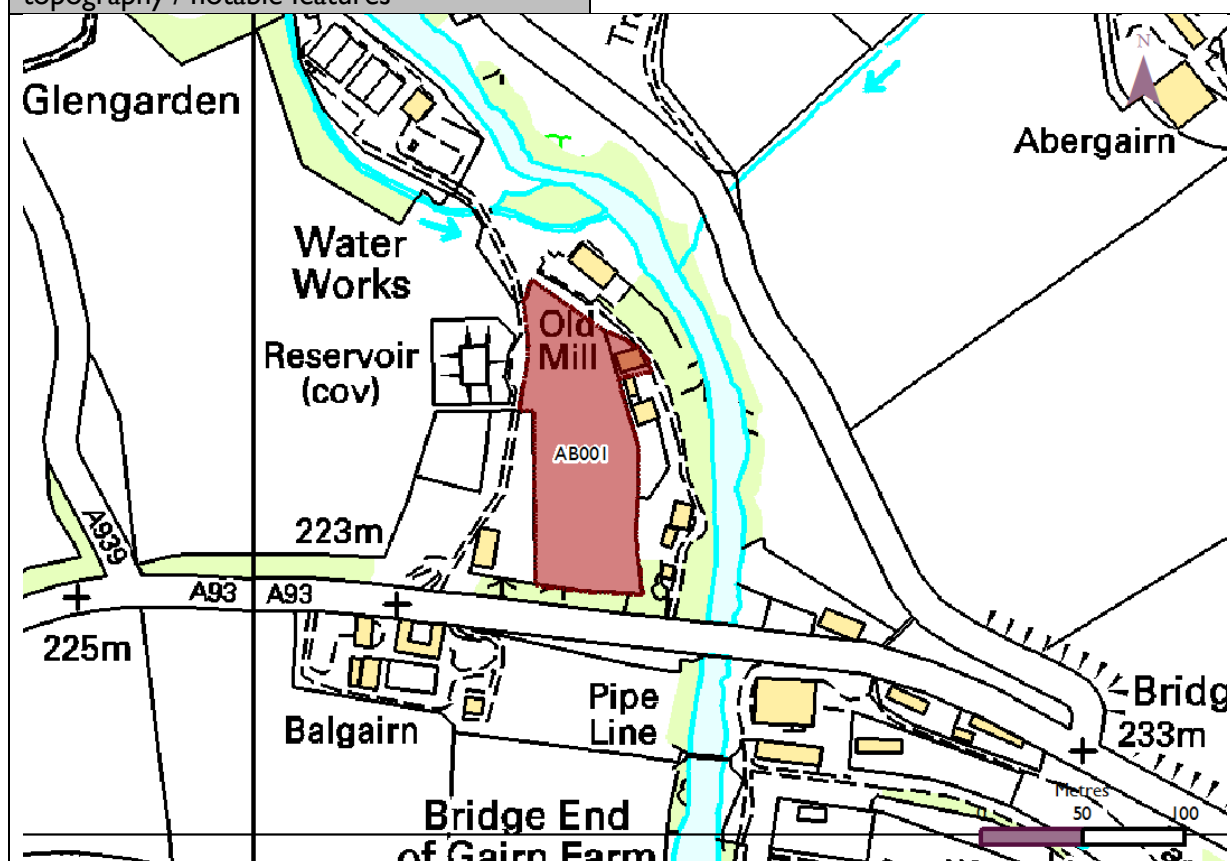


# Local Development Plan 2020 – Site Assessment

## 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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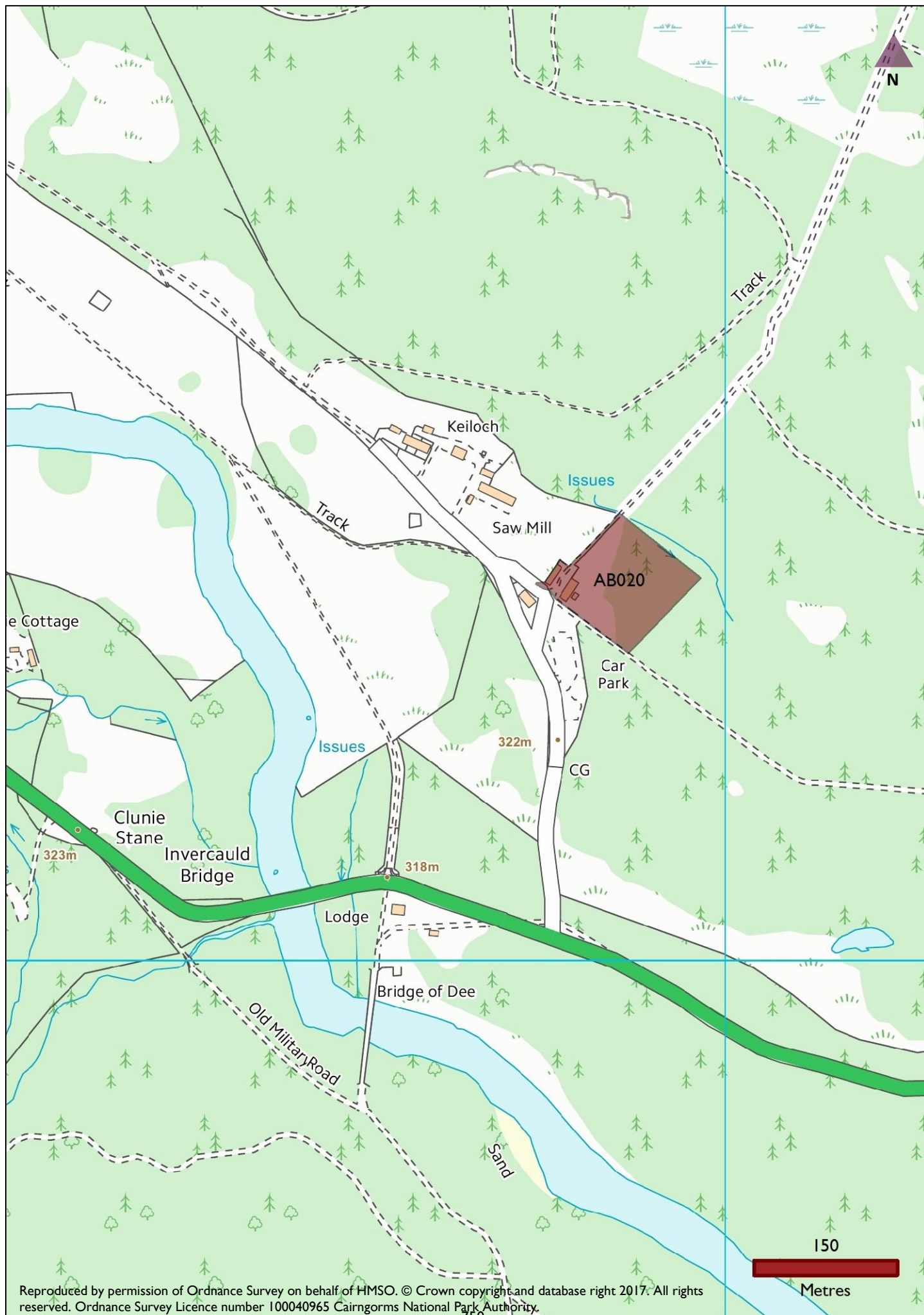
## LANDSCAPE ASSESSMENT

<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

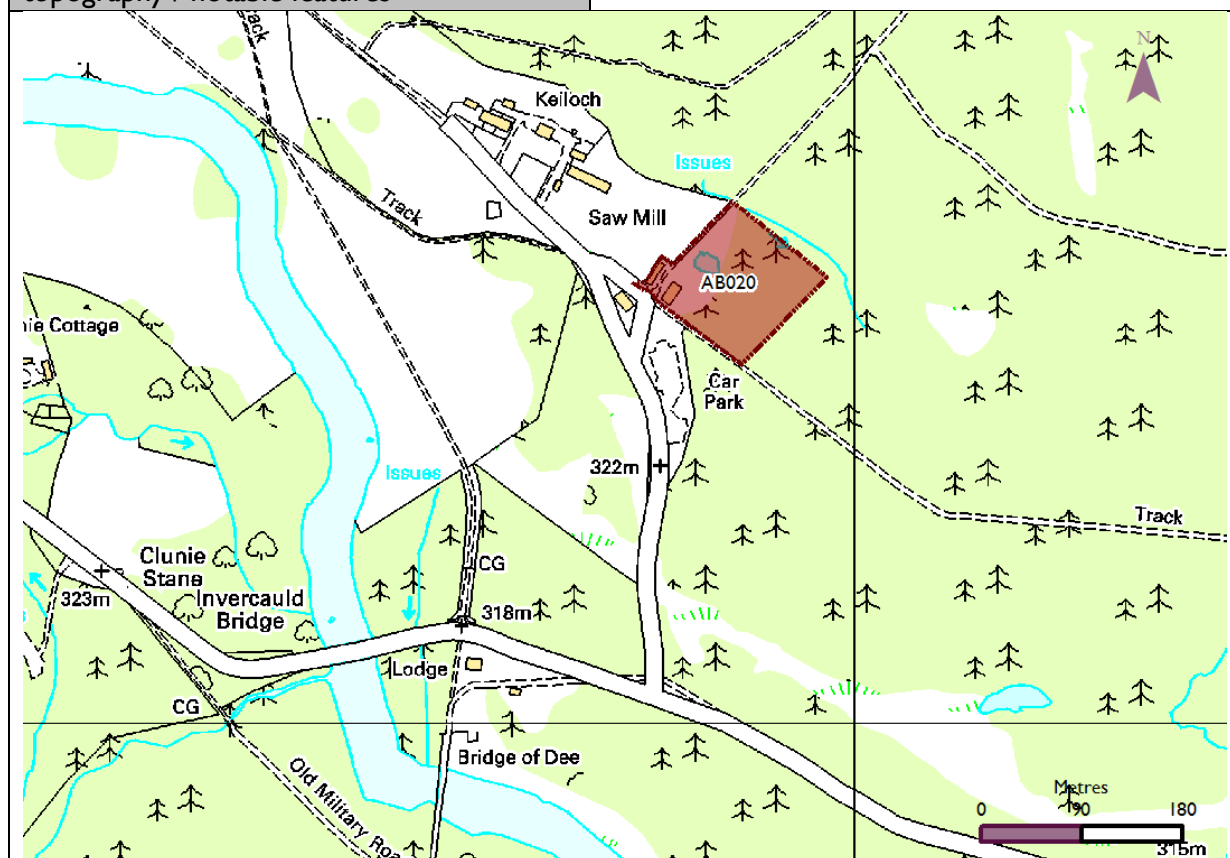


# Local Development Plan 2020 – Site Assessment

## 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 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	✓	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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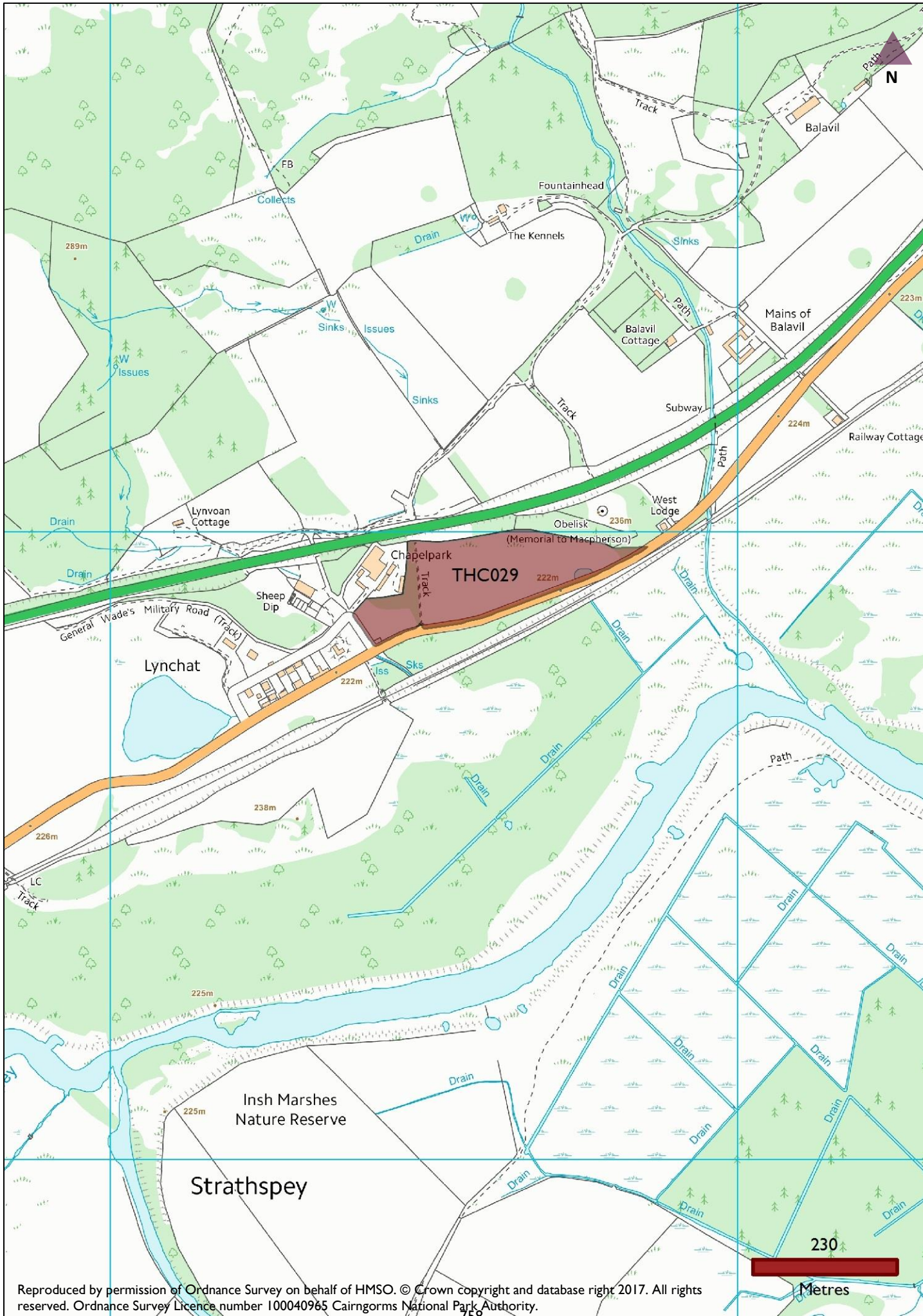
## LANDSCAPE ASSESSMENT

<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

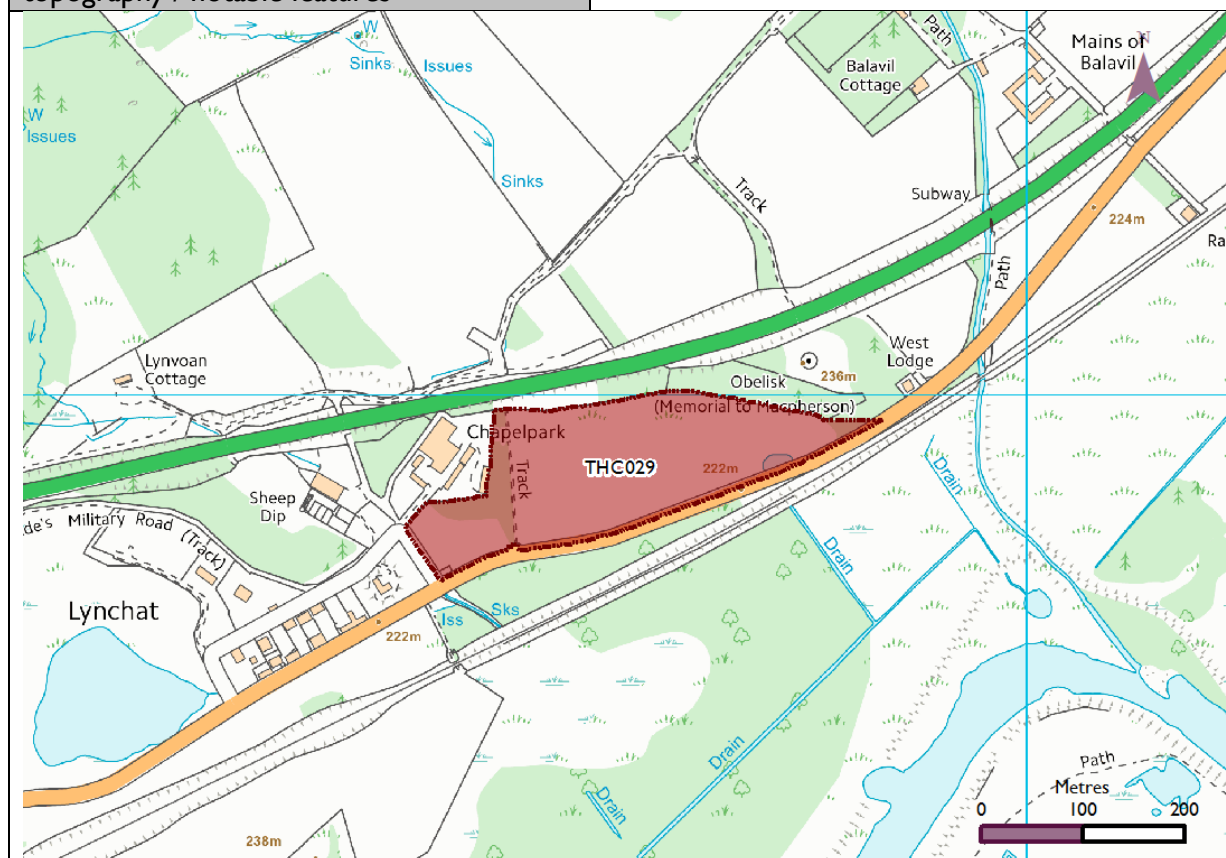


# Local Development Plan 2020 – Site Assessment

## 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

## LANDSCAPE ASSESSMENT

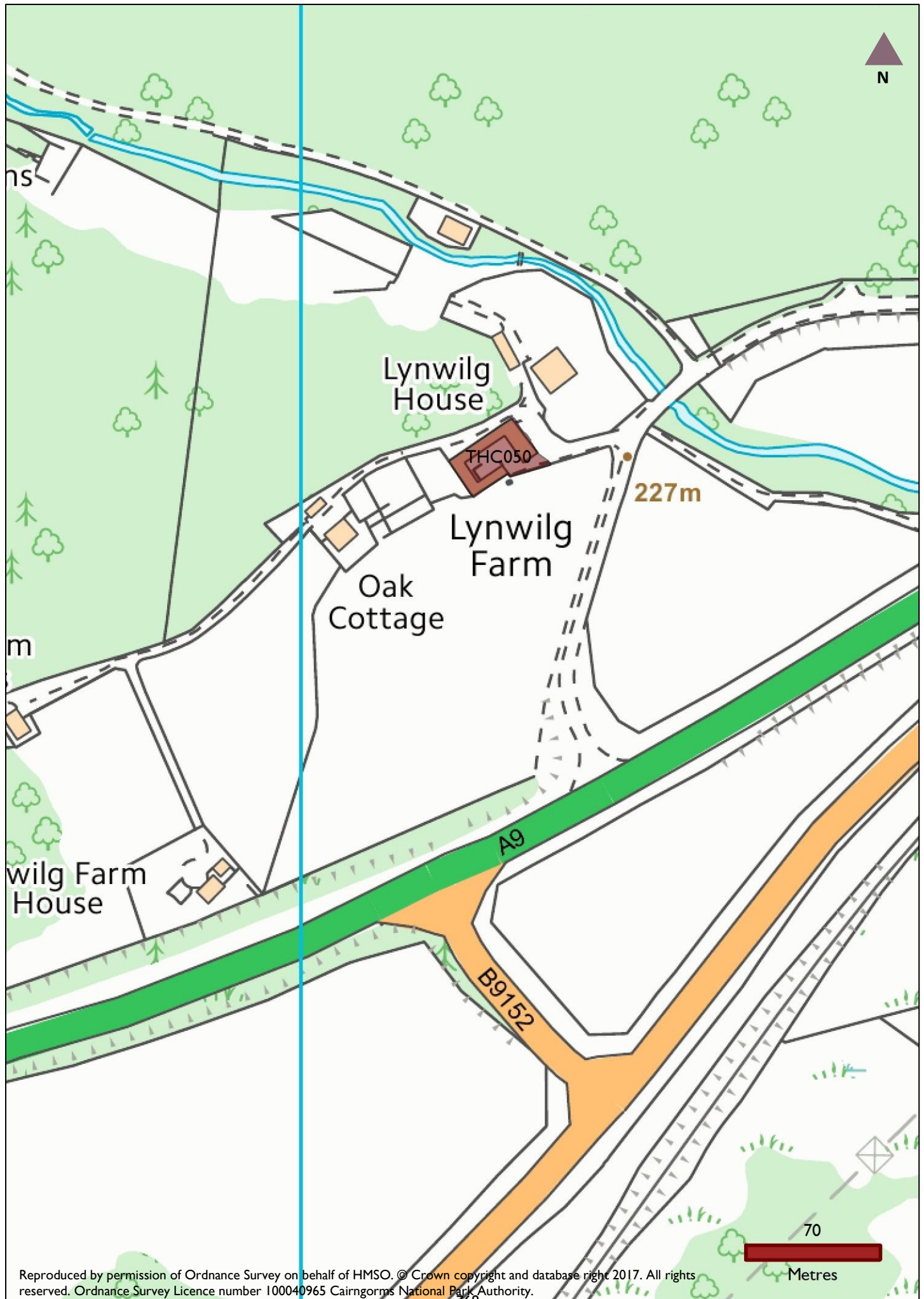
<b>Nature and scale of development (incl off site effects)</b>		
<b>Landscape Character issues and sensitivities</b>	<b>Location</b>	Main field is just beyond the edge of village; it is an open field to the north and smaller enclosed one to the south more closely relating to the Balavil farm and cottage.
	<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 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	✓	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
<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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