

AB011	Land at former saw mill	Donner	x	The site is within moderate walking distance of public transport, local facilities and housing. There is also no pavement.	Large amount of site is wooded so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is within moderate walking distance of public transport, local facilities and housing. There is also no pavement.	Large amount of site is wooded so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	No site specific effects.	This is a mostly greenfield site therefore there will be some soil sealing.	No site specific effects.	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 protected natural area survey should be conducted as an application stage. As with any development in woodland, there is a risk of soil erosion leading to further tree loss.	The site is wooded with some mature trees. It is not identified as semi-natural or ancient woodland.	The mature managed pine woodland contributes significantly to the setting of the village and creates a sense of privacy from the west. Development resulting in the removal of many trees would affect the setting of the village and possibly devalue the remaining woodland. Possible scope for 1 or 2 houses are built from the road on the site of former sawmill.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and local healthy lifestyles.	The site is within moderate walking distance of public transport, local facilities and housing which may not encourage community interactions and cohesion.
AB012	Site H1, LDP 2015	Donner	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Large amount of site is wooded so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding. A small part of the site is also affected by the medium probability river flooding zone.	The site is within easy walking distance of public transport, local facilities and housing, which reduces the need to travel by private motor car.	Large amount of site is wooded so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding. A small part of the site is also affected by the medium probability river flooding zone.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	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 (old plantation). A protected natural area survey should be conducted as an application stage. As with any development in woodland, there is a risk of soil erosion leading to further tree loss.	The site is wooded with young conifer plantations and edge broadleaves. These trees contribute to the setting and sense of arrival into the village but are not as significant as the taller trees further west. Development of 2 houses would mean the removal of trees and the need to replace or re-create a robust and attractive edge to the village. The layout should follow the linear pattern of existing development and trees along the road frontage.	The site is within easy walking distance of public transport, local facilities and housing, encouraging walking and cycling and promoting opportunities for people to enjoy physical recreation and local healthy lifestyles.	The site is within easy walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.	
AB013	Land South of Old Station	Donner	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Large amount of site is wooded so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is within moderate walking distance of public transport, local facilities and housing. There is also no pavement.	Large amount of site is wooded so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	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 (old plantation). A protected natural area survey should be conducted as an application stage. As with any development in woodland, there is a risk of soil erosion leading to further tree loss.	Although not based on the index, development of this site would result in the loss of mature semi-natural woodland of ecological value.	Part of the site (a narrow strip) could be developed without impacting the setting of the village setting and retaining the linear pattern of the settlement. Trees adjacent to the road should be retained and additional planting to restore woodland setting around houses. Layout should be parallel to existing road and former railway.	The site is within easy walking distance of public transport, local facilities and housing, encouraging walking and cycling and promoting opportunities for people to enjoy physical recreation and local healthy lifestyles.	The site is within easy walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.
AB014	Land to the South of North Lodge	Donner	x	The site is within moderate walking distance of public transport, local facilities and housing. There is also no pavement.	No site specific effects.	The site is within moderate walking distance of public transport, local facilities and housing. There is also no pavement.	No site specific effects.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Rare woodland component from the site, this will reduce the ecological impact significantly and reduce the need for detailed surveys of woodland habitats (NVC, fungi). This leaves only protected species.	Woodland important contributor to the wider setting of the village of Donner. Low development density is a strength from the A63 and does not involve the removal of more than the occasional tree, or substantial uprooting of the site or to the A63, would be possible.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and local healthy lifestyles.	The site is within moderate walking distance of public transport, local facilities and housing which may not encourage community interactions and cohesion.	
AB015	Clanck Farmhouse, Seading and Old Dairy	Donner	x	The site is within moderate walking distance of public transport, local facilities and housing. There is also no pavement.	No site specific effects.	The site is within moderate walking distance of public transport, local facilities and housing. There is also no pavement.	No site specific effects.	No site specific effects.	This is a mostly brownfield site therefore there will be some soil sealing.	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	The main ecological features are the mature trees and hedgerows (including hawthorn, hawthorn and hawthorn). Retain mature trees on NE side.	scope for retention and enhancement of the 18th/19th century farm buildings and barn house at entrance to Drive. Any development to be designed carefully in relation to the existing building cluster.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and local healthy lifestyles.	The site is within moderate walking distance of public transport, local facilities and housing which may not encourage community interactions and cohesion.	
AB016	Land between Farnborough Rd and SW Flare	Donner	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Large amount of site is wooded so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is within easy walking distance of public transport, local facilities and housing, which reduces the need to travel by private motor car.	Large amount of site is wooded so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Development of this site will likely result in significant loss of semi-natural woodland. Mitigation will be required as the site is almost entirely wooded. OH site compensation would be required to replace lost woodland.	Although not based on the index, development of this site would result in the loss of mature semi-natural woodland of ecological value.	Development here would compromise the robust settlement form and the quality of the immediate setting of the village.	The site is within easy walking distance of public transport, local facilities and housing, encouraging walking and cycling and promoting opportunities for people to enjoy physical recreation and local healthy lifestyles.	The site is within easy walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.
H1 / AB017	H1, Moushale Park, Balbar	Balbar	✓	The site is within easy walking distance of public transport, local facilities and housing, which reduces the need to travel by private motor car.	Around 20% of the site is affected by the low probability river flooding zone.	The site is within easy walking distance of public transport, local facilities and housing, which reduces the need to travel by private motor car.	Around 20% of the site is affected by the low probability river flooding zone.	Around 20% of the site is affected by the low probability river flooding zone.	This is a brownfield site therefore there will be some soil sealing.	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	Recommend removal of NW corner which comprises of species rich unimproved grassland and scattered mature broadleaves as this habitat is of high ecological value. This leaves the viable fields which are of low ecological value and will be relatively simple to redevelop. Surveys will be negligible.	The NW area of species rich grassland and parkland style planting contributes to the setting of the diversity house and the diversity of the site. Species rich grassland along the settlement edge.	The site is within easy walking distance of public transport, local facilities and housing, encouraging walking and cycling and promoting opportunities for people to enjoy physical recreation and local healthy lifestyles.	The site is within easy walking distance of public transport, local facilities and housing which may not encourage community interactions and cohesion.	
AB019	Caravan Park Extension	Brammer	✓	The site is within moderate walking distance of public transport, local facilities and housing.	Around 20% of the site is affected by the low probability river flooding zone. This part is not within the area preferred for the extension of the caravan park.	The site is within moderate walking distance of public transport, local facilities and housing.	Around 20% of the site is affected by the low probability river flooding zone. This part is not within the area preferred for the extension of the caravan park.	Around 20% of the site is affected by the low probability river flooding zone. This part is not within the area preferred for the extension of the caravan park.	This is a mostly greenfield site therefore there will be some soil sealing.	No site specific effects.	The site should pose no significant ecological problems as long as existing trees are retained and impacts to the landscape on north side of the site are avoided. A HRA may be required as the site has connectivity to the River Don SAC, so the team has to ensure a minimum there should be no Likely Significant Effect.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and local healthy lifestyles.	The site is within moderate walking distance of public transport, local facilities and housing which may not encourage community interactions and cohesion.		
AB020	The Essex Office	Oswhick	x	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle.	No site specific effects.	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle.	No site specific effects.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Affirming includes potential high quality of woodland within the site – as the site extends beyond the existing pine woodland. An NVC and gap survey would be required. Wood an trees were observed during the site assessment – a full survey would be required.	The majority of this site has been felled with retention of mature pine trees. 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 within landscape structure planning which is designed for a semi-rural setting.	The site is a considerable walking distance from public transport, local facilities and housing, which does not support community interactions and cohesion.	The site is a considerable walking distance from public transport, local facilities and housing which does not support community interactions and cohesion.	
AB021	Land north of Milling stream	Brammer	x	The site is within easy walking distance of public transport, other local facilities and housing.	Around 90% of the site is affected by the medium probability river flooding zone.	The site is within easy walking distance of public transport, other local facilities and housing.	Around 90% of the site is affected by the medium probability river flooding zone.	Around 90% of the site is affected by the medium probability river flooding zone.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	No significant ecological constraints, characterise the setting area with (single ash) hedges. Site of site unlikely to result in significant loss of habitat for waders.	The site is adjacent with only a fence and no significant vegetation. Entrance location to the village and settlement prominent. Close to the cemetery and Brammer castle, which are of historical importance. There is also the weather station on the footings of the site. This is an unattractive feature which detracts from the setting.	The site is within easy walking distance of public transport, local facilities and housing, encouraging walking and cycling and promoting opportunities for people to enjoy physical recreation and local healthy lifestyles.	The site is within easy walking distance of public transport, local facilities and housing which may not encourage community interactions and cohesion.	

AB022	Land at North of Invercauld Arms	Brammar	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	No site specific effects.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Currently no ecological constraints, although grassland management does not favour wilders but fields could be used at other times of year by wilders, or if management changed to pastoral rather than haylage. Opportunity for tree planting particularly on the eastern side, to enhance the existing birch woodland on the slope above.	No site specific effects.	Located on the village, sloping ground facing west with a relatively level access down to the road. The broadleaf forest currently dominates the village entrance and this relationship would be affected by anything on this site. Entrance to village enhances the amenity of the site but there is potential for a complete landscape that becomes the new entrance to the village. The entrance location means that the design needs to respect the flat line, close to the river. Housing adjacent to river, close to village centre and connected to core path network. Some woodland (AW) will need to be retained. Large fields from high areas only. On the built edge of the village development would establish a new settlement boundary. Negative effects on this site are seen on arrival from the south on the A93 and from key walking routes along its northern and eastern edges. It has a semi-rural character that would be less with development. Development here would appear detached from the main settlement.	The site is within easy walking distance of public transport, community and other local facilities and housing, encouraging walking and cycling and promoting opportunities for people to enjoy physical recreation and local facilities/amenities.	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.
AB023	Land south of Balfourton Road	Brammar	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The whole site is affected by the medium and low probability river flooding zone.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The whole site is affected by the medium and low probability river flooding zone.	The whole site is affected by the medium and low probability river flooding zone, which could lead to development having a negative effect on water quality.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Not likely to be any major ecological constraints, but if regular present mitigation and potentially translocation would be required. A PRA would be required to determine the impacts on adjacent River Our S.A.C. Impacts should be minimal as long as flood risk is assessed as a low risk and drainage provision addressed.	Around 90% of the site is identified as semi-natural woodland and ancient woodland. A site visit reveals that there is no woodland on the site.	Some woodland (AW) will need to be retained. Large fields from high areas only. On the built edge of the village development would establish a new settlement boundary. Negative effects on this site are seen on arrival from the south on the A93 and from key walking routes along its northern and eastern edges. It has a semi-rural character that would be less with development. Development here would appear detached from the main settlement.	The site is within easy walking distance of public transport, community and other local facilities and housing, encouraging walking and cycling and promoting opportunities for people to enjoy physical recreation and local facilities/amenities.	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	
AB024	Southern Gateway, Land south of Youth Hostel	Brammar	x	The site is within moderate walking distance of public transport, local facilities and housing.	Small parts of the site are affected by the medium probability river flooding and surface water flood zones.	The site is within moderate walking distance of public transport, local facilities and housing.	Small parts of the site are affected by the medium probability river flooding and surface water flood zones.	Small parts of the site are affected by the medium probability river flooding and surface water flood zones, which could lead to development having a negative effect on water quality.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Grassland - pasture. Potential for breeding from field areas. In some areas to be improved.	Linear field area adjacent to planned form of settlement. The long eastern edge of the village is open with little containment and very visible from the A93. Laying, design and fit out is distinct.	The site is within moderate walking distance of public transport, community and other local facilities and housing, which may encourage walking and cycling and promoting opportunities for people to enjoy physical recreation and local facilities/amenities.	The site is within moderate walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.		
H1 / H0R021	H1, LDP 2015, Tomonoul	Tomonoul	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Grassland - pasture. Potential for breeding from field areas. In some areas to be improved.	Linear field area adjacent to planned form of settlement. The long eastern edge of the village is open with little containment and very visible from the A93. Laying, design and fit out is distinct.	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage walking and cycling and promoting opportunities for people to enjoy physical recreation and local facilities/amenities.	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.		
H2 / H0R020	H2, LDP 2015, land to the NE of Congress Lane, Tomonoul	Tomonoul	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Grassland - pasture. Potential for breeding from field areas. In some areas to be improved.	Linear field area adjacent to planned form of settlement. The long eastern edge of the village is open with little containment and very visible from the A93. Laying, design and fit out is distinct.	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage walking and cycling and promoting opportunities for people to enjoy physical recreation and local facilities/amenities.	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.		
PKC002	Old Filling Station	Bear Ashall	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	No site specific effects.	This is a brownfield site therefore there will be some soil sealing.	No site specific effects.	Grassland - pasture. Potential for breeding from field areas. In some areas to be improved.	Linear field area adjacent to planned form of settlement. The long eastern edge of the village is open with little containment and very visible from the A93. Laying, design and fit out is distinct.	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage walking and cycling and promoting opportunities for people to enjoy physical recreation and local facilities/amenities.	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.		
PKC003	Land Opposite Tit's Head	Bear Ashall	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	A small part of the site is affected by the medium probability river flooding and surface water flood zones. This area is not included within the part of the site that is considered to be ordered.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	A small part of the site is affected by the medium probability river flooding and surface water flood zones. This area is not included within the part of the site that is considered to be ordered.	A small part of the site is affected by the medium probability river flooding and surface water flood zones. This area is not included within the part of the site that is considered to be ordered.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Loss of village character due to a significant development of the site will result in tree loss through creation of private road for access between fields, and loss of a corner of pulley woodland in the southern portion of the site. The corner of woodland must be removed from the site or avoided. The impact on minor road will be minimal. A survey would be required to assess this at application stage.	This is a prominent use 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 site 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.	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage walking and cycling and promoting opportunities for people to enjoy physical recreation and local facilities/amenities.	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.		
PKC004	Tit's Caravan Park	Bear Ashall	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	No site specific effects.	This is a brownfield site therefore there will be some soil sealing.	No site specific effects.	Ecological impact of developing the site is considered to be low. Nature hedger and trees must be retained to part of any development and where possible retained in situ. An assessment for bat roost potential is required.	The site is well contained within the caravan site however the design would need to reflect the use as it will be surrounding the existing use. Could result in an improvement to the appearance of the area.	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage walking and cycling and promoting opportunities for people to enjoy physical recreation and local facilities/amenities.	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.		
PKC005	Land between Bridge of Tit's and Old Bridge of Tit's	Bear Ashall	✓	The site is within moderate walking distance of public transport, local facilities and housing, which increases the need to travel by private motor vehicle. There is no pavement, though a public right away does run along the river side.	No site specific effects.	The site is within moderate walking distance of public transport, local facilities and housing, which increases the need to travel by private motor vehicle. There is no pavement, though a public right away does run along the river side.	No site specific effects.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	The field is of low ecological value however but may have potential to provide a stepping-stone habitat for wilders and if taken forward, a survey would be required to assess this at application stage.	The site is located across the settlement but close to an existing group of houses. It is a large field within the designed landscape type area. Any development related to the existing use would be related to the existing proper content and limit the intrusion into the landscape.	The site is a considerable walking distance from public transport, local facilities and housing which does not support community interactions or cohesion.	The site is a considerable walking distance from public transport, local facilities and housing which does not support community interactions or cohesion.		
PKC006	Old Bridge of Tit's	Bear Ashall	x	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle. There is no pavement, though a public right away does run along the river side.	Small parts of the site are affected by the low and medium probability river flooding flood zone.	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle. There is no pavement, though a public right away does run along the river side.	Small parts of the site are affected by the low and medium probability river flooding flood zone.	Small parts of the site are affected by the low and medium probability river flooding flood zone, which could lead to development having a negative effect on water quality.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	The meadow is somewhat of a local value and is of low local value only (within context of Old Bridge of Tit's Village). The trees and scrub surrounding the site are of high ecological value. Any potential for building into the site or along the site boundary would need to be retained, ideally removed from the situation if the site is to be developed.	Adjacent to the road in the area track runs through site towards the site. Area has low density housing. The 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 shrubs back to the road. Housing here is likely to feel like a significant intrusion into the rural landscape.	The site is a considerable walking distance from public transport, local facilities and housing, which does not support community interactions or cohesion.	The site is a considerable walking distance from public transport, local facilities and housing, which does not support community interactions or cohesion.		
PKC007	Bridge of Tit's	Bear Ashall	x	The site is within moderate walking distance of public transport, local facilities and housing.	No site specific effects.	The site is within moderate walking distance of public transport, local facilities and housing.	No site specific effects.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	An Extended Phase (Phase 2) is recommended to check for any potential species issues (invertebrates are possible, unlikely to be any other major constraints). Ecological impact of developing the site is likely to be low.	Clears the hill 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 rural landscape.	The site is within moderate walking distance of public transport, local facilities and housing, which may encourage walking and cycling and promoting opportunities for people to enjoy physical recreation and local facilities/amenities.	The site is within moderate walking distance of public transport, local facilities and housing, which does not support community interactions or cohesion.		
PKC008	Dihannan 1, Freagard	Ouisht	x	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle. There is no pavement, though a public right away does run along the river side.	No site specific effects.	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle. There is no pavement, though a public right away does run along the river side.	No site specific effects.	No site specific effects.	This is a mostly brownfield site therefore there will be some soil sealing.	No site specific effects.	Issues surround construction of the building or demolition. Surveys for bats required to be completed as an assessment of impact on breeding birds (meadows and heath margins). Any development of the site should involve tree loss and avoid pollution if the barn.	Clears the hill 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 rural landscape.	The site is a considerable walking distance from public transport, local facilities and housing, which does not support community interactions or cohesion.	The site is a considerable walking distance from public transport, local facilities and housing, which does not support community interactions or cohesion.		

PKC009	Dhanseni L. Freogard	Quawh	x	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle. There is no pavement, though a public right away does run along the river side.	No site specific effects.	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle. There is no pavement, though a public right away does run along the river side.	No site specific effects.	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle. There is no pavement, though a public right away does run along the river side.	No site specific effects.	This is a mostly brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	Ecological surveys should be minimal but a wildlife survey to assess likelihood of protected mammals is advised. Loss of small, non-native block of planted conifers is negligible. Replanting with native broadleaves would enhance the ecology of the site.	No site specific effects.	Characterised by varied landform, a dispersed pattern of farming settlement and scattered woodland. The site includes a corner block and possibly the footprint of a former building. To develop this site as well as PKC008 would result in a pattern of settlement typical of the area (more clustered) with adverse impacts on landscape character and special landscape qualities. Should this site be developed the number of buildings would be characterised by varied landform, a dispersed pattern of farming settlement and scattered woodland. The site includes an extensive farmhouse and old stabling (including a horse mill) with buildings sited on either side of the farm house. The site includes the existing building east of the farmhouse. Scope for restoration/conservation of the existing/stabling area to c.1 or 2 small linked properties which do not dominate the	The site is a considerable walking distance from public transport, other local facilities and housing, which does not support community interactions or cohesion.	The site is a considerable walking distance from public transport, other local facilities and housing, which does not support community interactions or cohesion.
PKC010	Freogard	Quawh	x	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle. There is no pavement, though a public right away does run along the river side.	No site specific effects.	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle. There is no pavement, though a public right away does run along the river side.	No site specific effects.	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle. There is no pavement, though a public right away does run along the river side.	No site specific effects.	This is a mostly brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	Likely impacts would be to breeding birds (mammals, house martins) and bat roosts. Potential for construction to impact on River Tap SAC but this should be easily mitigated for.	No site specific effects.	Characterised by varied landform, a dispersed pattern of farming settlement and scattered woodland. The site includes an extensive farmhouse and old stabling (including a horse mill) with buildings sited on either side of the farm house. The site includes the existing building east of the farmhouse. Scope for restoration/conservation of the existing/stabling area to c.1 or 2 small linked properties which do not dominate the	The site is a considerable walking distance from public transport, other local facilities and housing, which does not support community interactions or cohesion.	The site is a considerable walking distance from public transport, other local facilities and housing, which does not support community interactions or cohesion.
THC001	Land 95m NE of Easter Inch	Inch	x	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle. There is no pavement, though a public right away does run along the river side.	No site specific effects.	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle. There is no pavement, though a public right away does run along the river side.	No site specific effects.	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle. There is no pavement, though a public right away does run along the river side.	No site specific effects.	This is a mostly brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	Rich woodland based as AWI	No site specific effects.	Characterised by varied landform, a dispersed pattern of farming settlement and scattered woodland. The site includes an extensive farmhouse and old stabling (including a horse mill) with buildings sited on either side of the farm house. The site includes the existing building east of the farmhouse. Scope for restoration/conservation of the existing/stabling area to c.1 or 2 small linked properties which do not dominate the	The site is a considerable walking distance from public transport, other local facilities and housing, which does not support community interactions or cohesion.	The site is a considerable walking distance from public transport, other local facilities and housing, which does not support community interactions or cohesion.
THC002	Lamoch Road, Nethy Bridge	Nethybridge	✓	The site is within moderate walking distance of public transport, local facilities and housing.	Around 40% is affected by the medium probability river extent flood zone. The preferred part of the site is not within the zone.	The site is within moderate walking distance of public transport, local facilities and housing.	Around 40% is affected by the medium probability river extent flood zone. The preferred part of the site is not within the zone.	The site is within moderate walking distance of public transport, local facilities and housing.	Around 40% is affected by the medium probability river extent flood zone. The preferred part of the site is not within the zone.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Agricultural ground currently grazed by cattle, good working entry which allows retention of species rich margins to the field. Fine water, coarse water, red squirrel, badger within 200m of the site boundary. Potentially a species rich grassland supporting a good range of plants and fungi. 50% of the site within the 1:200 flood envelope. Prepared to provide further information: NYC, Protected species	No site specific effects.	Characterised by varied landform, a dispersed pattern of farming settlement and scattered woodland. The site includes an extensive farmhouse and old stabling (including a horse mill) with buildings sited on either side of the farm house. The site includes the existing building east of the farmhouse. Scope for restoration/conservation of the existing/stabling area to c.1 or 2 small linked properties which do not dominate the	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.
THC003	Land at Lynstock Croon, Nethy Bridge	Nethybridge	✓	The site is within moderate walking distance of public transport, local facilities and housing.	Around 50% is affected by the medium probability river flooding zone. This is overlapped by the medium probability surface water flood zone.	The site is within moderate walking distance of public transport, local facilities and housing.	Around 50% is affected by the medium probability river flooding zone. This is overlapped by the medium probability surface water flood zone.	The site is within moderate walking distance of public transport, local facilities and housing.	Around 50% is affected by the medium probability river flooding zone. This is overlapped by the medium probability surface water flood zone.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Historically grass field with some pine, birch, alder and birch. This site is within the riparian corridor of the River Nethy which is frequently used by otters. Dhanseni's site and riverbank both including dipper. Extended Phase 1 including mammal for potential to support protected species should be undertaken on site for a 200m radius around the site concerning on the river corridor.	No site specific effects.	Characterised by varied landform, a dispersed pattern of farming settlement and scattered woodland. The site includes an extensive farmhouse and old stabling (including a horse mill) with buildings sited on either side of the farm house. The site includes the existing building east of the farmhouse. Scope for restoration/conservation of the existing/stabling area to c.1 or 2 small linked properties which do not dominate the	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.
THC004	Bagle Cottage, The Grange and neighbouring ground, Newnhamore	Newnhamore	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Large amount of site is wooded so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Large amount of site is wooded so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Large amount of site is wooded so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	The site is a semi-rural habitat, dominated by mixed woodland of a variety of species. This site is a fluctuating ground level and there is a possibility that the site is a historical dump or sewer access.	Close to existing residential properties this site is not located in the region of a flood plain. The site is a semi-rural woodland.	Characterised by varied landform, a dispersed pattern of farming settlement and scattered woodland. The site includes an extensive farmhouse and old stabling (including a horse mill) with buildings sited on either side of the farm house. The site includes the existing building east of the farmhouse. Scope for restoration/conservation of the existing/stabling area to c.1 or 2 small linked properties which do not dominate the	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.
THC005	Lynstock Croon, Nethy Bridge	Nethybridge	x	The site is within moderate walking distance of public transport, local facilities and housing.	Large amount of site is wooded so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is within moderate walking distance of public transport, local facilities and housing.	Large amount of site is wooded so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is within moderate walking distance of public transport, local facilities and housing.	Large amount of site is wooded so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	The site is not designated but holds to be of woodland of good ecological potential and is very close to Abernethy NNR, SPA.	Characterised by varied landform, a dispersed pattern of farming settlement and scattered woodland. The site includes an extensive farmhouse and old stabling (including a horse mill) with buildings sited on either side of the farm house. The site includes the existing building east of the farmhouse. Scope for restoration/conservation of the existing/stabling area to c.1 or 2 small linked properties which do not dominate the	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.	
THC006	Site 6, The Anemore Centre	Anemore	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Around 15% of the site is affected by the medium probability surface water flood zone.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Around 15% of the site is affected by the medium probability surface water flood zone.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Around 15% of the site is affected by the medium probability surface water flood zone.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	A SUDS scheme on this location could be used as part of public amenity space.	Characterised by varied landform, a dispersed pattern of farming settlement and scattered woodland. The site includes an extensive farmhouse and old stabling (including a horse mill) with buildings sited on either side of the farm house. The site includes the existing building east of the farmhouse. Scope for restoration/conservation of the existing/stabling area to c.1 or 2 small linked properties which do not dominate the	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.	
THC007	Site 8, The Anemore Centre	Anemore	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	Existing hotel and car parking. 5% of site identified as AWI - this should be retained within any proposed development.	Characterised by varied landform, a dispersed pattern of farming settlement and scattered woodland. The site includes an extensive farmhouse and old stabling (including a horse mill) with buildings sited on either side of the farm house. The site includes the existing building east of the farmhouse. Scope for restoration/conservation of the existing/stabling area to c.1 or 2 small linked properties which do not dominate the	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.	
THC008	Site 7, The Anemore Centre	Anemore	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	The site contains derelict tennis courts and a building which is likely to have been used HQ, this site is bounded by mature lime and pine (Honeyay or Carron) they are all protected by TPO. Provides a good connection to the rest of the ABR, which is a finite resource.	Characterised by varied landform, a dispersed pattern of farming settlement and scattered woodland. The site includes an extensive farmhouse and old stabling (including a horse mill) with buildings sited on either side of the farm house. The site includes the existing building east of the farmhouse. Scope for restoration/conservation of the existing/stabling area to c.1 or 2 small linked properties which do not dominate the	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.	

THC009	Site 6, The Astemore Centre	Astemore	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	Around 20% of the site is affected by the medium probability surface water flood zone.	-	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	Around 20% of the site is affected by the medium probability surface water flood zone.	-	Around 20% of the site is affected by the medium probability surface water flood zone. This area only runs along the eastern boundary of the site.	-	Around 20% of the site is affected by the medium probability surface water flood zone. This area only runs along the eastern boundary of the site.	-	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	+	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	+	Large areas of amenity grassland has been lost to woodland, scrub and grassland. The site is a small patch of high quality woodland, hard standing. Provides little amenity value.	+	Open site, historical amenity grass and hard surfaced area, a few stands of trees. Broadleaves and lines of tall lawns remain, possibly former hedgerows or screening. The site is central to the settlement but is little visible / overlooked. It is "recessive" in terms of the way the settlement is experienced. There is scope for large no of houses and green infrastructure and it should be possible to improve the urban fabric of the area and views into Astemore.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.		
THC010	Site 5, The Astemore Centre	Astemore	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	Around 10% of the site is affected by the medium probability surface water flood zone. This area only runs along the eastern boundary of the site.	-	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	Around 10% of the site is affected by the medium probability surface water flood zone. This area only runs along the eastern boundary of the site.	-	Around 10% of the site is affected by the medium probability surface water flood zone. This area only runs along the eastern boundary of the site.	-	Around 10% of the site is affected by the medium probability surface water flood zone. This area only runs along the eastern boundary of the site.	-	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	+	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	+	The site is currently 50% amenity grassland and 50% woodland / riparian corridor. Provides an important riparian corridor. The Astemore Burn - others use this route.	+	The site is currently 50% amenity grassland and 50% woodland / riparian corridor.	+	A narrow site characterised by amenity grass and trees. There is some steep sloping to burn and woods, available for development. Significance of effect would depend on nature of proposal.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.
THC011	Site 4, The Astemore Centre	Astemore	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	Around 10% of the site is affected by the medium probability surface water flood zone. This area only runs along the south-eastern boundary of the site.	-	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	Around 10% of the site is affected by the medium probability surface water flood zone. This area only runs along the south-eastern boundary of the site.	-	Around 10% of the site is affected by the medium probability surface water flood zone. This area only runs along the south-eastern boundary of the site.	-	Around 10% of the site is affected by the medium probability surface water flood zone. This area only runs along the south-eastern boundary of the site.	-	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	+	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	+	Steeply wooded bank leading down to Astemore Burn with a small section of amenity grassland. Connection through the burn to Spey SAC and woodland / riparian corridor.	+	Prominent site, close to roundabout at north of Granarath Road. Most of site is steeply sloping to burn and woods, available for development. Significance of effect would depend on nature of proposal.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.		
THC012	Site 3, The Astemore Centre	Astemore	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	Around 10% of the site is affected by the medium probability surface water flood zone. This area only runs along the eastern boundary of the site.	-	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	Around 10% of the site is affected by the medium probability surface water flood zone. This area only runs along the eastern boundary of the site.	-	Around 10% of the site is affected by the medium probability surface water flood zone. This area only runs along the eastern boundary of the site.	-	Around 10% of the site is affected by the medium probability surface water flood zone. This area only runs along the eastern boundary of the site.	-	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	+	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	+	0.4 ha mainly annual meadow grass, clover and reedbed. Woodland along edge of Astemore Burn. Connection through the burn to Spey SAC and woodland / riparian corridor.	+	A well-kept site on western side of M80, burn opposite supermarket site. Level site, rough grass. There is no screening / separation between supermarket site and this site. The M80 Burn is a part of the landscape infrastructure of Astemore. Significance of effect would depend on nature of proposal.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.		
THC013	Site 2, The Astemore Centre	Astemore	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	No site specific effects.	-	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	No site specific effects.	-	No site specific effects.	-	No site specific effects.	-	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	+	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	+	Site already has road infrastructure running through it across to Sandermuir Village - most of habitat is grassy ground with occasional trees (Birch).	+	Site is an area of short cut grass surrounded by trees. Despite presence of Pteridium and other ferns, there are not considered to be a high landscape value. Significance of effect would depend on nature of proposal.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.		
THC014	Site 1, The Astemore Centre	Astemore	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	There are patches of the site that are affected by the medium probability surface water flood zone. Combine these areas to around 10% of the site area.	-	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	There are patches of the site that are affected by the medium probability surface water flood zone. Combine these areas to around 10% of the site area.	-	There are patches of the site that are affected by the medium probability surface water flood zone. Combine these areas to around 10% of the site area.	-	There are patches of the site that are affected by the medium probability surface water flood zone. Combine these areas to around 10% of the site area.	-	This is a half grassland and half woodland site therefore there will be some soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land. Due to the extent of the grassland element, the overall effect is considered to be positive.	+	No site specific effects.	+	Birch woodland (poor quality), species rich grassland (including naturally occurring species), high potential for Andros murgata (CAMP species). Compensation for loss of species rich grassland would be necessary.	+	Site is slightly raised above surrounding areas and east. Ground has been disturbed. Greater loss to carterage and overland from Capitalgate. Development of site could improve urban fabric of site however, significance of effect would depend on nature of proposal.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.		
THC015	Land south of Station Road, Dalwhinnie	Dalwhinnie	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	Around 50% is affected by the medium probability river flooding zone. The preferred part of the site is not within this area.	-	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	Around 50% is affected by the medium probability river flooding zone. The preferred part of the site is not within this area.	-	Around 50% is affected by the medium probability river flooding zone. The preferred part of the site is not within this area.	-	Around 50% is affected by the medium probability river flooding zone. The preferred part of the site is not within this area.	-	This is a greenfield site therefore there will be some soil sealing.	+	No site specific effects.	+	Site is Agriculture - pastoral, semi-improved grassland (sheep grazing). Habitat within the site is of low ecological value (semi-improved pasture) except for the site providing foraging and nesting habitat for a pair of osprey and one osprey during site visit (July 2017).	+	Site is slightly raised above surrounding areas and east. Ground has been disturbed. Greater loss to carterage and overland from Capitalgate. Development of site could improve urban fabric of site however, significance of effect would depend on nature of proposal.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.		
THC016	Dalwhinnie Lorry Park	Dalwhinnie	✓	The site is within moderate walking distance of public transport, local facilities and housing.	+	Around 90% is affected by the medium probability river flooding zone. The preferred part of the site is not within this area.	-	The site is within moderate walking distance of public transport, local facilities and housing.	+	Around 90% is affected by the medium probability river flooding zone. The preferred part of the site is not within this area.	-	Around 90% is affected by the medium probability river flooding zone. The preferred part of the site is not within this area.	-	Around 90% is affected by the medium probability river flooding zone. The preferred part of the site is not within this area.	-	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	+	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	+	Site is a derelict industrial compound. Composed of hard standing or gravel. 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 is required through the HBA.	+	Abandoned industrial site, large shed and large areas of hard standing. The site occupies a prominent position within the settlement and its development should secure significant landscape enhancement. The scale and design of built structures should not detract the landscape character.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.		
THC017	Ground at Coulshilly, Nethybridge	Nethybridge	✓	The site is within moderate walking distance of public transport, local facilities and housing.	+	Around 90% is affected by the medium probability river flooding zone. The preferred part of the site is not within this area.	-	The site is within moderate walking distance of public transport, local facilities and housing.	+	Around 90% is affected by the medium probability river flooding zone. The preferred part of the site is not within this area.	-	Around 90% is affected by the medium probability river flooding zone. The preferred part of the site is not within this area.	-	Around 90% is affected by the medium probability river flooding zone. The preferred part of the site is not within this area.	-	This is a greenfield site therefore there will be some soil sealing.	+	No site specific effects.	+	Site has low potential to support protected species, close may be using barn adjacent, high potential to improve the site for biodiversity e.g. tree planting, species rich meadow, etc. Site is not a part of housing development where 90% within 1200 flood zone.	+	Site is characterised by visible landrill. Open field on opposite to the settlement, relates to open golf course on the opposite side of the road and not to the village road highly sensitive to support housing development where 90% within 1200 flood zone.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.		
THC018	Site 3, Hems of Cromdale	Cromdale	✓	The site is within moderate walking distance of public transport, local facilities and housing.	+	A small area on the site's northern tip is affected by the low and medium probability river exceed flood zone.	-	The site is within moderate walking distance of public transport, local facilities and housing.	+	A small area on the site's northern tip is affected by the low and medium probability river exceed flood zone.	-	A small area on the site's northern tip is affected by the low and medium probability river exceed flood zone.	-	A small area on the site's northern tip is affected by the low and medium probability river exceed flood zone.	-	This is a greenfield site therefore there will be some soil sealing.	+	No site specific effects.	+	The habitat itself is of negligible value for ecology, but is known to support wetland. A breeding bird survey for wetland birds is required, extending into adjacent fields between settlement and the river to determine use by wetland of the site and significance. However, there are likely significant effects upon the River Spey SAC, direct and/or indirect impacts on all qualifying features. There is also a potential LER on the site.	+	The area is well away from the current settlement and adjacent to the listed Kirk. Development here would be a major intrusion into the open landscape and change this character significantly. The site is also within the Inventory Battlefield Site (Date of Cromdale, 1495). Close to the river Spey.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.		
THC019	Site 2, Hems of Cromdale	Cromdale	✓	The site is within moderate walking distance of public transport, local facilities and housing.	+	No site specific effects.	-	The site is within moderate walking distance of public transport, local facilities and housing.	+	No site specific effects.	-	No site specific effects.	-	No site specific effects.	-	This is a greenfield site therefore there will be some soil sealing.	+	No site specific effects.	+	The habitat is of negligible value for ecology. However, development of the site could have in-direct impacts on nearby agricultural 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 LER on the site.	+	The area is well away from the current settlement and adjacent to the listed Kirk. Development here would be a major intrusion into the open landscape and change this character significantly. The site is also within the Inventory Battlefield Site (Date of Cromdale, 1495). Close to the river Spey.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling and promotes opportunities for people to enjoy physical recreation and local healthy lifestyles.

THC20	Site 1, Plans of Cromdale	Cromdale	x		The site is within moderate walking distance of public transport, local facilities and housing.	Around 15% of the site is affected by the low and medium probability river water flood zones. This area is concentrated in its north western corner.	The site is within moderate walking distance of public transport, local facilities and housing.	Around 15% of the site is affected by the low and medium probability river water flood zones. This area is concentrated in its north western corner.	Around 15% of the site is affected by the low and medium probability river water flood zones. This area is concentrated in its north western corner.	This is a greenfield site therefore there will be some soil sealing.	The habitat is of negligible value for nesting. However development of this site could have indirect impacts on nearby degraded areas.	There are likely significant effects upon the River Sney SAC (direct and/or indirect impacts on all qualifying features). There is also a potential LIE on Sney through Wildlife SPA.	No site specific effects.	The site is well away from the current settlement and adjacent to the river Sney. Development here would be a major change to the character of the site. The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and lead healthy lifestyles.	The site is within moderate walking distance of public transport, local facilities and housing which may not encourage community interactions and cohesion.
THC21	Kerwin, Cromdale	Cromdale	x		The site is within moderate walking distance of public transport, local facilities and housing.	Small patches of the site are affected by the low and medium probability river water flood zones.	The site is within moderate walking distance of public transport, local facilities and housing.	Small patches of the site are affected by the low and medium probability river water flood zones. This could lead to development having a negative effect on water quality.	This is a mostly greenfield site therefore there will be some soil sealing.	No site specific effects.	The greatest habitats are heavily grazed by rabbits and also used for horses. There is no obvious sign of enrichment but heavy grazing pressure on the fields are of little value for invertebrates or botanical interest. It is possible that the fields are used by redwings. 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 nesting birds would be considered.	There are patches of woodland and mature trees on site. Development could probably avoid this.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and lead healthy lifestyles.	The site is within moderate walking distance of public transport, local facilities and housing which may not encourage community interactions and cohesion.	
THC22	Land south of A66, Newsumore	Newsumore	x		The site is within moderate walking distance of public transport, local facilities and housing.	No site specific effects.	The site is within moderate walking distance of public transport, local facilities and housing.	No site specific effects.	No site specific effects.	No site specific effects.	The site is currently woodland used for cattle grazing. There is a likelihood to be significant change in numbers of people using the buildings or producing additional wastewater, which could impact on the sustainability of the site, which is a finite resource.	No site specific effects.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and lead healthy lifestyles.	The site is within moderate walking distance of public transport, local facilities and housing which may not encourage community interactions and cohesion.	
THC23	Dull Farm, Anemore	Oswestry	x		The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle.	Around 90% is affected by the medium probability river water flood zones.	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle.	Around 90% is affected by the medium probability river water flood zones, which could lead to development having a negative effect on water quality.	This is a brownfield site therefore there will be some soil sealing.	The reason of a brownfield site represents the sustainable use of land, which is a finite resource.	Rural use amongst grass fields and woodland. Close to Dull of Bodiamus. Not far from existing buildings and other local facilities. Consequently, the effects of the development are contained.	No site specific effects.	The site is a considerable walking distance from public transport, local facilities and housing, which does not support everyday walking and cycling.	The site is a considerable walking distance from public transport, local facilities and housing, which does not support community interactions and cohesion.	
THC24	Dull Farm, Anemore	Oswestry	x		The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle.	Large amount of site is wooded. Development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle.	Large amount of site is wooded. Development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	This is a mostly greenfield site therefore there will be some soil sealing.	No site specific effects.	The site is currently native woodland grazed by cattle. The grazing has reduced the quality of the understorey and not allowing regeneration.	Around 90% of the site is identified as ancient woodland.	The site is a considerable walking distance from public transport, local facilities and housing, which does not support everyday walking and cycling.	The site is a considerable walking distance from public transport, local facilities and housing, which does not support community interactions and cohesion.	
THC27	Dull Farm, Cuylenbridge	Columbridge	x		The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle.	Around 10% is affected by the medium probability surface water flood zones.	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle.	Around 10% is affected by the medium probability surface water flood zones.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	The site has high quality native woodland with good understorey vegetation.	The site is high quality native woodland with good understorey vegetation.	The site is a considerable walking distance from public transport, local facilities and housing, which does not support everyday walking and cycling.	The site is a considerable walking distance from public transport, local facilities and housing, which does not support community interactions and cohesion.	
THC28	Land south of Greenway on Sney	Greenway-on-Sney	x		The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle.	The medium probability river water flood zone runs through the centre of the site. The effect approximately 20% of the site's total area.	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle.	The medium probability river water flood zone runs through the centre of the site. The effect approximately 20% of the site's total area. This could lead to development having a negative effect on water quality.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Site includes high value open woodland. Also mixed woodland along railway line, though of less value than open woodland and provides habitat corridor and value for species.	Around 10% of the site is identified as ancient woodland. Due to the site's size, this represents a significant area.	The site is a considerable walking distance from public transport, local facilities and housing, which does not support everyday walking and cycling.	The site is a considerable walking distance from public transport, local facilities and housing, which does not support community interactions and cohesion.	
THC29	Balvill Farm	Lynchut	x		The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle.	Around 80% is affected by the medium probability river water flood zones.	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle.	Around 80% is affected by the medium probability river water flood zones, which could lead to development having a negative effect on water quality.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Site contains mature pine and broadleaf woodland of local value only. Field of low value - could support common amphibian species. In poor condition, could be enhanced.	Site contains a small area mature pine and broadleaf woodland of local value only.	The site is a considerable walking distance from public transport, local facilities and housing, which does not support everyday walking and cycling.	The site is a considerable walking distance from public transport, local facilities and housing, which does not support community interactions and cohesion.	
THC30	Station Road, Carbridge	Carbridge	✓		The site is within moderate walking distance of public transport, local facilities and housing.	Around 50% is affected by the medium probability river water flood zones.	The site is within moderate walking distance of public transport, local facilities and housing.	Around 50% is affected by the medium probability river water flood zones, which could lead to development having a negative effect on water quality.	This is a brownfield site therefore there will be some soil sealing.	The reason of a brownfield site represents the sustainable use of land, which is a finite resource.	The old sawmill site has only recently been cleared and become disused and as such has had little time to develop ecological value. The western side of the site has been denuded for longer and have had more time to develop scrub and young trees and successful regeneration. Invertebrate surveys would be required for these areas but not for the sawmill area. The woodland also represents the site (shown on cover sheet).	No site specific effects.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and lead healthy lifestyles.	The site is within moderate walking distance of public transport, local facilities and housing, which does not support community interactions and cohesion.	
THC31	An Camas Mor	An Camas Mor	✓		The effects will depend on the facilities available. There may be negative effects early in the site's early phases, as residents need to travel to Anemore to access facilities, however these may reduce in the future as new facilities are developed in An Camas Mor.	Large areas of the site are affected by the medium and low probability river water flood zones. These areas fall outside of the site's preferred area. However, a large amount of the site is wooded. Development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	The effects will depend on the facilities available. There may be negative effects early in the site's early phases, as residents need to travel to Anemore to access facilities, however these may reduce in the future as new facilities are developed in An Camas Mor.	Large areas of the site are affected by the medium and low probability river water flood zones. These areas fall outside of the site's preferred area. However, a large amount of the site is wooded. Development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Chowing to the site's scale and the habitat that exist on site, the effects of the proposal are likely to be significantly adverse in the short to medium term.	Around 50% of the site is wooded. CR has been identified as being ancient.	The effects will depend on the facilities available in the new settlement. There may be negative effects early in the site's early phases, as residents need to travel to Anemore to access facilities, however these may reduce in the future as new facilities are developed in An Camas Mor and more opportunities for social interaction created.	The effects will depend on the facilities available in the new settlement. There may be negative effects early in the site's early phases, as residents need to travel to Anemore to access facilities, however these may reduce in the future as new facilities are developed in An Camas Mor and more opportunities for social interaction created.	

THC42	Land to the East of A98, Dulnain Bridge	Dulnain Bridge	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Small areas of the site are affected by the medium probability surface water flood zone. Most of the site is wooded, so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Small areas of the site are affected by the medium probability surface water flood zone. Most of the site is wooded, so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	Small areas of the site are affected by the medium probability surface water flood zone. Most of the site is wooded, so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	Small areas of the site are affected by the medium probability surface water flood zone. These are however so minor that they are unlikely to have an effect.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Development of this site would result in loss of AWW woodland of potentially high ecological value – woodland is of semi-natural origin and is comprised of native species. Previous screening for current AWW and ground flora species was good and plans species of new were recorded. An assessment of the site would result in significant loss of AWW woodland. The development would also likely result in a significant impact on capercaillie which is a nationally scarce species. An HRA would be required in order to assess the impact.	Around 60% of the site is identified as Ancient and semi-natural woodland.	Site is a high quality woodland on the edge of Boar of Garra and is on a recreation route into the village. Woodland site would be difficult to develop as it can be seen for distances in Boar. It would mean a major loss of trees and a major adverse effect on the landscape character of the immediate area.	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.
THC43	Land south of Kinchurn Road, Boar of Garra	Boar of Garra	x	The site is within moderate walking distance of public transport, local facilities and housing.	The site is wooded, so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is within moderate walking distance of public transport, local facilities and housing.	The site is wooded, so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is wooded, so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is wooded, so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Development of this site would result in significant loss of AWW woodland and semi-natural woodland of potential AWW quality. The development would also likely result in a significant impact on capercaillie, which is a nationally scarce species. An HRA would be required in order to assess the impact.	Nearly 100% of the site is identified as Ancient and semi-natural woodland.	Site is a high quality woodland on the edge of Boar of Garra and is on a recreation route into the village. Woodland site would be difficult to develop as it can be seen for distances in Boar. It would mean a major loss of trees and a major adverse effect on the landscape character of the immediate area.	The site is within moderate walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.
THC44	Land to south of Debra Road, Boar of Garra	Boar of Garra	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is wooded, so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is wooded, so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is wooded, so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is wooded, so development would result in a loss of trees, which have benefits in terms of managing the effects of climate change, especially those related to flooding.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Development of this site would result in significant loss of AWW woodland and semi-natural woodland of potential AWW quality. The development would also likely result in a significant impact on capercaillie, which is a nationally scarce species. An HRA would be required in order to assess the impact.	The site is a mostly wooded with parts identified as Ancient woodland.	Site is a high quality woodland on the edge of Boar of Garra and is on a recreation route into the village. Woodland site would be difficult to develop as it can be seen for distances in Boar. It would mean a major loss of trees and a major adverse effect on the landscape character of the immediate area.	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.
THC45	Land to the south of Achawut, Avenmore	Avenmore	✓	The site is within moderate walking distance of public transport, local facilities and housing.	Small areas of the site are affected by the medium probability surface water flood zone. These are however so minor that they are unlikely to have an effect.	The site is within moderate walking distance of public transport, local facilities and housing.	Small areas of the site are affected by the medium probability surface water flood zone. These are however so minor that they are unlikely to have an effect.	Small areas of the site are affected by the medium probability surface water flood zone. These are however so minor that they are unlikely to have an effect.	Small areas of the site are affected by the medium probability surface water flood zone. These are however so minor that they are unlikely to have an effect.	This is a mostly greenfield site therefore there will be some soil sealing.	No site specific effects.	The site comprises of ancient rich grassland – chalk heath within the middle east of the site, burn runs through the site, woodland along southern edge of site. 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.	A good woodland corridor along the A9 and western edge of the site.	Characterised by great pasture, rough heath, open heath and woodland. Site bisected by burn. The northern edge is very wet and boggy. The site is a mix of ancient woodland and modern plantation. A good woodland corridor along the A9 and western edge of the site.	The site is within moderate walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.
THC46	Land west of B112, Kinross	Kinross	✓	Most of the site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Small areas of the site are affected by the medium probability surface water flood zone. These are however so minor that they are unlikely to have an effect.	Most of the site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Small areas of the site are affected by the medium probability surface water flood zone. These are however so minor that they are unlikely to have an effect.	Small areas of the site are affected by the medium probability surface water flood zone. These are however so minor that they are unlikely to have an effect.	Small areas of the site are affected by the medium probability surface water flood zone. These are however so minor that they are unlikely to have an effect.	This is a mostly greenfield site therefore there will be some soil sealing.	No site specific effects.	The site comprises of improved pasture with woodland area and some areas of unimproved grassland which is potential to be biologically rich (particularly southern portion of site where AWW is located). Part of the site is covered by AWW of the highest category (1a – the longest wood). To reduce ecological impact, all AWW to be removed from the site, along with clumps of tree/woodland.	Part of the site is covered by AWW of the highest category (1a – the longest wood). To reduce ecological impact, all AWW to be removed from the site, along with clumps of tree/woodland.	The site is a high quality woodland on the edge of Boar of Garra and is on a recreation route into the village. Woodland site would be difficult to develop as it can be seen for distances in Boar. It would mean a major loss of trees and a major adverse effect on the landscape character of the immediate area.	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.
THC48	Dumfrieshaug Brae	Grosmont-on-Spey	x	The site is within moderate walking distance of public transport, local facilities and housing.	Patches of the site are affected by the medium probability surface water flood zone. However, the site has been proposed for allotments, therefore negative effects are not expected.	The site is within moderate walking distance of public transport, local facilities and housing.	Patches of the site are affected by the medium probability surface water flood zone. However, the site has been proposed for allotments, therefore negative effects are not expected.	Patches of the site are affected by the medium probability surface water flood zone. However, the site has been proposed for allotments, therefore negative effects are not expected.	Patches of the site are affected by the medium probability surface water flood zone. However, the site has been proposed for allotments, therefore negative effects are not expected.	The site has been proposed for allotments, therefore the site is unlikely to have an effect.	The site has been proposed for allotments, therefore the site is unlikely to have an effect.	The site is a mostly greenfield site therefore there will be some soil sealing.	The northern section of the site is a mostly grassland with a small section of woodland. The southern section is a large area of unimproved grassland with roughness, annual grasses, heather, gorse and birch. The site is a mix of woodland and modern plantation. The site is a mix of woodland and modern plantation.	Enclosed site partially on the unimproved park. Contained as part of the unimproved setting of Grosmont and a popular recreational resource. Allotments would only be on the non-maintained part of the site and are unlikely to have an effect on landscape quality.	The site has been proposed for allotments, which will provide opportunities for people to enjoy physical recreation and local healthy lifestyles.	The site has been proposed for allotments, which will provide opportunities for people to enjoy physical recreation and local healthy lifestyles.
THC49	Headfield Road	Grosmont-on-Spey	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site has been proposed for allotments, therefore the site is unlikely to have an effect.	The site has been proposed for allotments, therefore the site is unlikely to have an effect.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.
THC50	Kinross Estate	Outwith	x	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle.	No site specific effects.	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle.	No site specific effects.	No site specific effects.	No site specific effects.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.
THC51	Site adjacent to H1	Nantmonro	x	The site is within moderate walking distance of public transport, local facilities and housing.	Around 90% is affected by the low and medium probability river access flood zone.	The site is within moderate walking distance of public transport, local facilities and housing.	Around 90% is affected by the low and medium probability river access flood zone.	Around 90% is affected by the low and medium probability river access flood zone.	Around 90% is affected by the low and medium probability river access flood zone.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is within moderate walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.	The site is within moderate walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.
THC52	Site west of Nether Bridge	Netherbridge	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Around 40% is affected by the low and medium probability river access flood zone.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Around 40% is affected by the low and medium probability river access flood zone.	Around 40% is affected by the low and medium probability river access flood zone.	Around 40% is affected by the low and medium probability river access flood zone.	This is a half greenfield and half brownfield site therefore there will be some soil sealing.	This is a half greenfield and half brownfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.
THC53	Site to west of Kipranga	Kipranga	x	The eastern part of the site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Around 90% is affected by the low and medium probability river access flood zone.	The eastern part of the site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Around 90% is affected by the low and medium probability river access flood zone.	Around 90% is affected by the low and medium probability river access flood zone.	Around 90% is affected by the low and medium probability river access flood zone.	This is a half greenfield and half brownfield site therefore there will be some soil sealing.	This is a half greenfield and half brownfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.
THC54	Site next to ID1	Kinross	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	No site specific effects.	No site specific effects.	This is a half greenfield and half brownfield site therefore there will be some soil sealing.	This is a half greenfield and half brownfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is a mostly greenfield site therefore there will be some soil sealing.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	

THC055	Site opposite In Charles Hospital	Granton-on-Spy	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Patches of the site are affected by the medium probability river extent flood zone.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Patches of the site are affected by the medium probability river extent flood zone.	Patches of the site are affected by the medium probability river extent flood zone.	Patches of the site are affected by the medium probability river extent flood zone, which could lead to development having a negative effect on water quality.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	No site specific effects.	No site specific effects.	The site is characterised by edge vegetation, possibly S1, used in Granton to show park parking.	The site is within easy walking distance of public transport, other local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and lead healthy lifestyles.	The site is within easy walking distance of public transport, other local facilities and housing, which encourages community interactions and cohesion.
THC056	Site south of Dufflery	Dalwhinnie	x	The site is within moderate walking distance of public transport, local facilities and housing.	Around 50% is affected by the medium probability river extent flood zone.	The site is within moderate walking distance of public transport, local facilities and housing.	Around 50% is affected by the medium probability river extent flood zone.	Around 50% is affected by the medium probability river extent flood zone, which could lead to development having a negative effect on water quality.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	No site specific effects.	No site specific effects.	Weg grassland/scrub. Two burns/dykes flow through the site. There is likely to be deep peat and there is also building risk associated with the site.	This site has a semi-natural character and is a key part of the setting for the Dalwhinnie Distillery.	The site is within moderate walking distance of public transport, other local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and lead healthy lifestyles.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.
THC057	Land south of HD	Can-Bridge	x	The site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	No site specific effects.	No site specific effects.	Development of this site would result in loss of AWW woodland of potentially high ecological value - woodland is of semi-natural origin and is comprised of native species. Coral-root birch, a National Scarce species has been recorded within the woodland, which is likely to be rich in rare fungi and also wood ants, the woodland within the site is likely to be some soil sealing.	This is an all woodland, which provides high quality landscape setting for the settlement, it is integral to the sense of arrival along the B1153, forms a robust edge to the settlement and a well-used recreational resource. No scope for development.	The site is within moderate walking distance of public transport, other local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and lead healthy lifestyles.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.
THC058	Site West of village	Boat of Garra	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Patches of the site are affected by the medium probability surface water flood zone.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Patches of the site are affected by the medium probability surface water flood zone.	Patches of the site are affected by the medium probability surface water flood zone, which could lead to development having a negative effect on water quality.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	No site specific effects.	No site specific effects.	Site is characterised by a large area of semi-natural habitat, predominantly heathland and grassland. Records of invertebrates of interest exist for the local area, as picked up during the planning application for 2013/11 SDCET (housing in woodland across the site). Habitat species were detected by SDCG and SDCG and include small blue (SBL), slender ground hopper (one in Scotland and one in the UK).	Open landscape on the edge of the village with some remaining woodland. Site is highly visible from surrounding areas, including the A9, which is a key element of the site for its location and would be very attractive.	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and lead healthy lifestyles.	The site is within easy walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.
THC059	Slugganagh, Avenmore	Avenmore	✓	The site is within moderate walking distance of public transport, local facilities and housing.	Small areas of the site are affected by the medium probability surface water flood zone. There are however no minor that they are unlikely to have an effect.	The site is within moderate walking distance of public transport, local facilities and housing.	Small areas of the site are affected by the medium probability surface water flood zone. There are however no minor that they are unlikely to have an effect.	Small areas of the site are affected by the medium probability surface water flood zone. There are however no minor that they are unlikely to have an effect on water quality.	This is a mostly greenfield site therefore there will be some soil sealing.	No site specific effects.	No site specific effects.	No site specific effects.	The site is characterised by low biodiversity quality woodland, with a diverse range of species and trees with scrubby vegetation. The site is characterised by Low/Medium quality woodland, with a diverse range of species and trees with scrubby vegetation. The site is characterised by low biodiversity quality woodland, with a diverse range of species and trees with scrubby vegetation.	A good woodland corridor along the A9 and western edge of the site.	The site is within moderate walking distance of public transport, other local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and lead healthy lifestyles.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.
THC060	Hill Lane, Nethy Bridge	Nethybridge	x	The site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The developable area of the site is entirely affected by the low probability flood zone.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The developable area of the site is entirely affected by the low probability flood zone.	The developable area of the site is entirely affected by the low probability flood zone, which could lead to development having a negative effect on water quality.	This is a greenfield site therefore there will be some soil sealing. Development would require that most of the trees on site would need to be removed. There is a risk this is not possible in reality in the steep bank that runs along it's northern boundary.	No site specific effects.	No site specific effects.	No site specific effects.	Site is characterised by low biodiversity quality woodland, with a diverse range of species and trees with scrubby vegetation. The site is characterised by Low/Medium quality woodland, with a diverse range of species and trees with scrubby vegetation. The site is characterised by low biodiversity quality woodland, with a diverse range of species and trees with scrubby vegetation.	Site is characterised by Low/Medium quality woodland, with a diverse range of species and trees with scrubby vegetation. The site is characterised by low biodiversity quality woodland, with a diverse range of species and trees with scrubby vegetation.	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and lead healthy lifestyles.	The site is within easy walking distance of public transport, other local facilities and housing, which may not encourage community interactions and cohesion.
THC061	Laurel Bank	Avenmore	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Around 10% is affected by the medium probability river extent flood zone.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Around 10% is affected by the medium probability river extent flood zone.	Around 10% is affected by the medium probability river extent flood zone, which could lead to development having a negative effect on water quality.	This is a brownfield site therefore there will be some soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	The reuse of a brownfield site therefore there will be some soil sealing.	No site specific effects.	No site specific effects.	Site has been proposed as new open green space, thus protecting the trees already on site.	The site is within easy walking distance of public transport, other local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and lead healthy lifestyles.	The site is within easy walking distance of public transport, local facilities and housing, which encourages community interactions and cohesion.	
THC062	Wood, Kinrag	Kinrag	x	Site has been proposed as new open green space, thus protecting the trees already on site.	Site has been proposed as new open green space, thus protecting the trees already on site.	Site has been proposed as new open green space, thus protecting the trees already on site.	Site has been proposed as new open green space, thus protecting the trees already on site.	No site specific effects.	Site has been proposed as new open green space, thus protecting the trees already on site.	No site specific effects.	No site specific effects.	No site specific effects.	Site has been proposed as new open green space, thus protecting the trees already on site.	Site is located in the core of the village, which will directly help people to enjoy physical recreation and lead healthy lifestyles.	The site is within easy walking distance of public transport, other local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and lead healthy lifestyles.	The proposal is for new open green space, which will directly help people to enjoy physical recreation and lead healthy lifestyles.
THC063	Land east of Nethy Bridge	Nethybridge	x	The site is within moderate walking distance of public transport, local facilities and housing.	Around 50% is affected by the medium probability river extent flood zone.	The site is within moderate walking distance of public transport, local facilities and housing.	Around 50% is affected by the medium probability river extent flood zone.	Around 50% is affected by the medium probability river extent flood zone, which could lead to development having a negative effect on water quality.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	No site specific effects.	No site specific effects.	High quality woodland borders the quarry site, the quarry has been grazed/manged so trees are kept low. Native species rich ground flora includes Pyrola rotundifolia - Common Wintergreen - which isn't common and is an indicator of ancient woodland.	The site is within moderate walking distance of public transport, other local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and lead healthy lifestyles.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.	
THC064	Former Patrol Station, Granton-on-Spy	Granton-on-Spy	x	The site is affected by small patches of the medium probability surface water flood zone. Most of the site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is affected by small patches of the medium probability surface water flood zone. Most of the site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is within moderate walking distance of public transport, local facilities and housing.	The site is affected by small patches of the medium probability surface water flood zone. Most of the site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	No site specific effects.	This is a half greenfield and half brownfield site so some soil sealing. Utilising the remaining on brownfield land will however reduce the pressure to develop on greenfield land. Due to the extent of the greenfield element, the overall effect is considered to be negative.	No site specific effects.	No site specific effects.	No site specific effects.	The whole site is a mixture of ancient and semi-natural woodland.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and lead healthy lifestyles.	The site is within moderate walking distance of public transport, local facilities and housing, which may not encourage community interactions and cohesion.	
THC065	Land adjacent to Aghahill, Leggan	Leggan	x	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle.	Around 50% is affected by the medium probability river extent flood zone. Most of the site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is a considerable walking distance from public transport, other local facilities and housing, which increases the need to travel by private motor vehicle.	Around 50% is affected by the medium probability river extent flood zone. Most of the site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	Around 50% is affected by the medium probability river extent flood zone, which could lead to development having a negative effect on water quality.	This is a greenfield site therefore there will be some soil sealing. There is a steep stream along the site's north western boundary.	No site specific effects.	No site specific effects.	No site specific effects.	The site has been subject to commercial forestry management and has a mix of habitats - dense thickets of native species, native species, wet heath/scrub, planted Scots pine, planted spruce, birch, willow and pine plus scrub and tall grassland vegetation. The site has wet heath and meadows which could make development of parts of the site tricky in terms of drainage. On other parts of the site, there is a mix of semi-natural woodland.	The site is a considerable walking distance from public transport, other local facilities and housing, which does not support walking and cycling.	The site is a considerable walking distance from public transport, local facilities and housing, which does not support walking and cycling.	

THC066	Land on Inverness Road	Carr-Bridge	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Most of the site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Most of the site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing. There is likely to be deep peat present within the site.	No site specific effects.	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 1 list of habitats under the Habitats Directive). There is likely to be deep peat present within the site and drainage could be an issue, given some of the site is a low lying bog. Although not designated, the habitats within the site are of value.	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 1 list of habitats under the Habitats Directive).	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.
THC067	Curving Pond	Carr-Bridge	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	No site specific effects.	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	Some pine woodland on edge of the curving pond is of value, has mature trees as well as young trees and the ground flora typical of semi-natural mature pine forest (heather, blueberry).	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.
EDI / THC068	EDI, LDP 2015	Carr-Bridge	✓	The site is within moderate walking distance of public transport, local facilities and housing.	The site is affected by small patches of the medium probability surface water flood zone. Most of the site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is within moderate walking distance of public transport, local facilities and housing.	The site is affected by small patches of the medium probability surface water flood zone. Most of the site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is affected by small patches of the medium probability surface water flood zone, which could lead to development being a negative effect on water quality.	This is a mostly brownfield site therefore there will be little soil sealing. Careful siting is key to topography prevents development. Building on brownfield land will also reduce the pressure to develop on greenfield land.	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	Most of semi-natural habitats, formed since the site was abandoned. Early successional woodland, grassland, scrubland, woodland (including AVM) and bare ground habitat.	Around 50% of the site is identified as ancient woodland.	The site is within moderate walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within moderate walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.
THC069	Former Wood Yard, Carbridge	Carr-Bridge	✓	The site is within moderate walking distance of public transport, local facilities and housing.	Around 50% is affected by the medium probability river extent and surface water flood zone.	The site is within moderate walking distance of public transport, local facilities and housing.	Around 50% is affected by the medium probability river extent and surface water flood zone.	Around 50% is affected by the medium probability river extent and surface water flood zone, which could lead to development being a negative effect on water quality.	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	The old sawmill site has only recently been cleared and become disused and as such has had little time to develop ecological value. The western boundary of the AS has been diverted for longer and has had more time to develop scrub and young trees and vegetation. Invertebrates surveys would be carried out on the site. The woodland has been removed from the site (shown on cover sheet).	No site specific effects.	The site is within moderate walking distance of public transport, local facilities and housing, which reduces the need to travel by private motor car.	The site is within moderate walking distance of public transport, local facilities and housing, which reduces the need to travel by private motor car.
THC070	Land next to Neat to Sta. Th. Church, Duhain Bridge	Duhain Bridge	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Development of this site would result in loss of semi-natural woodland of high ecological value - woodland of semi-natural origin and is composed of native species. Previous planning for current LDP land the ground flora diversity was good and plant species of value were recorded (e.g. Anemone).	The whole site is identified as Ancient woodland.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.
THC071	Land next to Cooney House, Duhain Bridge	Duhain Bridge	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Loss of mature trees from edge of woodland will be required to grant the site but it won't be a large number of trees as the site is very small. Mature trees comprise Norway spruce and Scots pine. This will be an impact on AVM. Sensitive surveys limited to red squirrel. Present indicate some enrichment and as such a plant and fungi survey (which is normally carried out on AVM).	Loss of mature trees from edge of woodland will be required to grant the site but it won't be a large number of trees as the site is very small. Mature trees comprise Norway spruce and Scots pine. This will be an impact on AVM.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.
THC072	Land behind Church, Duhain Bridge	Duhain Bridge	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	The site comprises of several mature trees (oak, ash, birch, maple and some young oaks on western boundary), over old natural and park grass. Likely to be a very rich and diverse species mix.	Small site behind the church, across from the site. There are several mature trees on this site that contribute to the character of the church by providing shade to the setting.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.
THC073	Land Adjacent to football pitch	Boat of Garra	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The whole site is affected by the medium and low probability surface water flood zone.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The whole site is affected by the medium and low probability surface water flood zone.	The whole site is affected by the medium and low probability surface water flood zone, which could lead to development being a negative effect on water quality.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	There is likely to be loss of trees but this will have a low ecological impact and trees were could be replaced.	There is a small area of woodland on the edge of the woodland. Compensation should be provided for tree loss to include planting of native species.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.
THC074	South of Strathgarry Park	Boat of Garra	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is wooded, so development would result in a loss of trees, which has benefits in terms of managing the effects of climate change, especially those related to flooding.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	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 noticeable to the wider community. The site is of relatively low ecological value. The natural components of the site is still relatively young and could be replaced elsewhere. Species survey requirements would be minimal.	The site is wooded with some mature trees. It is not identified as semi-natural or ancient woodland.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.
THC075	Land adjacent to practice ground	Boat of Garra	x	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	The site is of village adjacent to existing modern development, it will require screen planting to allow it to sit into wider landscape and create a positive village edge. Would mean the loss of some mature trees on site. Significance of effect would depend on nature of proposal.	No site specific effects.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.
CI / THC079	CI, LDP 2015	Asensora	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	No site specific effects.	This is a greenfield site therefore there will be some soil sealing.	No site specific effects.	Some of the site has been built on - ATC building in western end, rest is area of unmanaged amenity grassland (bordered by a strip of mature trees, pine, birch and rowan).	No site specific effects.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.

ED1	Kingoosa	Kingoosa	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Around 70% of the site is affected by the medium probability river extent flood zones. Most of the site is however already developed in some form.	+	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	Around 70% of the site is affected by the medium probability river extent flood zones. Most of the site is however already developed in some form.	+	Around 70% of the site is affected by the medium probability river extent flood zones. Most of the site is however already developed in some form.	+	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	+	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	+	Improved fields, low ecological value (some potential for breeding waders).	+	Existing car park. No ecological value.	+	No site specific effects.	+	EDI uses of railway - residential/ware use. Plans trees to be retained. Significant potential to enhance landscape quality and access experience.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and local healthy lifestyles.
ED2	Kingoosa	Kingoosa	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	Around 50% of the site is affected by the low and medium probability river extent flood zones.	+	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	Around 50% of the site is affected by the low and medium probability river extent flood zones.	+	Around 50% of the site is affected by the low and medium probability river extent flood zones, which could lead to development being in a poorer quality.	+	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	+	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	+	Improved fields, low ecological value (some potential for breeding waders).	+	Existing car park. No ecological value.	+	No site specific effects.	+	transverse access/footpaths, hard standing, large trees/shrub, open storage. Opportunities for enhancing the site especially in view from the main railway line.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and local healthy lifestyles.
C1	Kingoosa	Kingoosa	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is allocated as a carpark which is its current function. The LDP does not therefore propose any changes in land.	+	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	The site is allocated as a carpark which is its current function. The LDP does not therefore propose any changes in land.	+	The site is allocated as a carpark which is its current function. The LDP does not therefore propose any changes in land.	+	The site is allocated as a carpark which is its current function. The LDP does not therefore propose any changes in land.	+	The site is allocated as a carpark which is its current function. The LDP does not therefore propose any changes in land.	+	Existing car park. No ecological value.	+	Existing car park. No ecological value.	+	No site specific effects.	+	Ardenne car park. Potential to enhance quality of car park and surrounds - man control public car park.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and local healthy lifestyles.
C2	Kingoosa	Kingoosa	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	The site is allocated as a carpark which is its current function. The LDP does not therefore propose any changes in land.	+	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	The site is allocated as a carpark which is its current function. The LDP does not therefore propose any changes in land.	+	The site is allocated as a carpark which is its current function. The LDP does not therefore propose any changes in land.	+	The site is allocated as a carpark which is its current function. The LDP does not therefore propose any changes in land.	+	The site is allocated as a carpark which is its current function. The LDP does not therefore propose any changes in land.	+	Existing car park. No ecological value.	+	Existing car park. No ecological value.	+	No site specific effects.	+	Met car park. No site specific landscape effects.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and local healthy lifestyles.
T1	Kingoosa	Kingoosa	✓	The site is within moderate walking distance of public transport, local facilities and housing.	Around 15% of the site is affected by the medium probability river extent and surface water flood zones. These areas are however already developed or excluded from the developable area.	+	The site is within moderate walking distance of public transport, local facilities and housing.	+	Around 15% of the site is affected by the medium probability river extent and surface water flood zones. These areas are however already developed or excluded from the developable area.	+	Around 15% of the site is affected by the medium probability river extent and surface water flood zones. These areas are however already developed or excluded from the developable area.	+	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	+	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	+	Existing car park. No ecological value. Some mature grasses of the car park area are key to reducing visual impact from development.	+	Existing car park. No ecological value. Some mature grasses of the car park area are key to reducing visual impact from development.	+	No site specific effects.	+	Trees within and immediately south of the car park area are key to reducing visual impact from development. Surrounding area and from across roads. These trees and related ground flora should be retained and supplemented where possible.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling or provides opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling or provides opportunities for people to enjoy physical recreation and local healthy lifestyles.
EP1	Kingoosa	Kingoosa	✓	The site is within moderate walking distance of public transport, local facilities and housing.	A small area of the site is affected by the medium probability surface water flood zone. The area is however so small that it is unlikely to have an effect.	+	The site is within moderate walking distance of public transport, local facilities and housing.	+	A small area of the site is affected by the medium probability surface water flood zone. The area is however so small that it is unlikely to have an effect.	+	A small area of the site is affected by the medium probability surface water flood zone. The area is however so small that it is unlikely to have an effect on water quality.	+	This is a greenfield site therefore there will be some soil sealing.	+	No site specific effects.	+	Semi-improved fields, species poor, of low ecological value. Scope for enhancement through good design and ecological planting in association with any proposals.	+	Semi-improved fields, species poor, of low ecological value. Scope for enhancement through good design and ecological planting in association with any proposals.	+	No site specific effects.	+	Landscaping character to be conserved and enhanced over time, by including a strong woodland infrastructure as part of any proposals.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling or provides opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling or provides opportunities for people to enjoy physical recreation and local healthy lifestyles.
HI	Newtownmore	Newtownmore	✓	The site is within moderate walking distance of public transport, local facilities and housing.	Around 20% of the site is affected by the medium probability river extent flood zone. This area is however confined to the south and is excluded from the site's developable area.	+	The site is within moderate walking distance of public transport, local facilities and housing.	+	Around 20% of the site is affected by the medium probability river extent flood zone. This area is however confined to the south and is excluded from the site's developable area.	+	Around 20% of the site is affected by the medium probability river extent flood zone. This area is however confined to the south and is excluded from the site's developable area.	+	This is a greenfield site therefore there will be some soil sealing.	+	No site specific effects.	+	Improved fields, low ecological value (some potential for breeding waders).	+	Improved fields, low ecological value (some potential for breeding waders).	+	No site specific effects.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling or provides opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling or provides opportunities for people to enjoy physical recreation and local healthy lifestyles.		
ED1	Newtownmore	Newtownmore	✓	The site is within moderate walking distance of public transport, local facilities and housing.	No site specific effects.	+	The site is within moderate walking distance of public transport, local facilities and housing.	+	No site specific effects.	+	No site specific effects.	+	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	+	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	+	Existing lorry park. Not associated with any improved pasture. Low ecological value (building base some low nature potential).	+	Existing lorry park. Not associated with any improved pasture. Low ecological value (building base some low nature potential).	+	No site specific effects.	+	Existing lorry park, existing pasture. Proposals have should include tree planting to screen development and strengthen the immediate settlement edge.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling or provides opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling or provides opportunities for people to enjoy physical recreation and local healthy lifestyles.
ED2	Newtownmore	Newtownmore	✓	The site is within moderate walking distance of public transport, local facilities and housing.	Parts of the site are affected by the low and medium probability river extent flood zone. This area is however confined to the south and is excluded from the site's developable area.	+	The site is within moderate walking distance of public transport, local facilities and housing.	+	Parts of the site are affected by the low and medium probability river extent flood zone. This area is however confined to the south and is excluded from the site's developable area.	+	Parts of the site are affected by the low and medium probability river extent flood zone. This area is however confined to the south and is excluded from the site's developable area.	+	This is a half greenfield site therefore there will be some soil sealing. Leaving the remaining on brownfield land will however reduce the pressure to develop on greenfield land. Due to the extent of the greenfield areas, the overall effect is considered to be negative.	+	No site specific effects.	+	Existing industrial site - low ecological value. Field on north side is not developed and comprises of wet grassland and a watercourse. This area must be preserved from development and enhanced.	+	Existing industrial site - low ecological value. Field on north side is not developed and comprises of wet grassland and a watercourse. This area must be preserved from development and enhanced.	+	No site specific effects.	+	Existing industrial site and adjacent field. Field very visible from main railway line. Industrial/commercial type development in field would adversely affect the character and appearance of this side of Newtownmore. Developers oversee the current industrial site would need to be accompanied by substantial areas of tree planting to screen buildings/structure areas and create a high quality landscape setting.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling or provides opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling or provides opportunities for people to enjoy physical recreation and local healthy lifestyles.
T1	Newtownmore	Newtownmore	✓	The site is within moderate walking distance of public transport, local facilities and housing.	A small area along the site's southern boundary is affected by the medium probability river extent flood zone. This area is however confined to the south and is unlikely that this is going to be developed.	+	The site is within moderate walking distance of public transport, local facilities and housing.	+	A small area along the site's southern boundary is affected by the medium probability river extent flood zone. This area is however confined to the south and is unlikely that this is going to be developed.	+	A small area along the site's southern boundary is affected by the medium probability river extent flood zone. This area is however confined to the south and is unlikely that this is going to be developed.	+	This is a mostly greenfield site therefore there will be some soil sealing.	+	No site specific effects.	+	Site is currently in use and this is unlikely to result in negative effects.	+	Site is currently in use and this is unlikely to result in negative effects.	+	No site specific effects.	+	Site is currently in use and this is unlikely to result in negative effects.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling or provides opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within moderate walking distance of public transport, local facilities and housing, which encourages walking and cycling or provides opportunities for people to enjoy physical recreation and local healthy lifestyles.
ED1	Tonnoual	Tonnoual	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	+	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	No site specific effects.	+	No site specific effects.	+	This is a greenfield site therefore there will be some soil sealing.	+	No site specific effects.	+	Existing developed area (five units, council depot) is of low ecological value. Remaining open space - pastoral fields - likely to be high value for waders.	+	Existing developed area (five units, council depot) is of low ecological value. Remaining open space - pastoral fields - likely to be high value for waders.	+	No site specific effects.	+	Opportunities for site enhancement including clear delineation of functions and site boundaries with additional tree planting overlooking road.	+	The site is within easy walking distance of public transport, local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within easy walking distance of public transport, local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and local healthy lifestyles.
ED2	Tonnoual	Tonnoual	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	+	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	No site specific effects.	+	No site specific effects.	+	This is a greenfield site therefore there will be some soil sealing.	+	No site specific effects.	+	Existing developed area (five units, council depot) is of low ecological value. Remaining open space - pastoral fields - likely to be high value for waders.	+	Existing developed area (five units, council depot) is of low ecological value. Remaining open space - pastoral fields - likely to be high value for waders.	+	No site specific effects.	+	Existing developed area (five units, council depot) is of low ecological value. Remaining open space - pastoral fields - likely to be high value for waders.	+	The site is within easy walking distance of public transport, local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within easy walking distance of public transport, local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and local healthy lifestyles.
ED3	Tonnoual	Tonnoual	✓	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	No site specific effects.	+	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	No site specific effects.	+	No site specific effects.	+	This is a greenfield site therefore there will be some soil sealing.	+	No site specific effects.	+	Pastoral fields - likely to be high value for waders.	+	Pastoral fields - likely to be high value for waders.	+	No site specific effects.	+	Development here would alter the form of the planned settlement and be very visible from B9008 and A939.	+	The site is within easy walking distance of public transport, local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and local healthy lifestyles.	+	The site is within easy walking distance of public transport, local facilities and housing, which encourages walking and cycling and provides opportunities for people to enjoy physical recreation and local healthy lifestyles.