

Local Development Plan Background Evidence

5. Site Analysis



21/07/11

This is one of five Background Evidence Reports that have informed the Cairngorms National Park Main Issues Report. These reports look at:

1. Housing and population – sets out the rationale for the new housing requirements identified in the Main Issues Report. It looks at how the population of the Park is expected to change and considers the impact this may have on the future number and types of households in the Park. It also summarises the Housing Need Demand Assessments produced by the Local Housing Authorities and identifies the housing land supply
2. The economy - sets out the rationale for the new employment land identified in the LDP. It looks at the evidence which exists, the demand information gathered as part of a study commissioned to support the LDP and any available information published by the Local Authorities.
3. Monitoring report – an assessment of progress on the implementation of the adopted Local Plan (October 2010)
4. Other information – summary of other information which has informed the development of the Main Issues Report
5. Site analysis – an assessment of potential development sites submitted by landowners, developers and agents as part of the CNPA ‘Call for Sites’ process.

These reports set out the rationale for the approach taken in the Main Issues Report on the various topics. They provide detail not contained within the Main Issues Report, and should be read together with the MIR Report to get a full picture.

Any comments or responses to the content of these reports should be included within your response on that part of the Main Issues Report and should not form a separate comment or response.

Contents

	Potential Development sites – ‘Call for Sites’	7
	Methodology	7
	Sites not assessed	8
Site Ref	Site name	
001	Land at Ruthven Estate, Kingussie	10
002	Drumillie Croft, Lot 9	11
003a	Wood behind Lynstock Crescent and Badanfuran	12
003b	Land adjacent to River Nethy	13
004	Culsh Farm, Ballater	14
005a	Land at Struan, near Calvine	15
005b	Land to north of Blair Castle Caravan Park, Blair Atholl	16
005c	Land at the Old Nursery, Old Blair, Blair Atholl	17
005d	Land at Black Island, Blair Atholl	18
005e	Goods Yard, Blair Atholl	19
005f	Land at Garryside, Blair Atholl	20
005g	Land at Middlebridge, Old Bridge of Tilt, Blair Atholl	21
005h	Land west of Pitagowan	22
006a	Land at Mill of Garlyne, Nethy Bridge	23
006b	Land at Craigmore, Nethy Bridge	24
007	Ordie, Dinnet	25
008	Auvhnerran Woods	26
009	South of Pipers Croft, Catlodge off A889	27
010	Land at Kinakyle, Aviemore	28
011a	Land south of Lynchat	29
011b	Land east of Lynchat	30
012a	West of Play area, Dulnain Bridge	31
012b	Former Estate Nursery, Dell Road, Nethy Bridge	32
012c	Duack Bridge, Nethy Bridge	33
012d	East of Seafield Avenue/West of Castle Road East, Grantown on Spey	34
012e	West of Cairngorm Avenue & Revoan Drive, Grantown on Spey	35
012f	North of Breachan Court, Grantown on Spey	36
012g	North Dalfaber, Aviemore	37
012h	South of Deishar Road, Boat of Garten	38
012i	South of School Place & North of Craignay, Dulnain Bridge	39
012j	West of Craigie Avenue, Boat of Garten	40
012k	North of CI, Boat of Garten	41
013	Newe Avenue, Strathdon	42
014	Bridge of Newe, Stathdon	43
015a	Mill of Newe steading (site 1)	44
015b	Mill of Newe steading (site 2)	45
015c	Sites between Invernoughty Farmhouse and Bellabeg school	46
015d	Between former Kirk, Roughpark and Roughpark settlement	47
015e	East of No 1 Candacraig Cottages	48
015f	Former steading, Inverarnan	49

016a	Land at Cluny a	50
016b	Land at Cluny b	51
017	West of Craigie Avenue, Deishar Road, Boat of Garten	52
018	Lettoch Road, Nethy Bridge	53
019a	Site 1 Blair Atholl	54
019b	Site 2 Middleridge	55
019c	Site 3 Old Bridge of Tilt	56
019d	Site 4 Old Bridge of Tilt	57
020	Ruthven Farm, Kingussie	58
021a	Bridgend Steading, Allargue	59
021b	Corgarff Church	60
022	Carrbridge HI	61
023	Nethy Bridge H2/ED I	62
024a	The Clarack, Dinnet	63
024b	Chalets/Caravan Site T1, Dinnet	64
024c	Housing site HS1, Dinnet	65
024d	Housing site HS2a, Dinnet	66
024e	Housing site HS2b, Dinnet	67
024f	Housing site HS3, Dinnet	68
025	Land at Baddengorm, Carrbridge	69
026	Land NE of Monaltrie Park, Ballater	70
027	Land at Dalwhinnie	71
028	Land at Craggan, Grantown on Spey	72
029a	Land at Auchroisk, Cromdale	73
029b	Land at Balmenach, Cromdale	74
030	Land at Coylum Road, Coylumbridge	75
031a	Linn of Dee Road, Braemar	76
031b	Chapel Brae, Braemar	77
031c	Chapel Brae 2, Braemar	78
031d	West Auchendryne, Braemar	79
031e	Broombank Terrace, Braemar	80
031f	Cluniebank, Braemar	81
031g	Linn of Dee Place, Braemar	82
031h	Land adj to Cairnadrochit, Braemar	83
031i	Braemar West	84
031j	Land adj to St Andrew's Terrace, Braemar	85
032a	Site at Corarnstalbeg Farm	86
032b	Gate lodge north of Farm	87
032c	Glac Ghiubhsathan tourism development	88
032d	Site at Tolvah	89
033	Dalachapple, Cromdale	90
034a	Ballintomb Wood	91
034b	East of Ballintomb Wood	92
034c	Braes of Muckrach	93
034d	Wester Laggan	94
035a	Former Quarry, Crathie	95

035b	Keiloch	96
035c	Bridge of Gairn	97
035d	South of Caravan Park, Braemar	98
035e	North of Invercauld Arms, Braemar	99
035f	South of balnellan, Braemar	100
035g	Parliament Knowe	101
036	Land at Kinrara	102
037a	Tomintoul Site 1.1	103
037b	Tomintoul Site 1.2	104
037c	Tomintoul Site 2.1	105
037d	Tomintoul Site 2.2	106
037e	Tomintoul Site 2.3	107
037f	Tomintoul Site 2.4	108
038a	Land to the north of war memorial and east of B9152, Kinraig	109
038b	Land to the south of war memorial and east of B9152, Kinraig	110
038c	Land to east of B9152, Kinraig	111
039	Dalfaber – see 12g	-
040	Tullochs, Aviemore - existing PP, not re-examined	-
042	Kingussie H1- existing PP, not re-examined	-
043	Newtonmore H1	112
044	Newtonmore H2	113
045	Cromdale Kirk Road	114
046	Dalwhinnie H1	115
047	Dalwhinnie H2	116
048	Dalwhinnie H3	117
049	Dalnain Bridge H1 – see 012a	-
050	Dalnain Bridge H2	118
051	Kinraig H1	119
052	Killiecrankie H3 I	120
053	Bruar O7	121
054	Blair Atholl H26	122
055	Blair Atholl H27	123
056	Blair Atholl H28	124
057	Blair Atholl I7	125
058a	An Camas Mor	126
058b	Lairig Ghru Path End, Coylumbridge	127
058c	Borrow Pit, Inverdrueie	128
058d	Gate house to An Camas Mor	129
058e	Site at B970 Junction, Inverdrueie	130
059	Land either side of River Spey between Aviemore and An Camas Mor	131
060	Tomintoul H1	132
061	Tomintoul H2	133
062	Tomintoul H3	134
063	Tomintoul H4	135

064	Lettoch, Ochilmore	136
065a	Boat of Garten Bonfire Site	137
065b	Former Village Hall, Boat of Garten	138
065c	Rear of Birch Grove, Boat of Garten	139
065d	Adjacent to football pitch, Boat of Garten	140
065e	Area next to Craigie Road, Boat of Garten	141
	Appendices	142
	Habitat Surveys	
	Landscape Surveys	

1. Introduction

1.1 A variety of sites have been assessed to inform the Main Issues Report, and the proposed Local Development Plan. These have been submitted by by landowners, developers and agents as part of the CNPA 'Call for Sites' process (undertaken from April to June 2010), are included as existing allocations in local plans, or have come forward as a result of consultation with communities. A range of criteria was examined to identify preferred locations for potential future development.

2. Methodology

2.1 The potential sites were assessed on a number of criteria by CNPA officers and appointed consultants, including landscape impact, ecology and other topics. The assessments were then ranked Red/Amber/Green and a final conclusion made giving a final Red/Amber/Green. This indicates their suitability to take forward the proposed form of development. The criteria are:

- **Landscape:** An assessment of landscape impact was undertaken by the CNPA Landscape Officer following a visual inspection of the site (character, capacity and visual issues and sensitivities examined accordingly) The Landscape Surveys for specific site comments is appended;
- **Ecology:** A 'Phase I' habitat survey of each site was undertaken by the CNPA Ecologist or appointed consultants. This included a site walkover of vegetation and fauna and identified habitat suitability for mammals. The Habitat Surveys for specific site comments is appended;
- **Flood Risk:** Sites were assessed by looking at the SEPA 1:200 Indicative Flood Risk Maps to determine whether they were located outwith,

- adjacent or within an identified flooding area (ranked Green/Amber/Red respectively);
- **Settlement Relationship:** Sites were assessed to ascertain whether they compliment the existing built form, whether they consolidate were related to an existing settlement and consolidated its form and pattern; whether it partly relate to the existing settlement or group, or whether they are unrelated to the surrounding built environment. (ranked Green/Amber/Red respectively);
- **Services and Facilities:** Sites were visually assessed to ascertain whether they were served by a range of community facilities (shops, schools, and other public services) and identified as with good provision, limited or poor;
- **Immediate Site Access:** sites were visually assessed to determine whether direct to the site is good, limited, or poor;
- **Accessibility to local transport:** Access by road and other modes was assessed, including wider accessibility and connectivity to other areas and identified as with good, limited or poor provision;
- **Other considerations:** Each site was visually assessed for likely availability of utilities and contamination constraints that may affect implementation.

2.2 The sites were checked against the published land audits produced by the constituent Local Authorities. These set out the effectiveness of the sites, as judged under the relevant guidance.¹

¹ Planning Advice Note 2/2010 Affordable Housing and Housing Land Audits.

Table 1 Key to ranking		
Site acceptable for some development		No Issues
Site has some issues		Some issues which may be able to be overcome/mitigated
Site unacceptable for development		Significant constraints

2.3 Any site ranked as red for ecology sensitivity, landscape, relationship to existing settlement or immediate site access result in a final rank of red.

3. Sites not assessed

3.1 Several proposals for single houses or steading conversions and landscape designations were submitted. The Main Issues Report sets out the proposed allocation of sites for larger scale development. The Local Development Plan will not allocation or formally identify sites for this scale of development. Proposals on the following sites would therefore be considered under planning policy in the Local Development Plan rather than identified as sites allocated in the plan.

Table 2: Sites not assessed		
Ref.	Address	Reason
015a	Mill of Newe Steading	Single House steading conversion
015f	Former Steading, Inverarnan	Single House steading conversion
021a	Bridgend Steading, Corgarff	Single House steading conversion
030	Land at Coylum Road, garden grounds	Garden grounds - not suitable for allocation;
031h	Cairnadrochit, Braemar (M8)	Single House
032a	Site at Coranstalbeg Farm	Single House
032b	Gate lodge north of Farm, Coranstalbeg	Single House
032d	Site at Tolvah	Single House
033	Dalachapple, Cromdale	Single House
058d	An Camas Mor Gatehouse	Single House

4. Sites not assessed – Ecology

4.1 Several sites have not been surveyed for ecological purposes.

Ref.	Address	Reason
005e	Goods Yard, Blair Atholl	Industrial area
009	Catlodge, off A989	Inadequate information on nature of proposed development
012k	North of C1- Car park	Car parking area
014	Bridge of Newe, Strathdon	Felled plantation area
032c	Glac Ghiubhsathan	Grass site suitable for 1 building
045	Kirk Road, Cromdale	Industrial area
050	H2, Dulnain Bridge	Felled plantation area
053	O7, Bruar	Car parking area
059	Land e/s River Spey, Aviemore	Not development
065d	Area next to football pitch, Boat of Garten	Grass area only

Site 001 **Site Land at Ruthven Estate, Kingussie**
Size 30ha

Proposals Housing/Affordable/Leisure/Tourism/Other

Ecology sensitivity

Red – see survey

General Landscape

Outwith settlement, context for Ruthven barracks

Landscape

Red– see survey

Risk of Flooding

Green

Other Considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Red

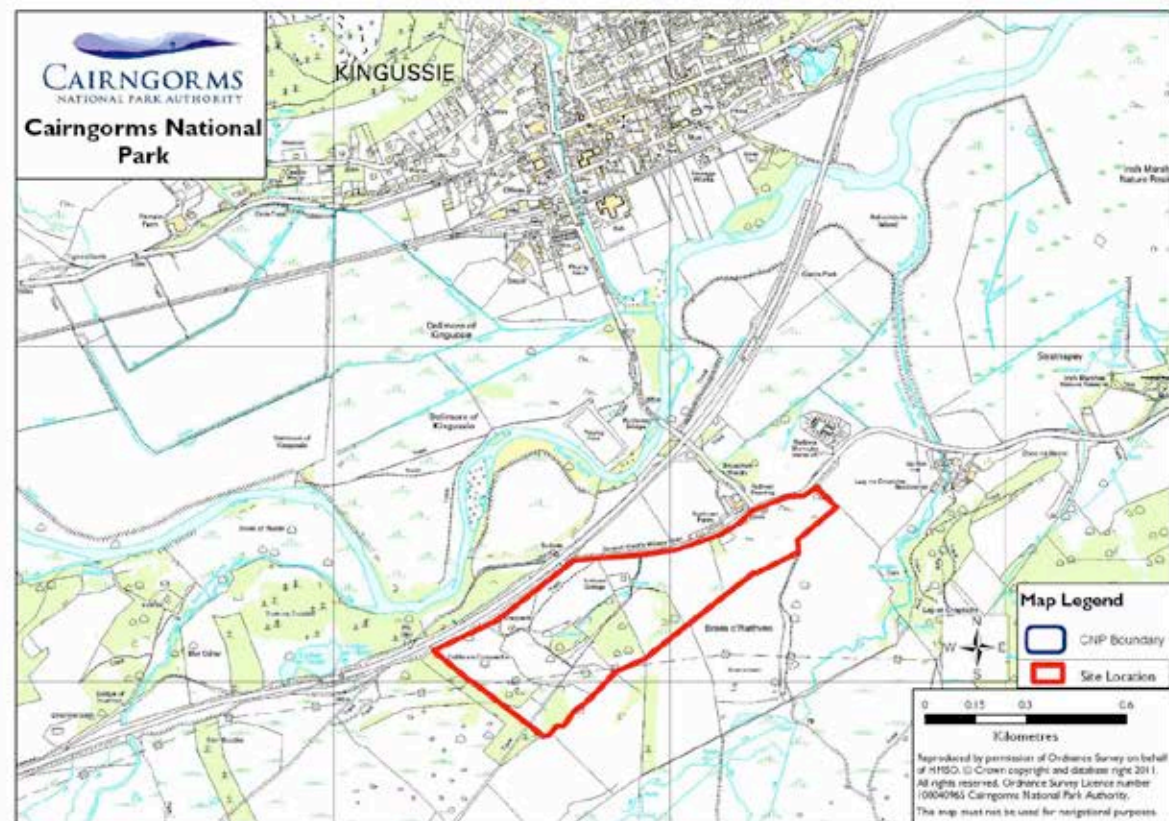
Accessibility to local transport

Red

Access to services and facilities

Red

Issues	Landscape, ecology, settlement relationship, facilities, access	
Overall Rating	Red	



Site 002 **Site Drumullie Croft, Lot 9**
Size 8.79ha

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Raised area. Open woodland.

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access


Amber

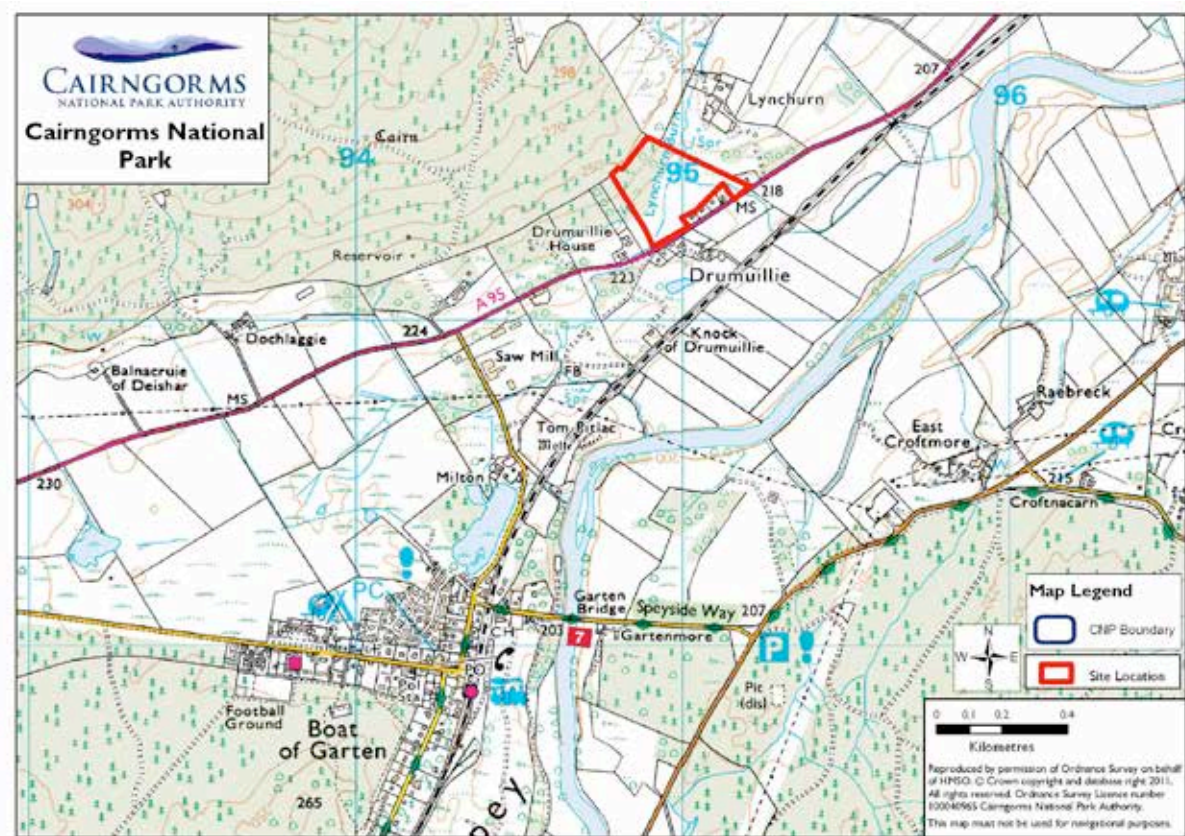
Accessibility to local transport

Amber

Access to services and facilities

Red

Issues	Landscape, services and facilities, access	
Overall Rating	Red	



Site 003a
Size 17ha

Site Wood behind Lynstock Crescent and Badanfuran, Nethy Bridge

Proposals Housing/Affordable/Industrial/Commercial/Leisure/Tourism/Retail/Other

Ecology sensitivity

Amber – see survey

General Landscape

Beyond natural village body in woodland setting

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

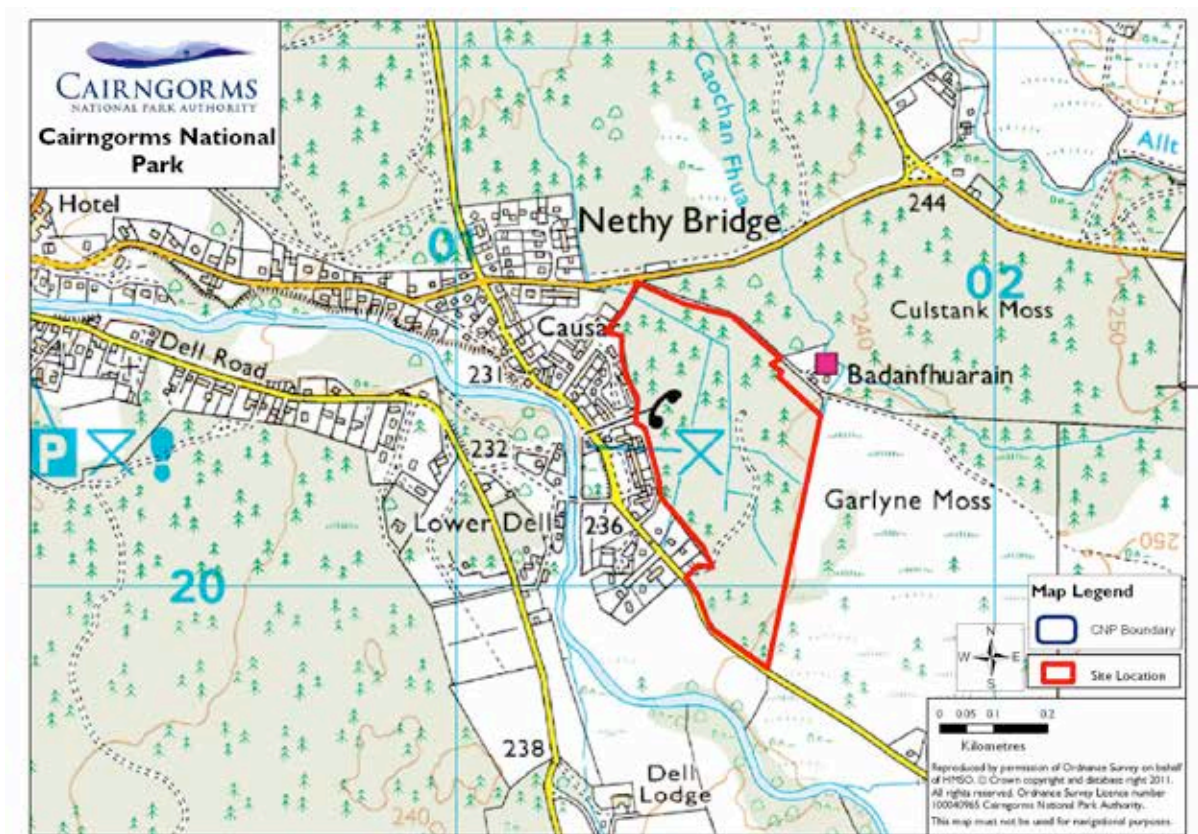
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 003b **Site Land adjacent to River Nethy**
Size 2ha

Proposals Housing/Affordable/Industrial/Commercial/Leisure/Tourism/Retail/Other

Ecology sensitivity

Amber – see survey

General Landscape

Paddocks, setting, flood plain

Landscape

Red – see survey

Risk of Flooding

Red

Other considerations

Red

Relationship to existing settlement

Amber

Immediate site access

Green

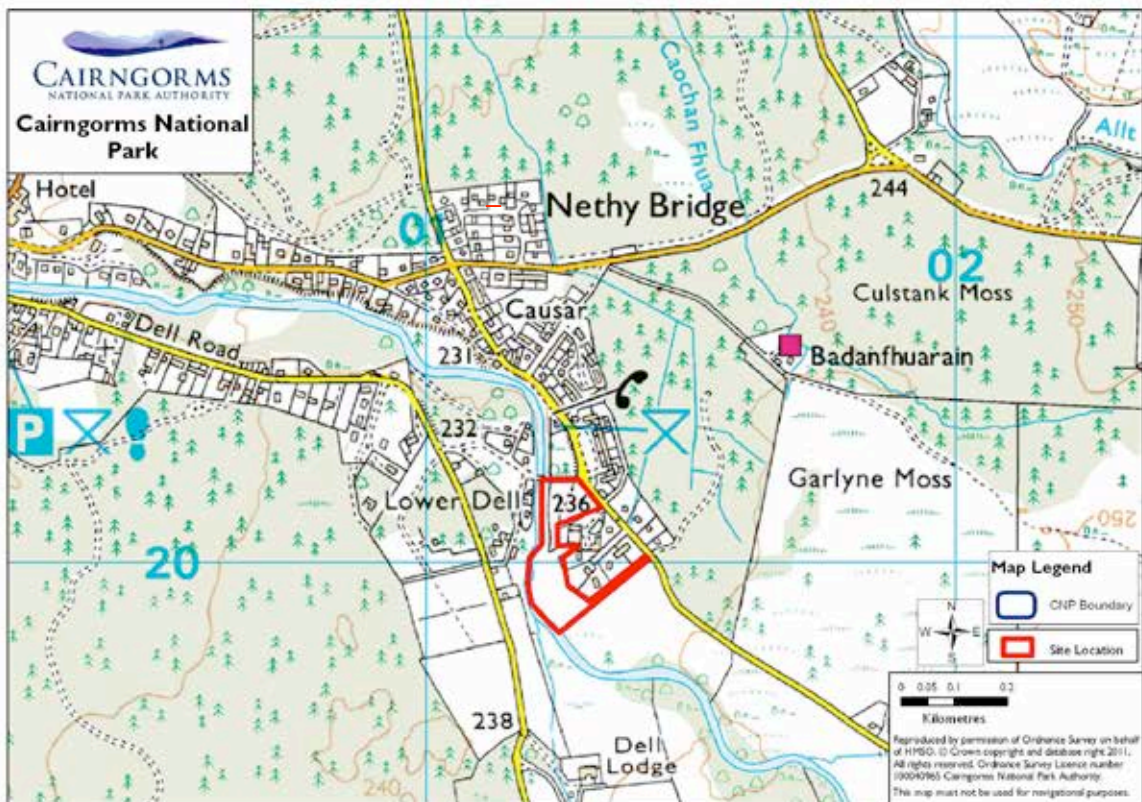
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, Flooding	
Overall Rating	Red	



Site 004
Size 1ha

Site Culsh Farm, Ballater

Proposals Leisure/Tourism

Ecology sensitivity

Red – see survey

General Landscape

Woodland setting, visible hill side

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

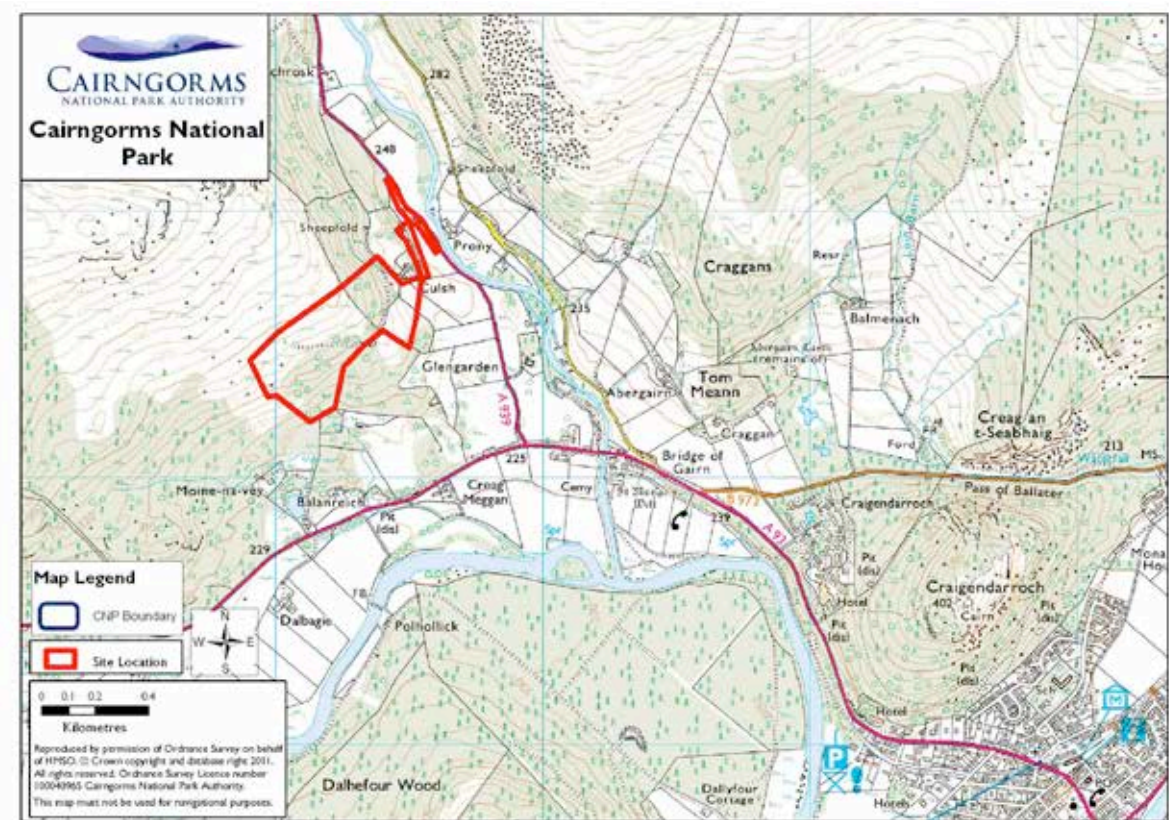
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape, ecology, settlement relationship	
Overall Rating	Red	



Site 005a **Site Land at Struan, near Calvine**
Size 2.8ha

Proposals Housing

Ecology sensitivity

Green – see survey

General Landscape

Felled conifer plantation

Landscape

Amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

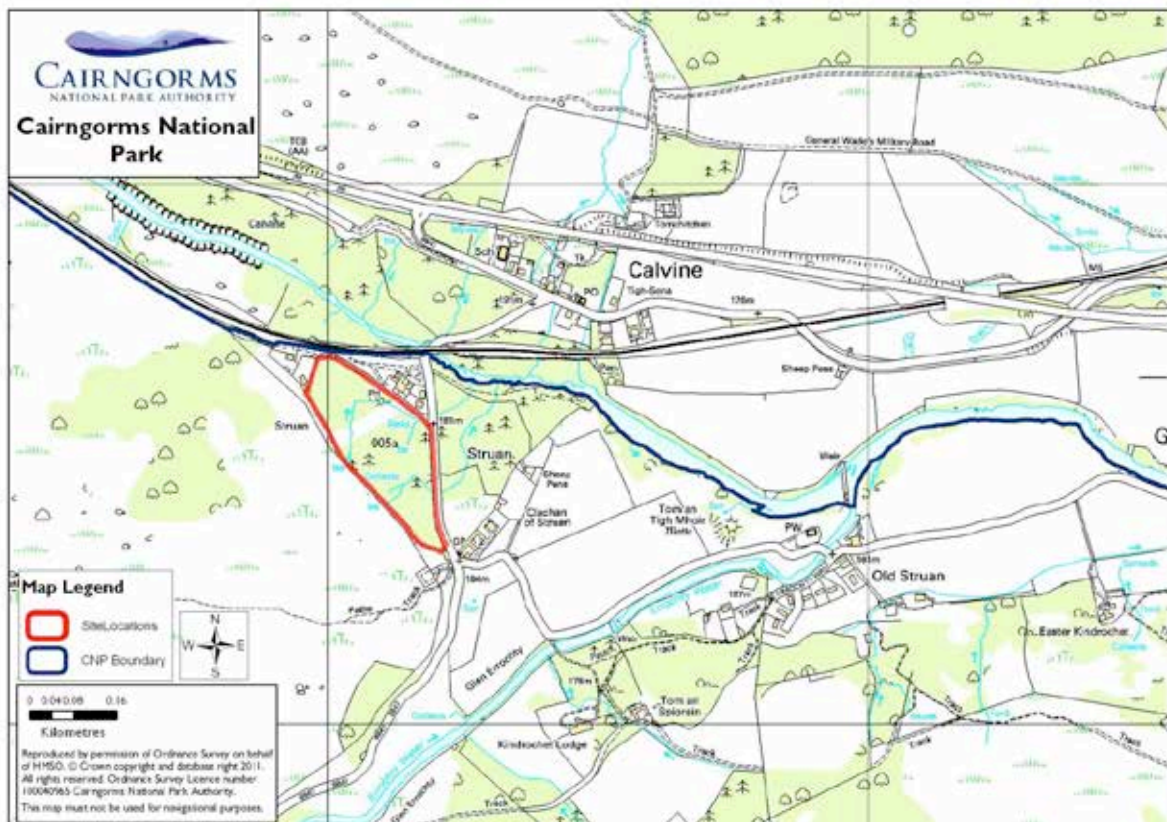
Amber

Issues

Services and Facilities, access

Overall Rating

Amber



Site 005b
Size 7.8ha

Site Land to north of Blair Castle Caravan Park, Blair Atholl

Proposals Leisure/Tourism

Ecology sensitivity

Red – see survey

General Landscape

Designed landscape, well-used walks

Landscape

Amber – see survey

Risk of Flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Green

Immediate site access

Green

Accessibility to local transport

Green

Access to services and facilities

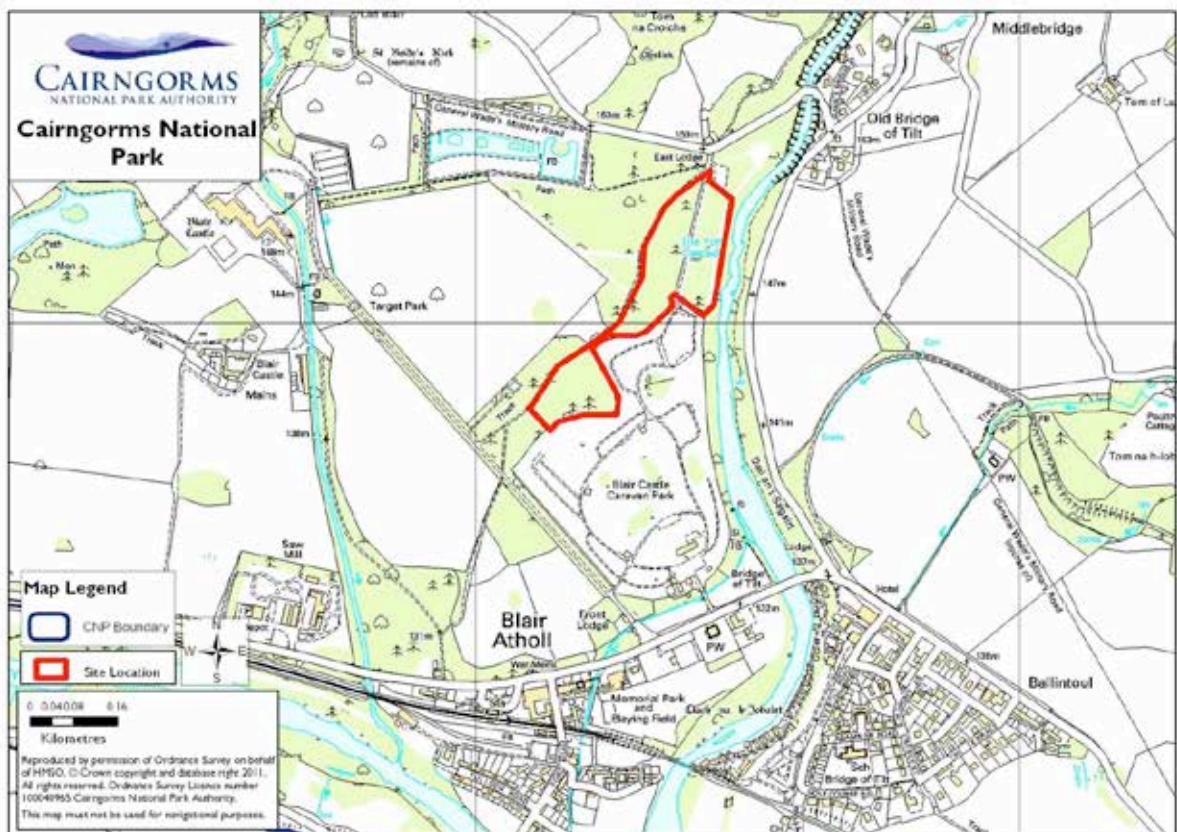
Green

Issues

Ecology

Overall Rating

Red



Site 005c
Size 1.5ha

Site Land at the Old Nursery, Old Blair, Blair Atholl

Proposals Housing

Ecology sensitivity

Green – see survey

General Landscape

Former nursery enclosure

Landscape

Amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

Accessibility to local transport

Amber

Access to services and facilities

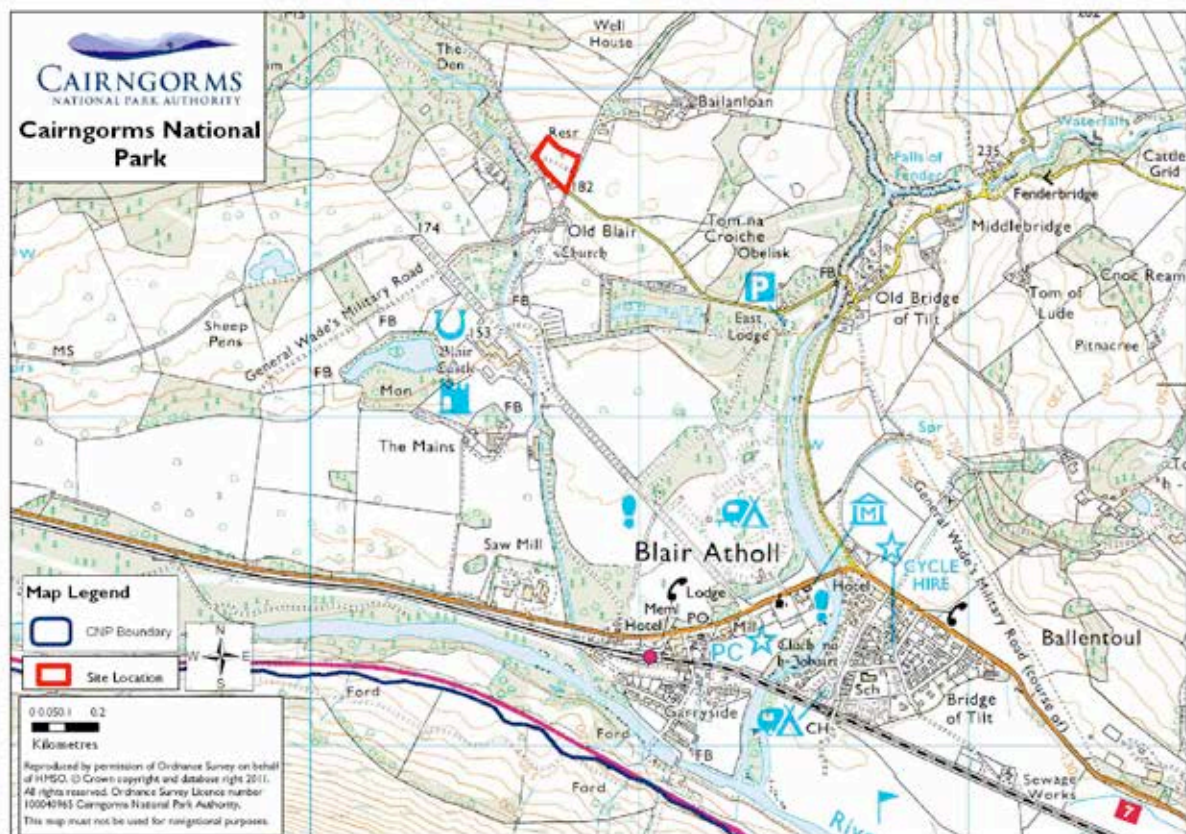
Amber

Issues

Settlement relationship

Overall Rating

Red



Site 005d **Site Land at Black Island, Blair Atholl**
Size 24.3ha

Proposals Leisure/Tourism

Ecology sensitivity

Red – see survey

General Landscape

Woodland site close to river

Landscape

Red/Amber – see survey

Risk of Flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

Accessibility to local transport

Amber

Access to services and facilities

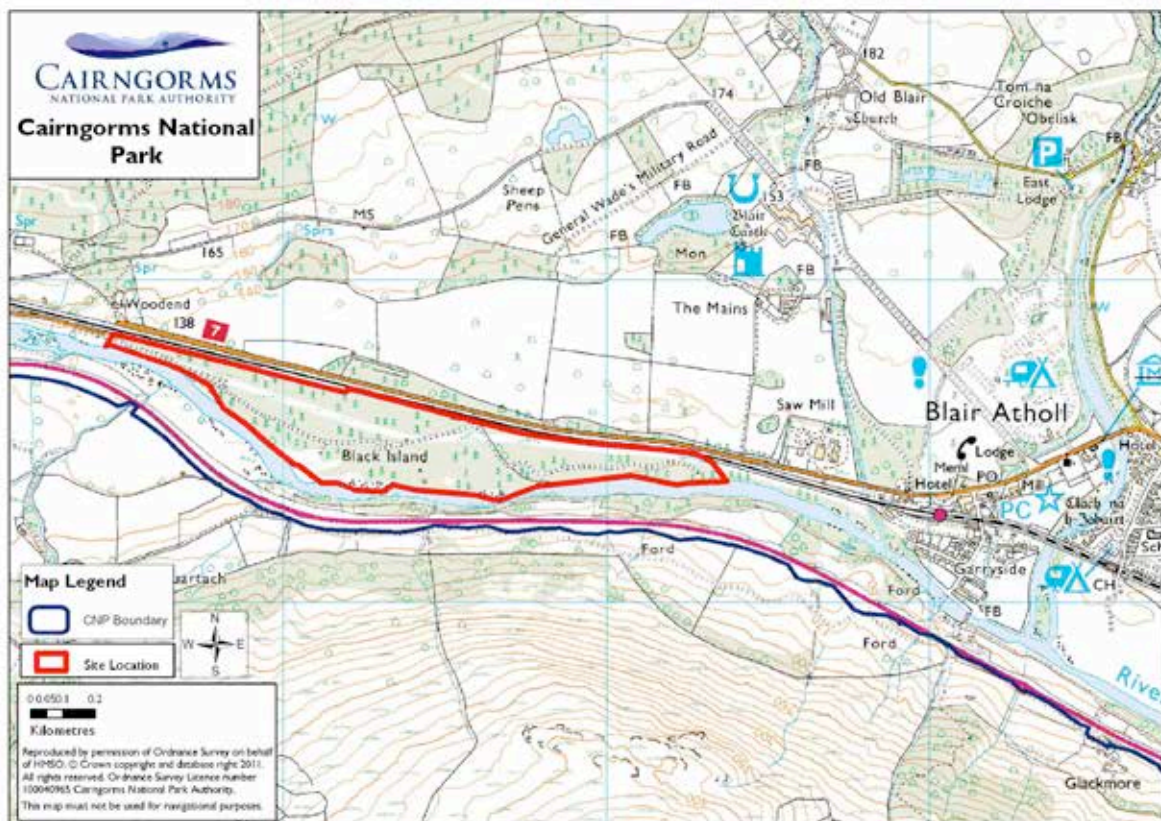
Amber

Issues

Landscape, ecology, relationship to settlement

Overall Rating

Red



Site 005e **Site** Goods Yard, Blair Atholl
Size -

Proposals Existing Industrial/Commercial

Ecology sensitivity

No survey – see Table 3

General Landscape

Established use/light industry

Landscape

Green – see survey

Risk of Flooding

Green

Other considerations

Green

Relationship to existing settlement

Green

Immediate site access


Green

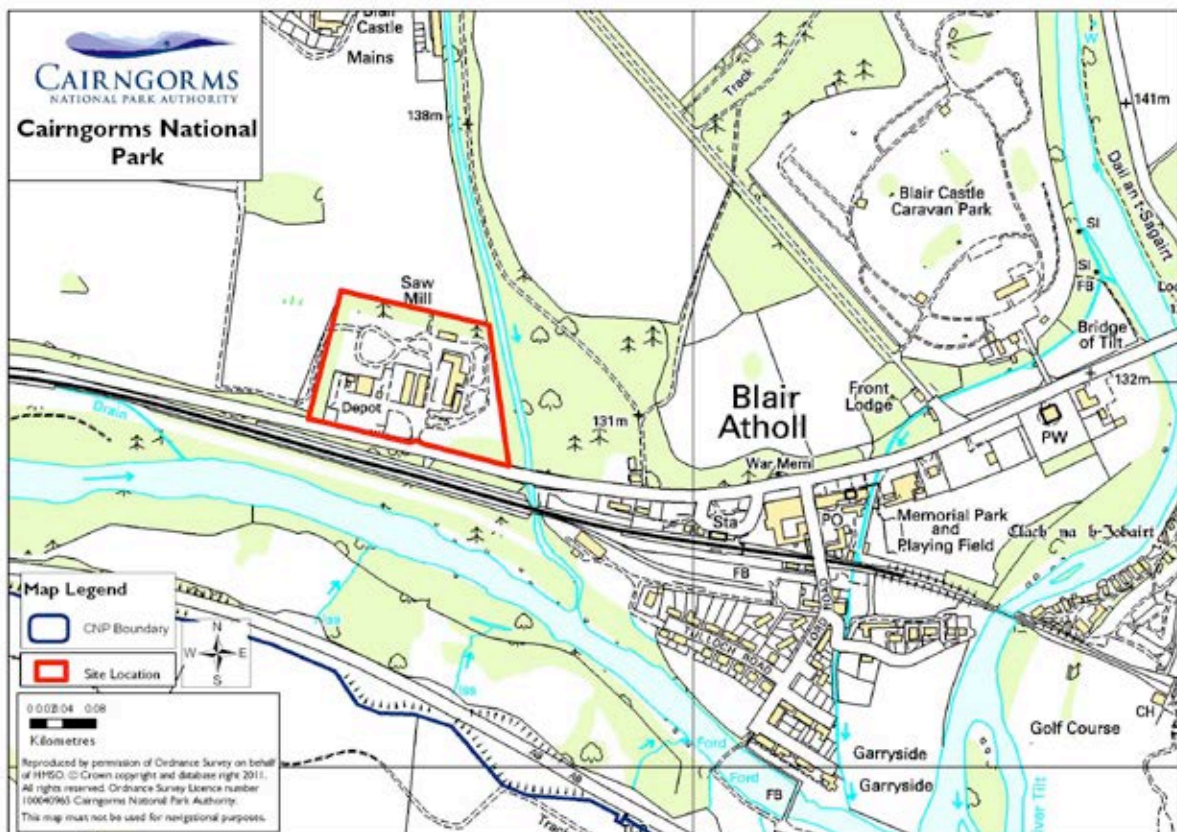
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	None	
Overall Rating	Green	



Site 005f **Site** Land at Garryside, Blair Atholl (H26)
Size -

Proposals Housing/Affordable

Ecology sensitivity

Green– see survey

General Landscape

New edge to settlement

Landscape

Amber/green – see survey

Risk of Flooding

Red

Other considerations

Amber²

Relationship to existing settlement

Green

Immediate site access

Amber

Accessibility to local transport

Green

Access to services and facilities

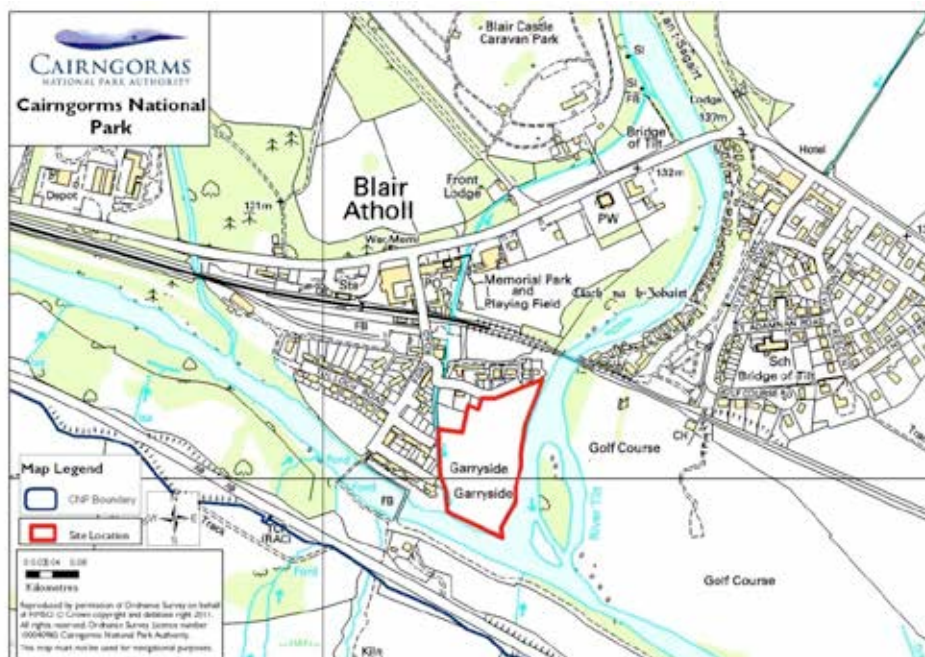
Green

Issues

Flooding

Overall Rating

Red



² PKC Housing Land Audit 2010 – non-effective – ownership constraints

Site 005g **Site Land at Middlebridge, Old Bridge of Tilt, Blair Atholl**
Size -

Proposals Housing


Ecology sensitivity
 Green – see survey

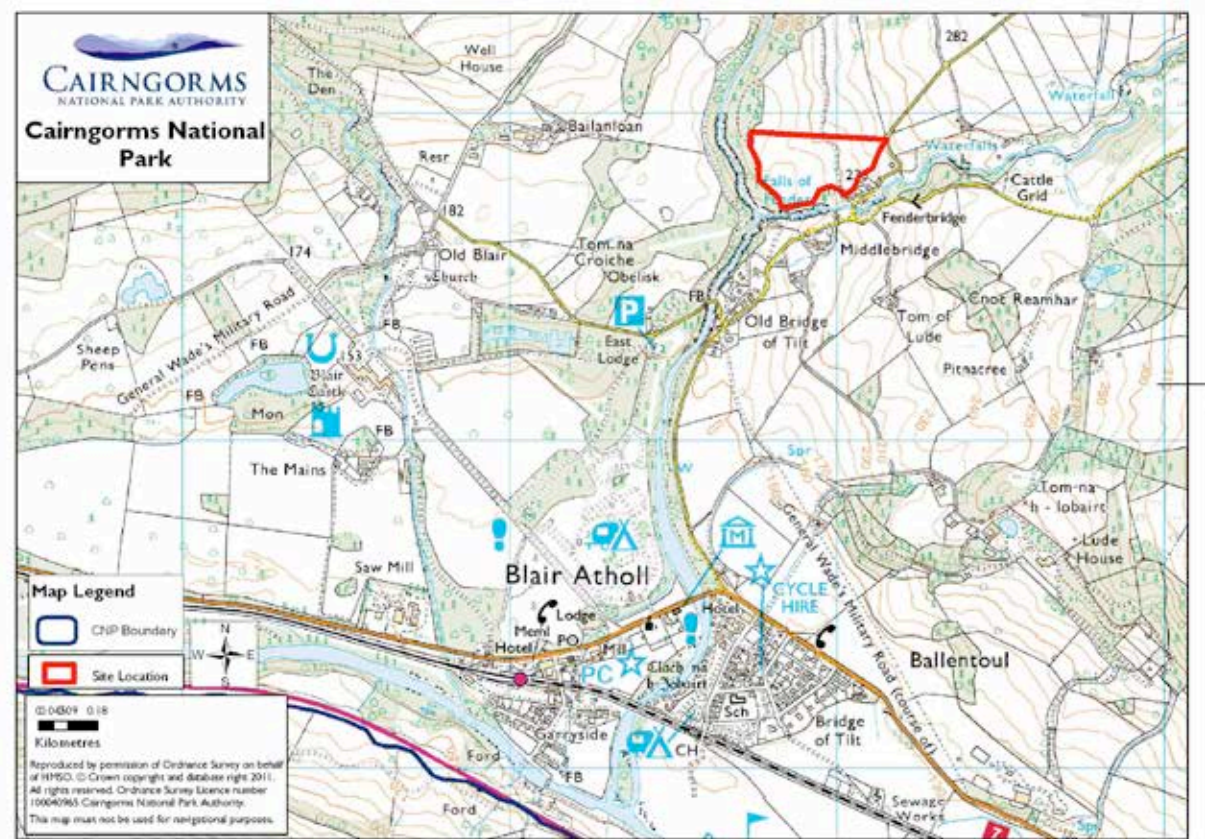
General Landscape
 Outside settlement, adjacent to designed landscape

Landscape
 Red – see survey

Risk of Flooding Green
Other considerations Amber
Relationship to existing settlement Red

Immediate site access Amber
Accessibility to local transport Red
Access to services and facilities Amber

Issues	Landscape, relationship to settlement, access	
Overall Rating	Red	



Site 005h **Site** Land west of Pitagowan
Size 0.6ha

Proposals Housing/leisure/Tourism

Ecology sensitivity

Red – see survey

General Landscape

Wooded site, viewed directly from A9, B847 and railway

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Amber

Accessibility to local transport

Amber

Access to services and facilities

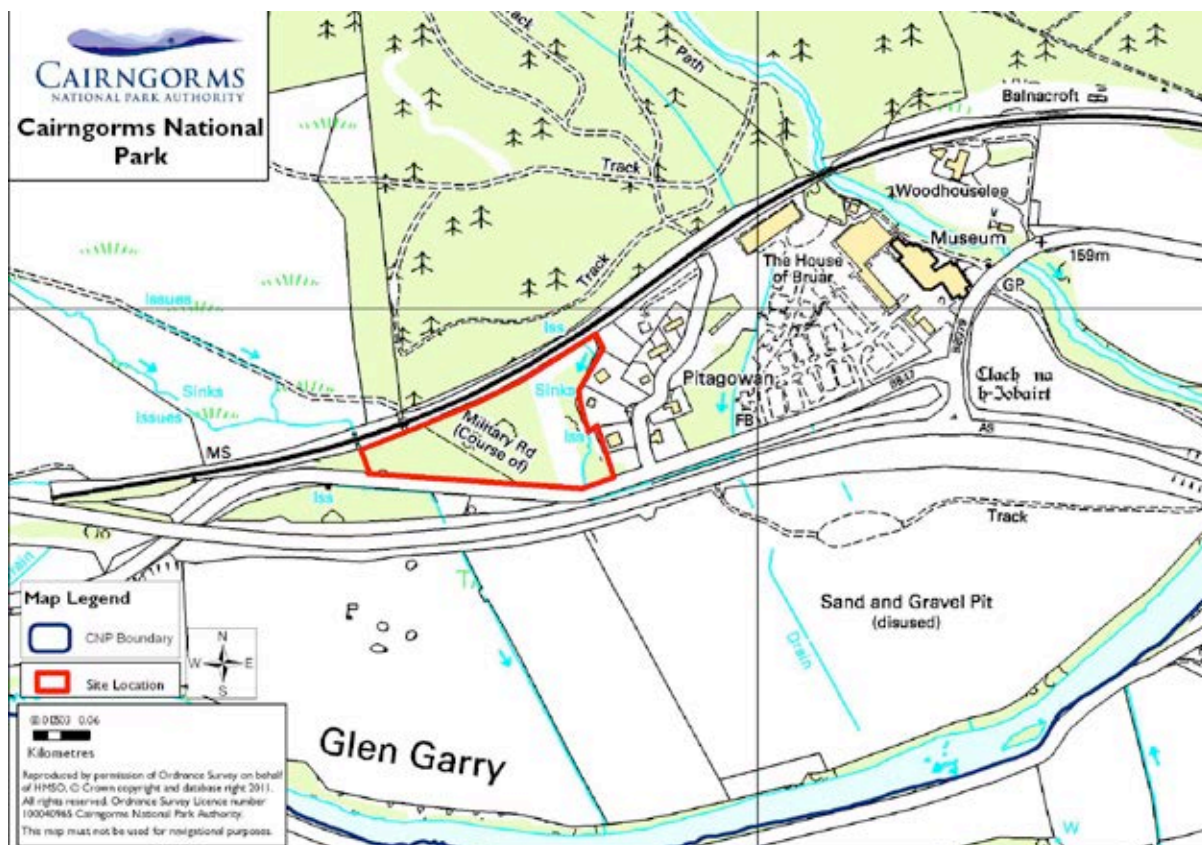
Amber

Issues

Landscape, ecology

Overall Rating

Red



Site 006a **Site Land at Mill of Garlyne, Nethy Bridge**
Size 3.0ha

Proposals Leisure/Tourism

Ecology sensitivity

Amber - see survey

General Landscape

Raised terrace, woodland fringes

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Red

Accessibility to local transport

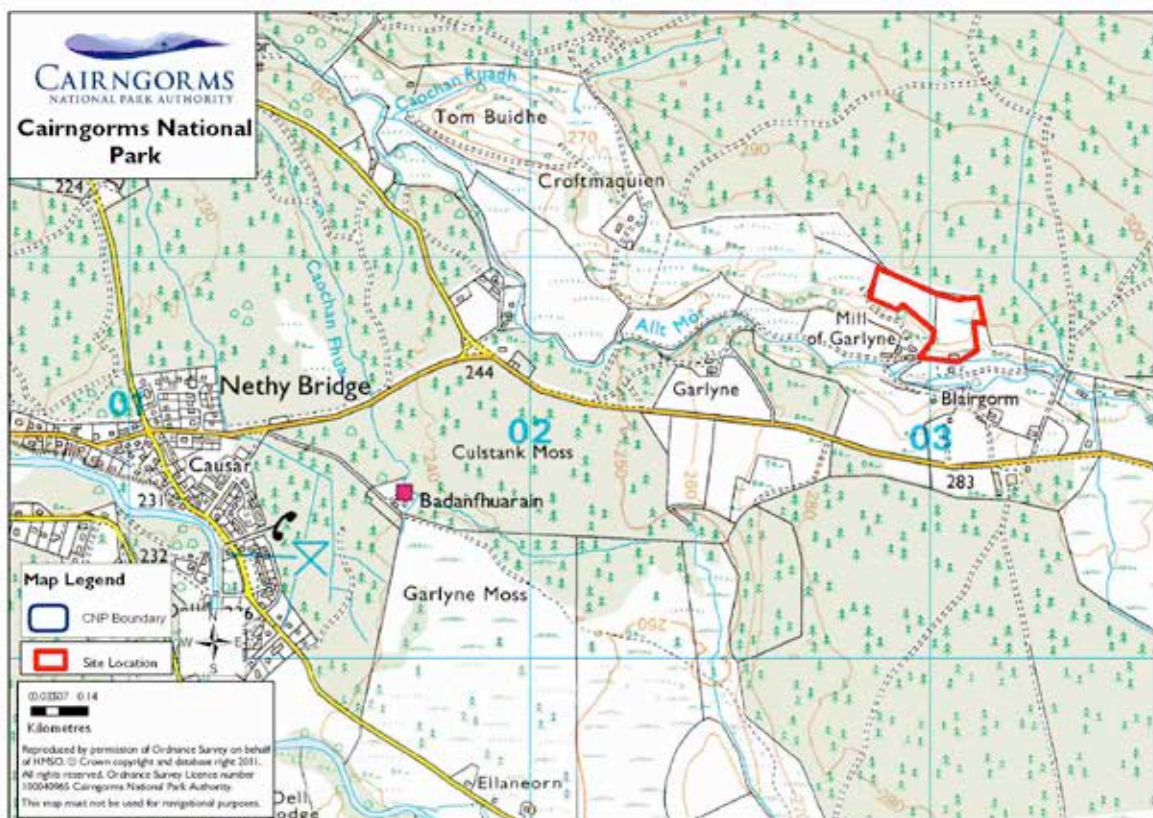
Red

Access to services and facilities

Red

Issues Landscape, settlement relationship, access, services and facilities

Overall Rating Red



Site 006b **Site Land at Craigmore, Nethy Bridge**
Size 1.1ha

Proposals Housing

Ecology sensitivity

Green – see survey

General Landscape

Flat open field

Landscape

Amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Amber

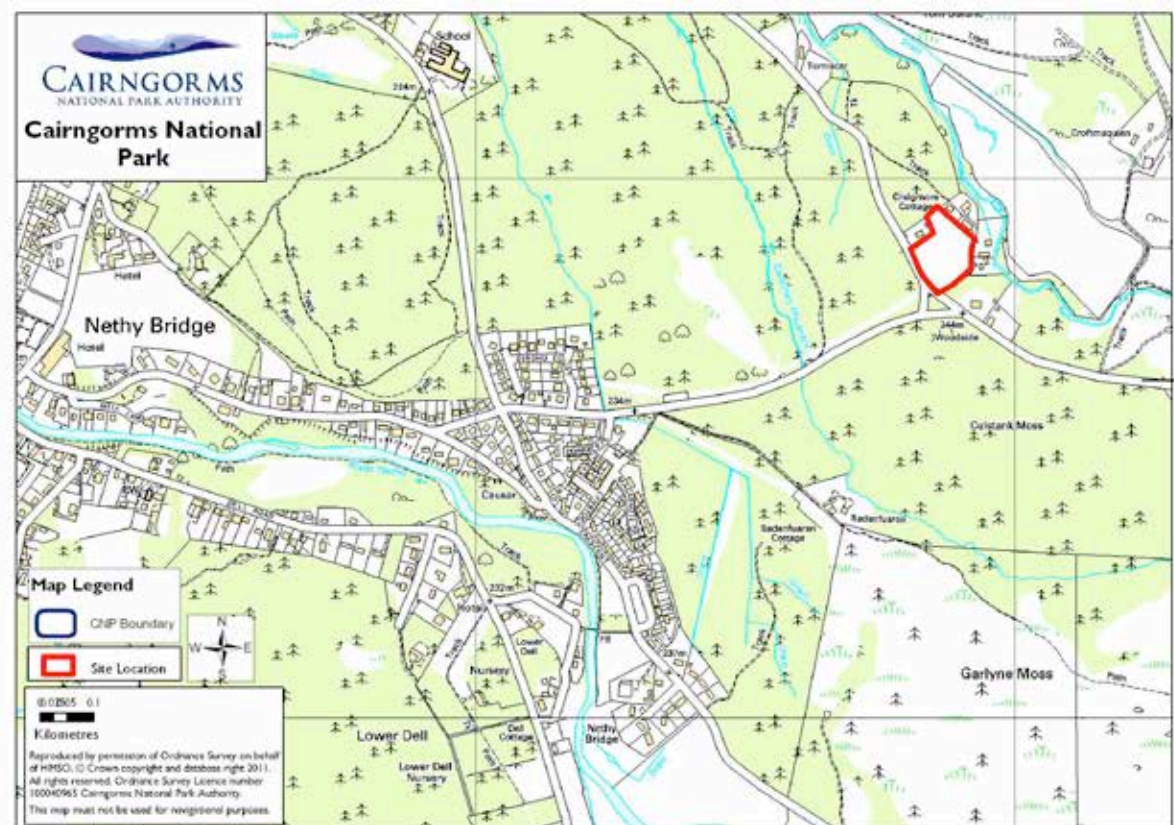
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape, settlement relationship, services and facilities	
Overall Rating	Amber	



Site 007 **Site Ordie, Dinnet**
Size 1.3ha

Proposals Housing

Ecology sensitivity

Amber – see survey

General Landscape

Corner site by hamlet

Landscape

Red/amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

Accessibility to local transport

Red

Access to services and facilities

Red

Issues Landscape, settlement relationship, accessibility, services and facilities

Overall Rating Red



Site 008 **Site Auvhnerran Woods**
Size 70ha

Proposals Leisure/Tourism/Retail

Ecology sensitivity

Red – see survey

General Landscape

Forested, mixed ground conditions

Landscape

Amber/green – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

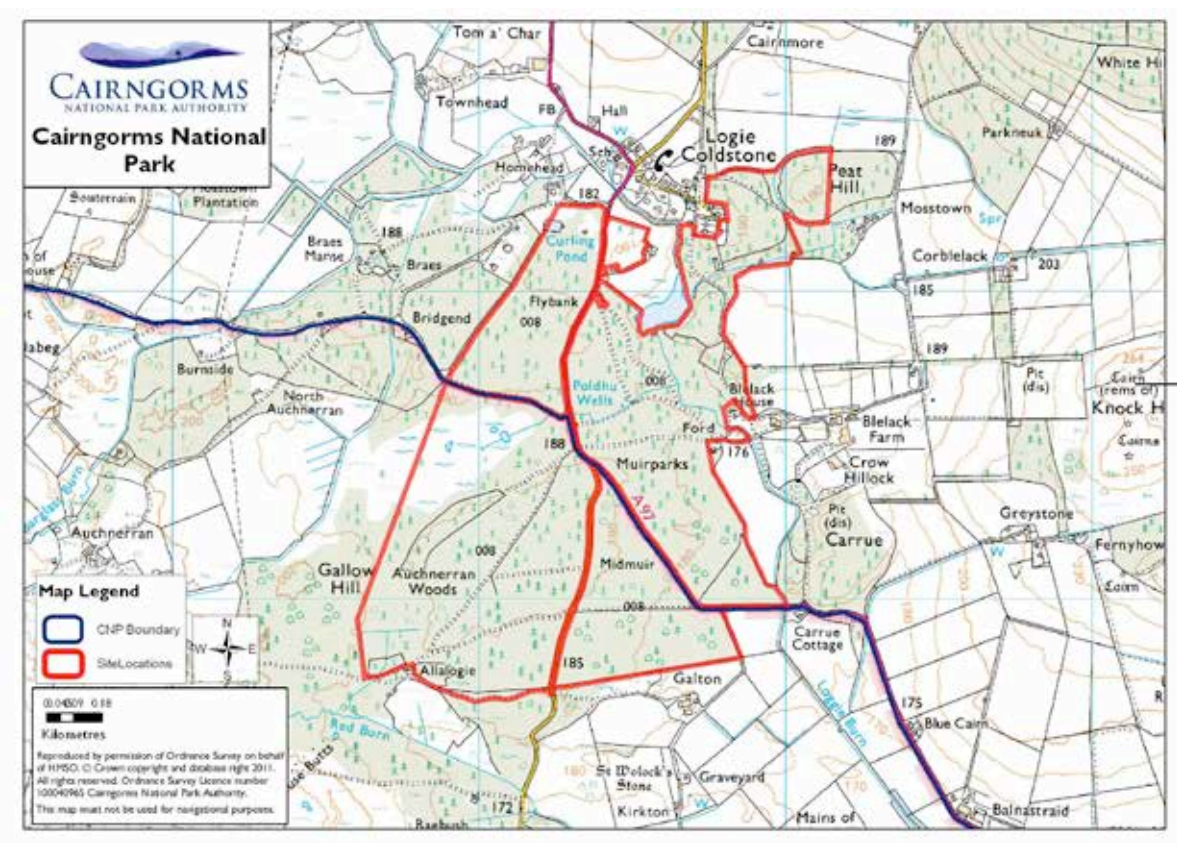
Accessibility to local transport

Red

Access to services and facilities

Red

Issues	Ecology, settlement relationship, access, services and facilities
Overall Rating	Red



Site 009 **Site South of Pipers Croft, Catlodge off A889**
Size 412ha

Proposals Leisure/Tourism

Ecology sensitivity

No survey – see Table 3

General Landscape

Remote, upland and uninhabited character

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Red

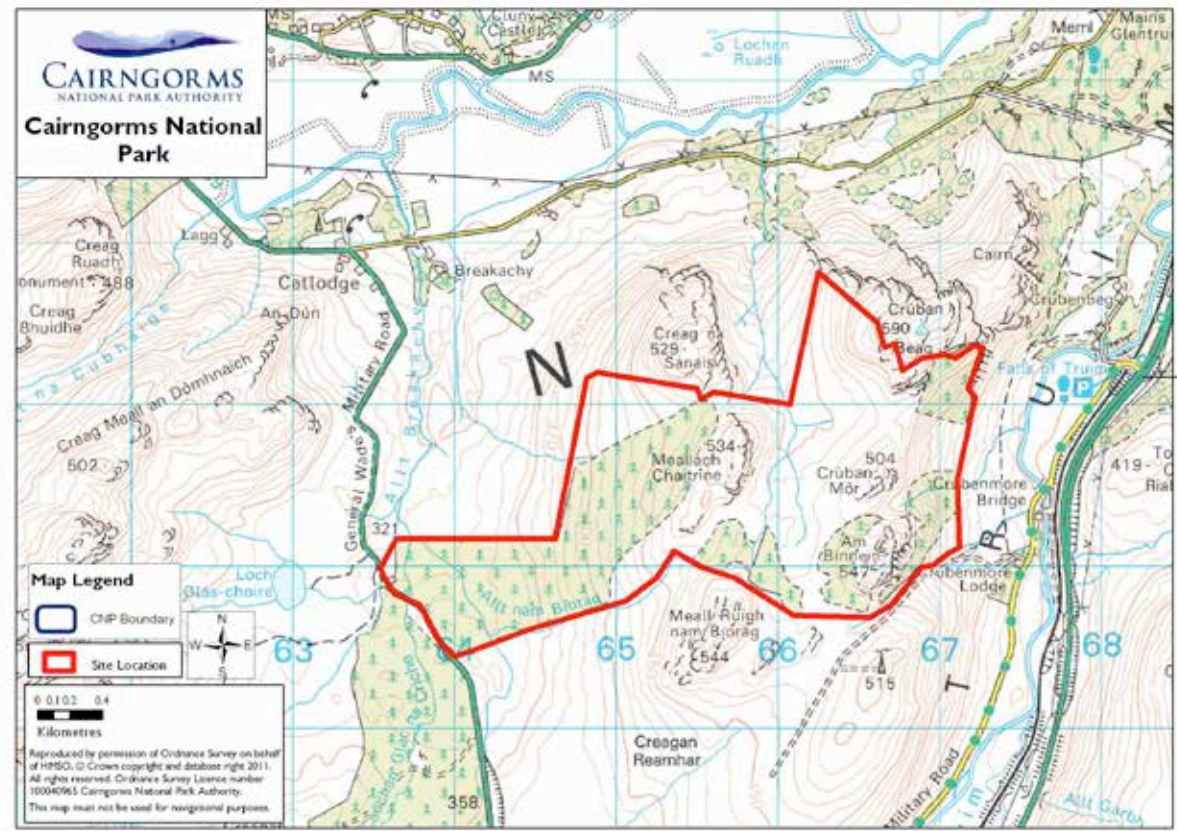
Accessibility to local transport

Red

Access to services and facilities

Red

Issues	Landscape, settlement relationship, services and facilities, access	
Overall Rating	Red	



Site 010 **Site Land at Kinakyle, Aviemore**
Size 17.1ha

Proposals Housing/Affordable/Industrial/Commercial/Retail/Mixed Use

Ecology sensitivity

Red – see survey

General Landscape

Open fields, flood plain

Landscape

Red – see survey

Risk of Flooding

Red

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

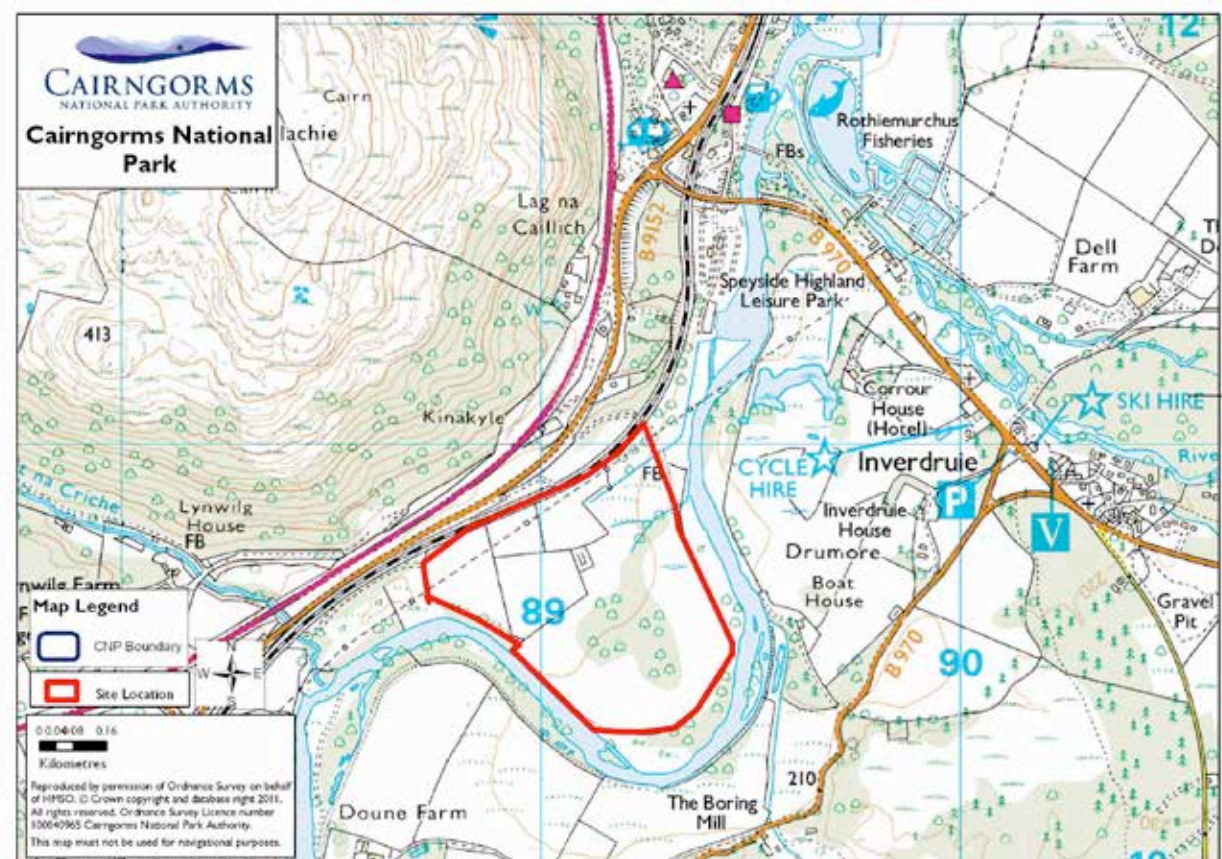
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape, ecology, flood risk, settlement relationship	
Overall Rating	Red	



Site 011a **Site Land South of Lynchat**
Size 1.0ha

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General Landscape

Parkland character would be compromised

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

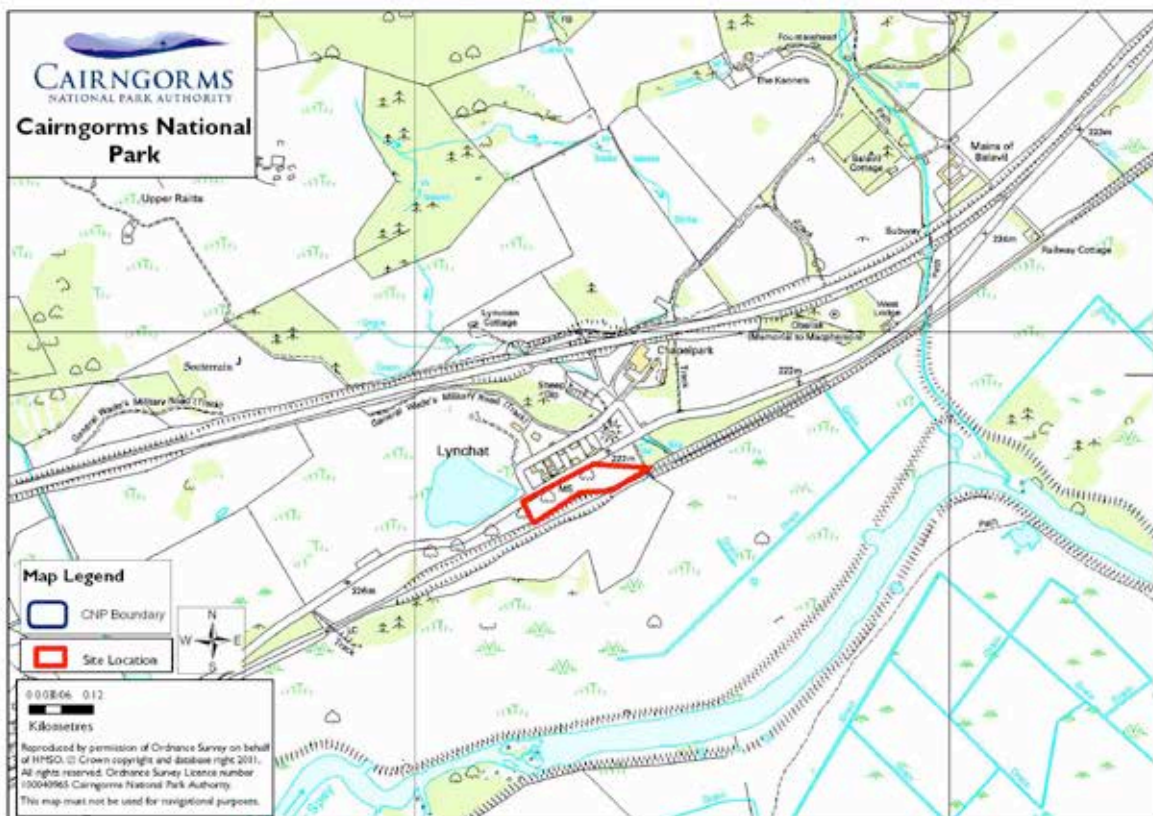
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape, settlement relationship	
Overall Rating	Red	



Site 011b **Site Land East of Lynchat**
Size 0.5ha

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General Landscape

Visible site, design critical

Landscape

Amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

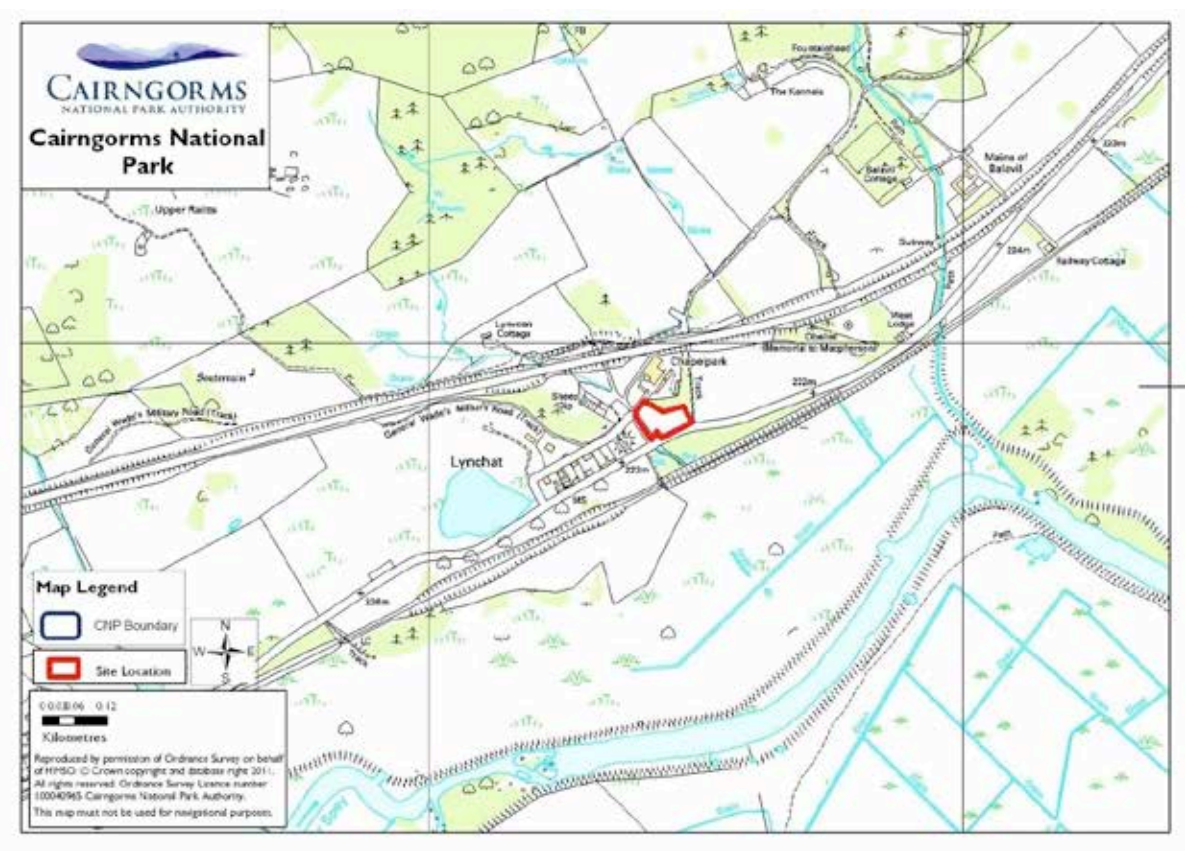
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Access, services and facilities	
Overall Rating	Amber	



Site 012a/049 **Site West of Play area, Dulnain Bridge(HI)**
Size 1.5ha

Proposals Housing/Affordable – existing allocation

Ecology sensitivity

Green – see survey

General Landscape

Some woodland and boggy area

Landscape

Green – see survey

Risk of Flooding

Green

Other considerations

Green³

Relationship to existing settlement

Green

Immediate site access

Amber

Accessibility to local transport

Amber

Access to services and facilities

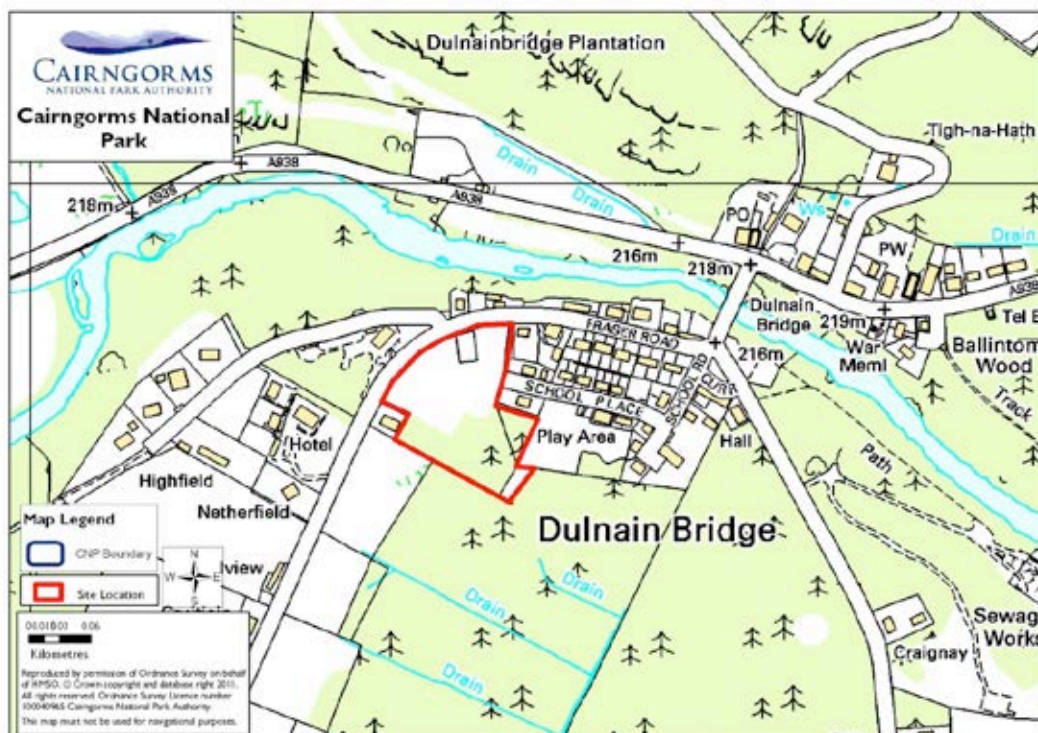
Green

Issues

Access addressed through existing development brief

Overall Rating

Green



³ Highland Council Housing Audit 2010 – HI- 4 effective to 2012

Site 012b
Size 1.5ha

Site Former Estate Nursery, Dell Road, Nethy Bridge

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Woodland. Amenity area

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

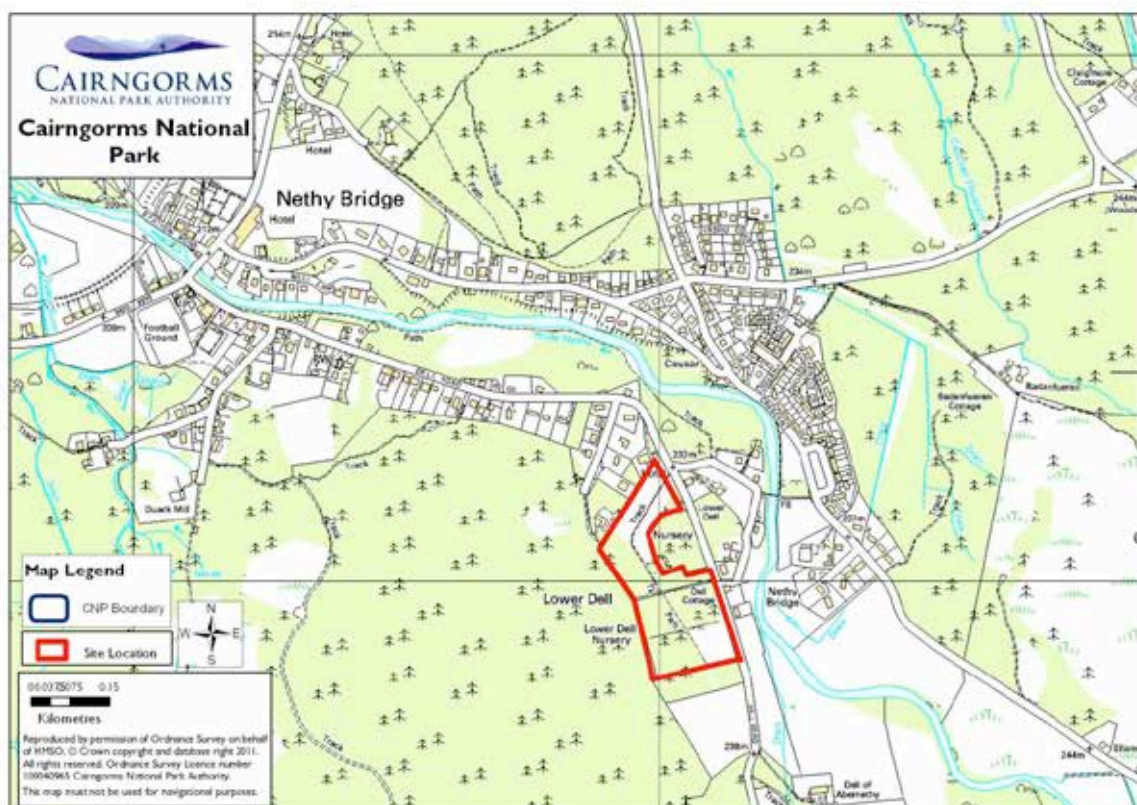
Green

Issues

Landscape, settlement relationship

Overall Rating

Red



Site 012c **Site Duack Bridge, Nethy Bridge**
Size 1.8ha

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Paddock/grass fields

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

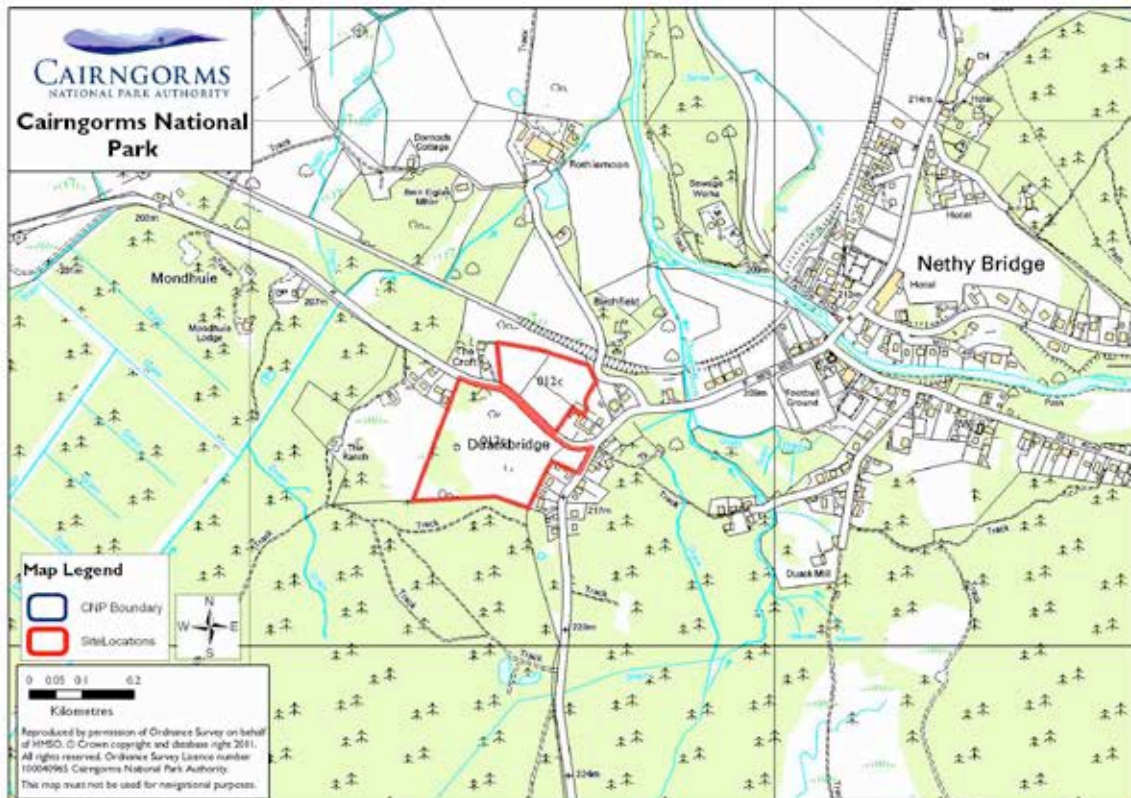
Green

Issues

Landscape

Overall Rating

Red



Site 012d **Site East of Seafield Avenue/West of Castle Road East, Granttown on Spey**
Size 9.6ha

Proposals Housing/Affordable

Ecology sensitivity

Red – see survey

General Landscape

Moss, grassland area to rear of houses

Landscape

Red/amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

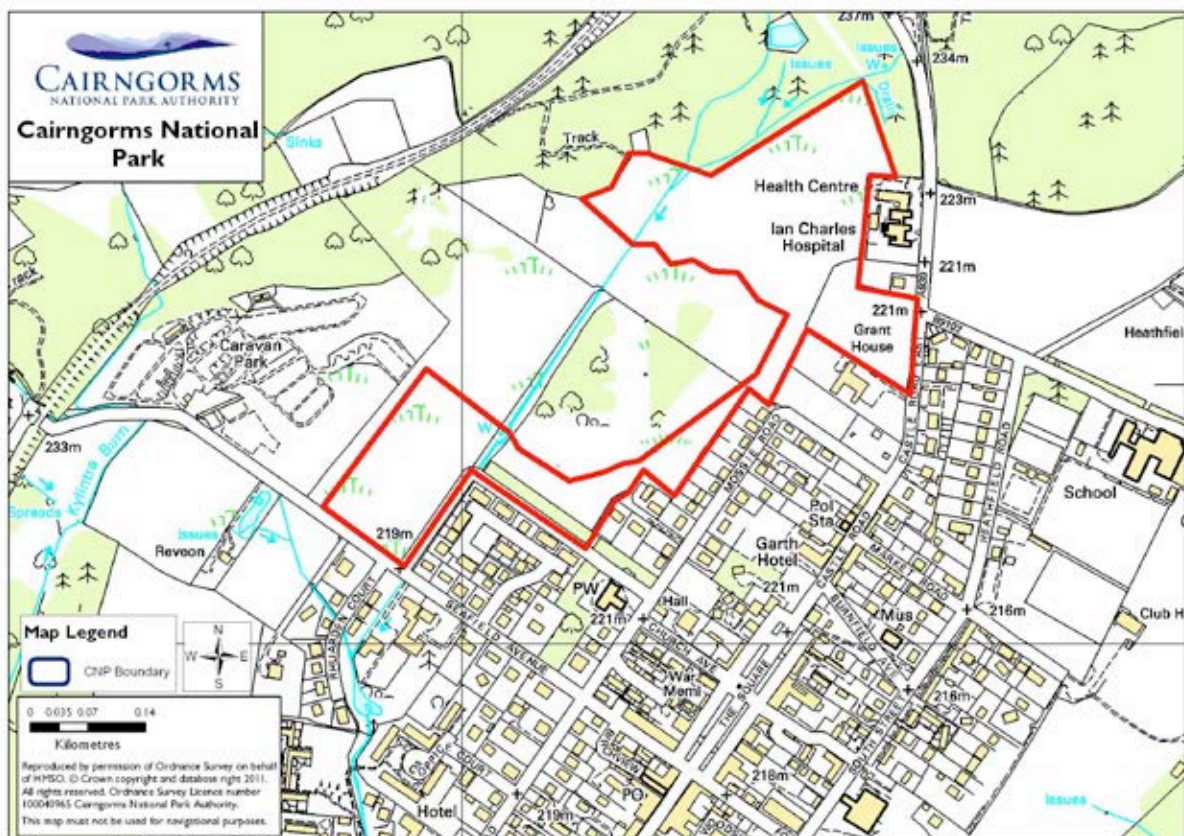
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Landscape, Ecology	
Overall Rating	Red	



Site 012e **Site West of Cairngorm Avenue & Revoan Drive, Granttown on Spey**
Size 7.5ha

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Not readily in settlement, prominent, woodland

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Amber

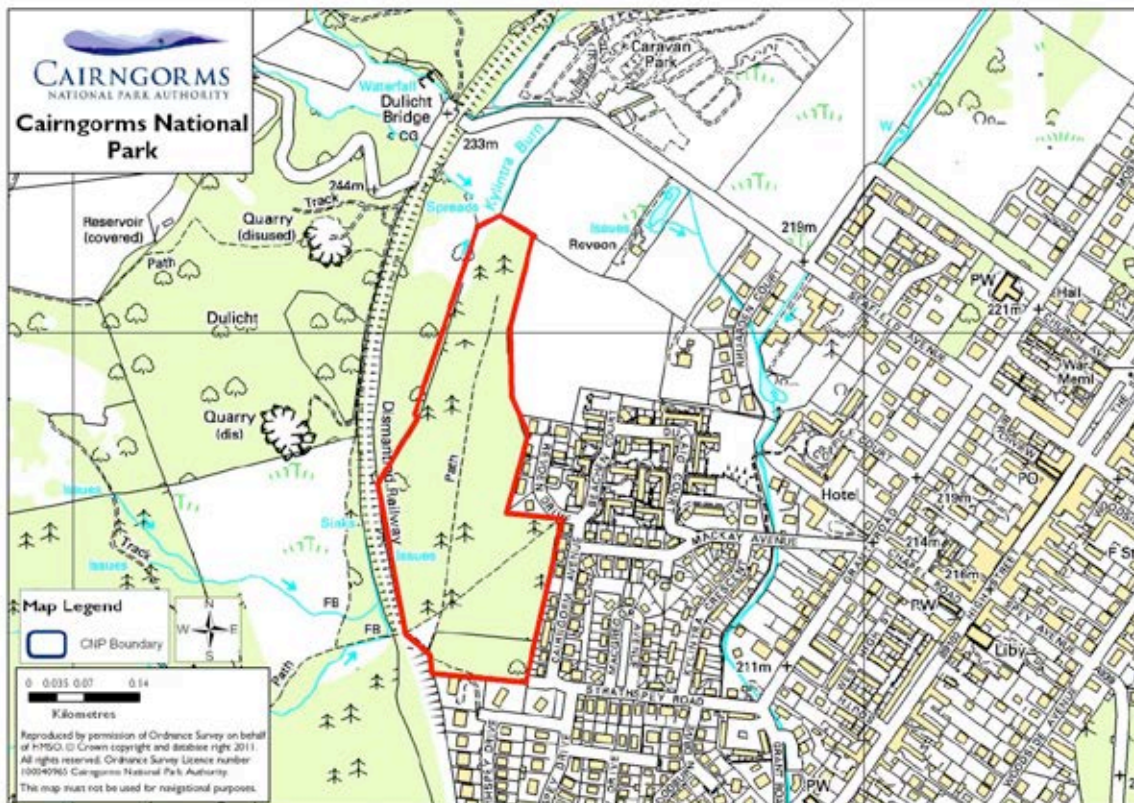
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 012f **Site North of Breachan Court, Grantown on Spey (HI)**
Size 4.4ha

Proposals Housing/Affordable – existing allocation

Ecology sensitivity

Amber – see survey

General Landscape

Visible site, design critical

Landscape

Amber/green – see survey

Risk of Flooding

Green

Other considerations

Green⁴

Relationship to existing settlement

Amber

Immediate site access

Amber

Accessibility to local transport

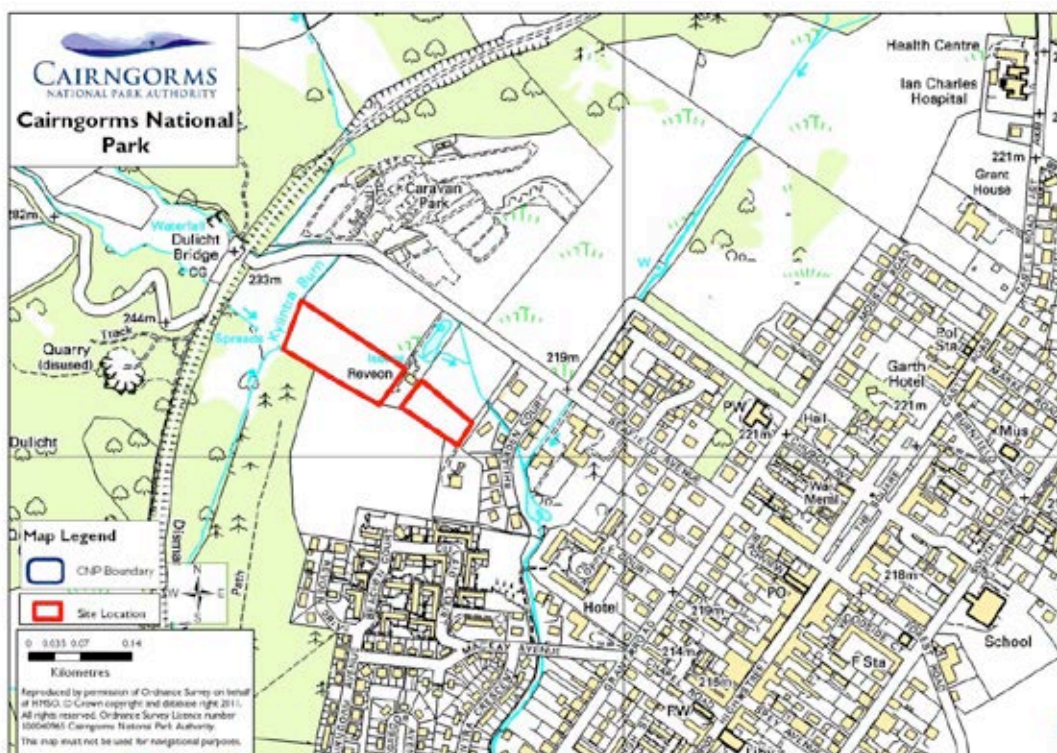
Green

Access to services and facilities

Green

Issues Access, landscape, relationship – addressed through existing development brief

Overall Rating Amber



⁴ Highland Council Housing Audit 2010 – HI- 10 effective

Site 012g/039 Site North Dalfaber, Aviemore (H2&H3)
Size -

Proposals Housing/Affordable – existing allocation

Ecology sensitivity

Amber – see survey

General Landscape

Edge of village, wood

Landscape

Amber – see survey

Risk of Flooding

Amber

Other considerations

Amber⁵

Relationship to existing settlement

Green

Immediate site access

Green

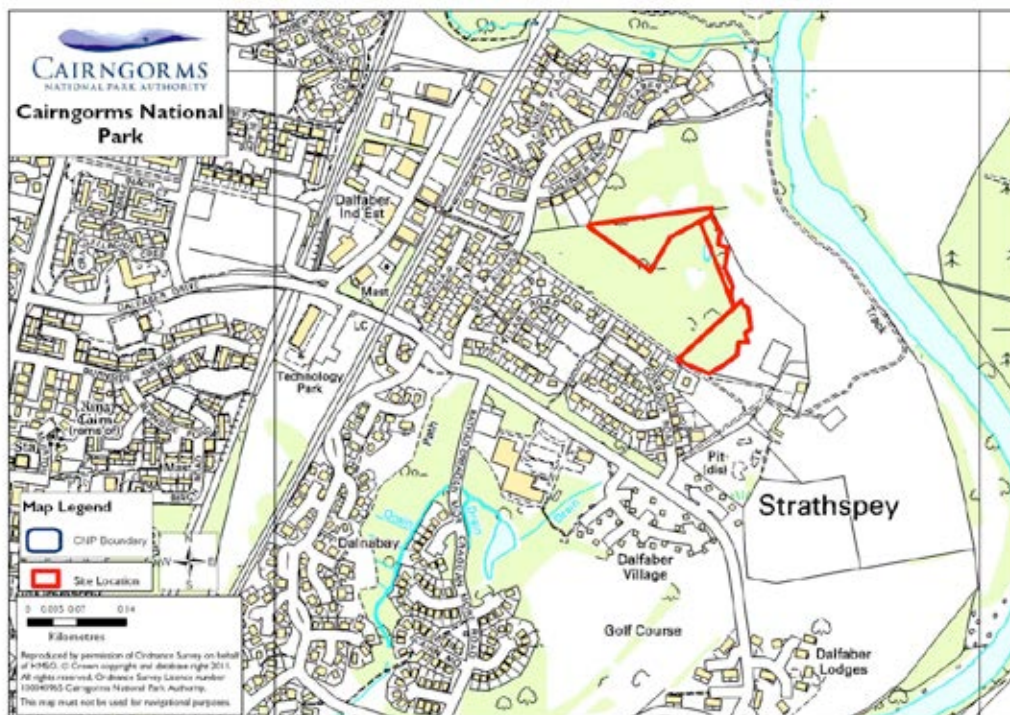
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Flooding, landscape	
Overall Rating	Amber	



⁵ Highland Council Housing Land Audit 2010 – effective - H2 – 3 / H3 - 10

Site 012h
Size 2.5ha

Site South of Deishar Road, Boat of Garten

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Woodland site

Landscape

Amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

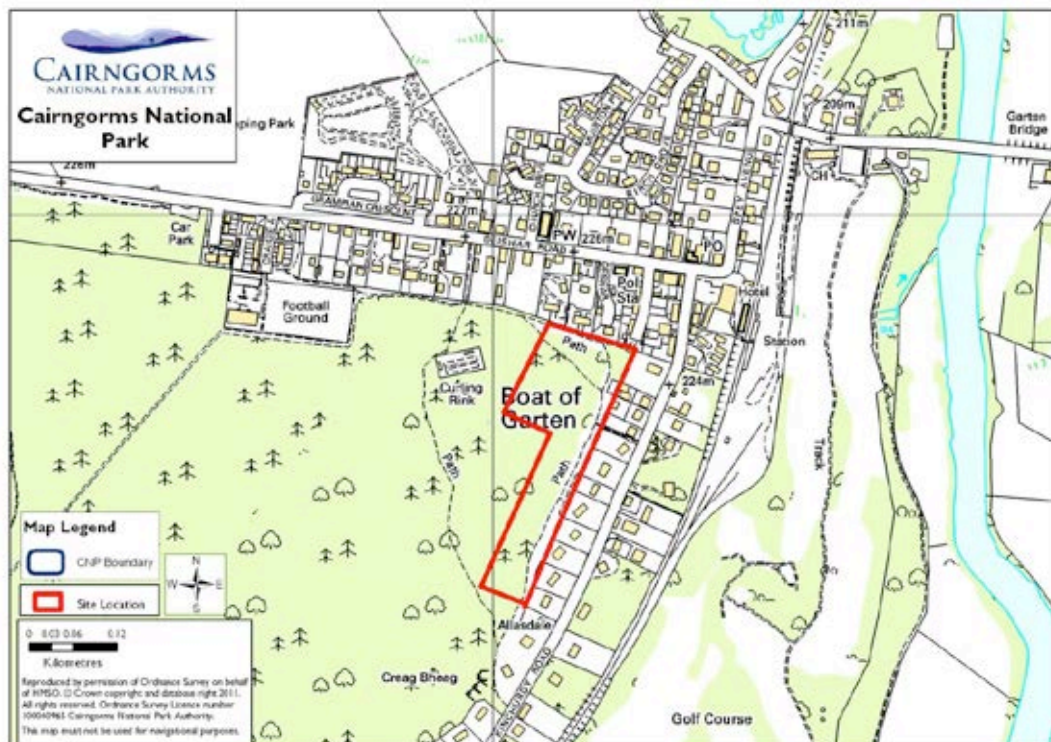
Green

Issues

Landscape (amber only if units numbers are reduced)

Overall Rating

Amber



Site 012i
Size 3.9ha

Site South of School Place & North of Craignay, Dulnain Bridge

Proposals Housing/Affordable

Ecology sensitivity

Red – see survey

General Landscape

Woodland site, village setting

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access


Green

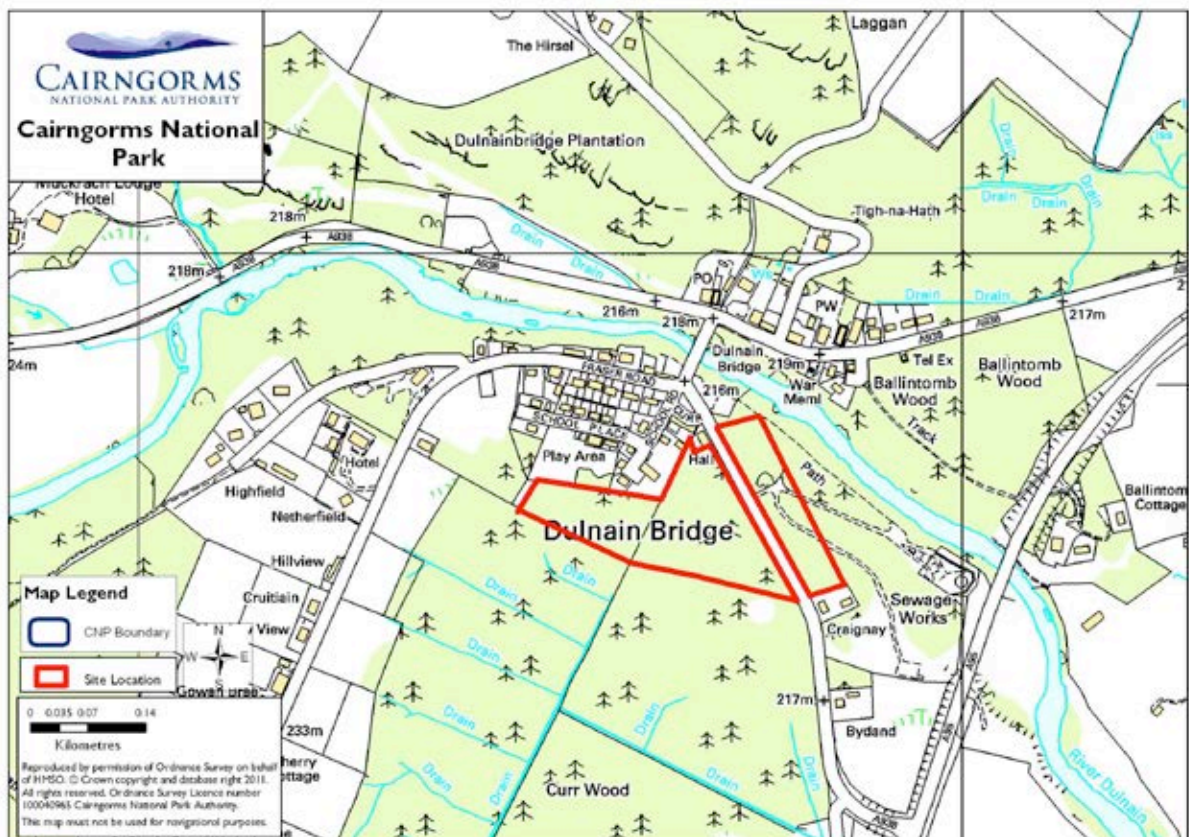
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, ecology	
Overall Rating	Red	



Site 012j/017 **Site West of Craigie Avenue, Boat of Garten**
Size 6.9ha

Proposals Housing/Affordable

Ecology sensitivity

Red – see survey

General Landscape

Woodland site

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

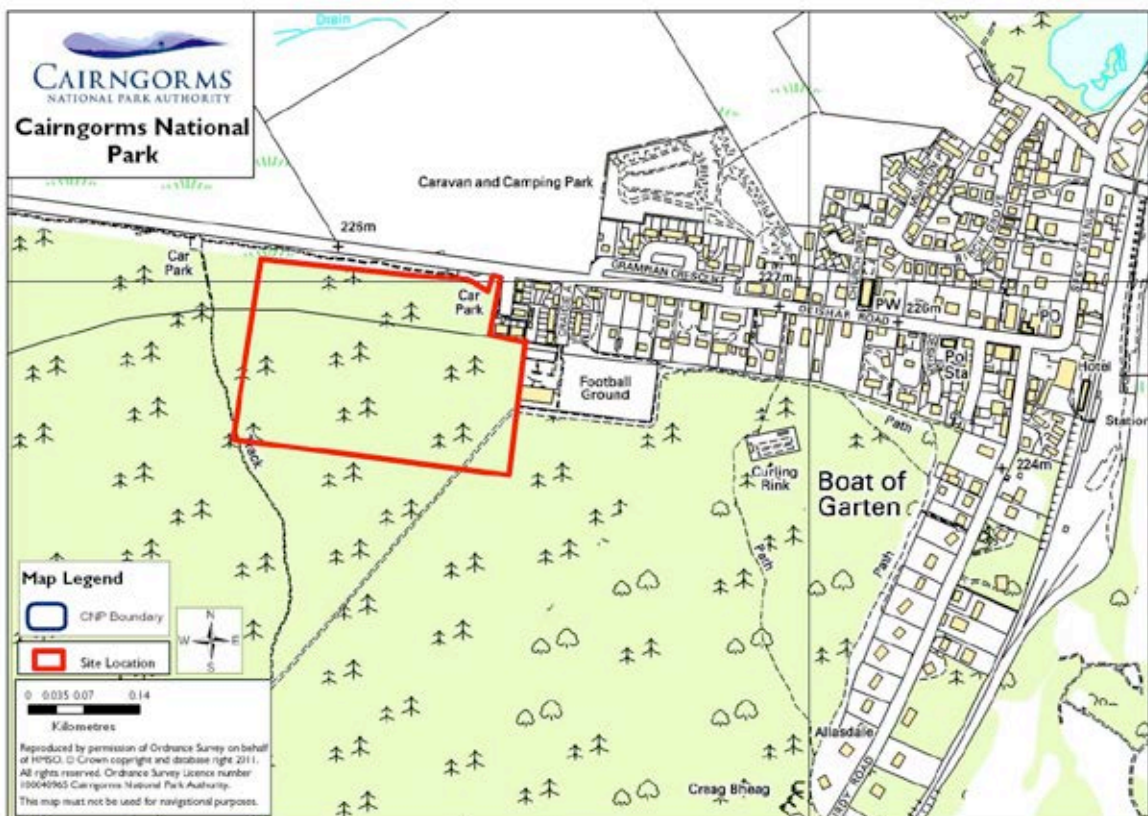
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, ecology	
Overall Rating	Red	



Site 013 **Site Newe Avenue, Strathdon**
Size 2.5ha

Proposals Housing

Ecology sensitivity

Green - walk over survey

General Landscape

Grassed area

Landscape

Amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Red

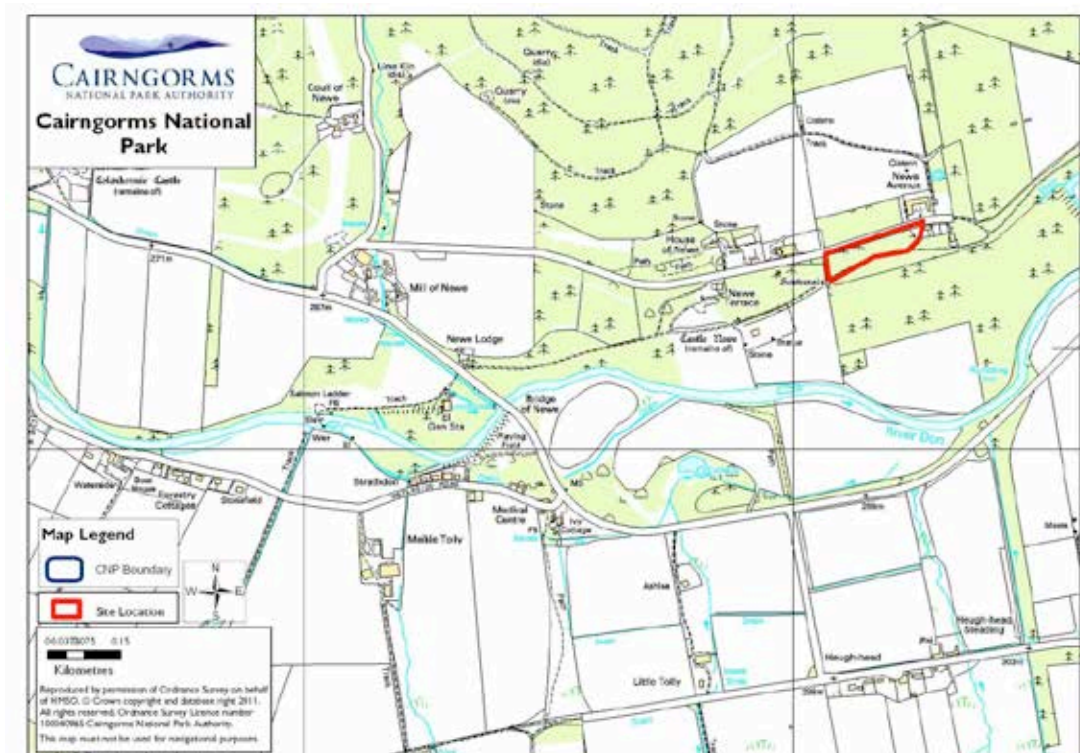
Accessibility to local transport

Red

Access to services and facilities

Amber

Issues	Landscape, settlement relationship	
Overall Rating	Red	



Site 014 **Site Bridge of Newe, Stathdon**
Size 1.77ha

Proposals Housing

Ecology sensitivity

No survey – See Table 3

General Landscape

Low-lying football field beside river

Landscape

Red – see survey

Risk of Flooding

Red

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Amber

Accessibility to local transport

Amber

Access to services and facilities

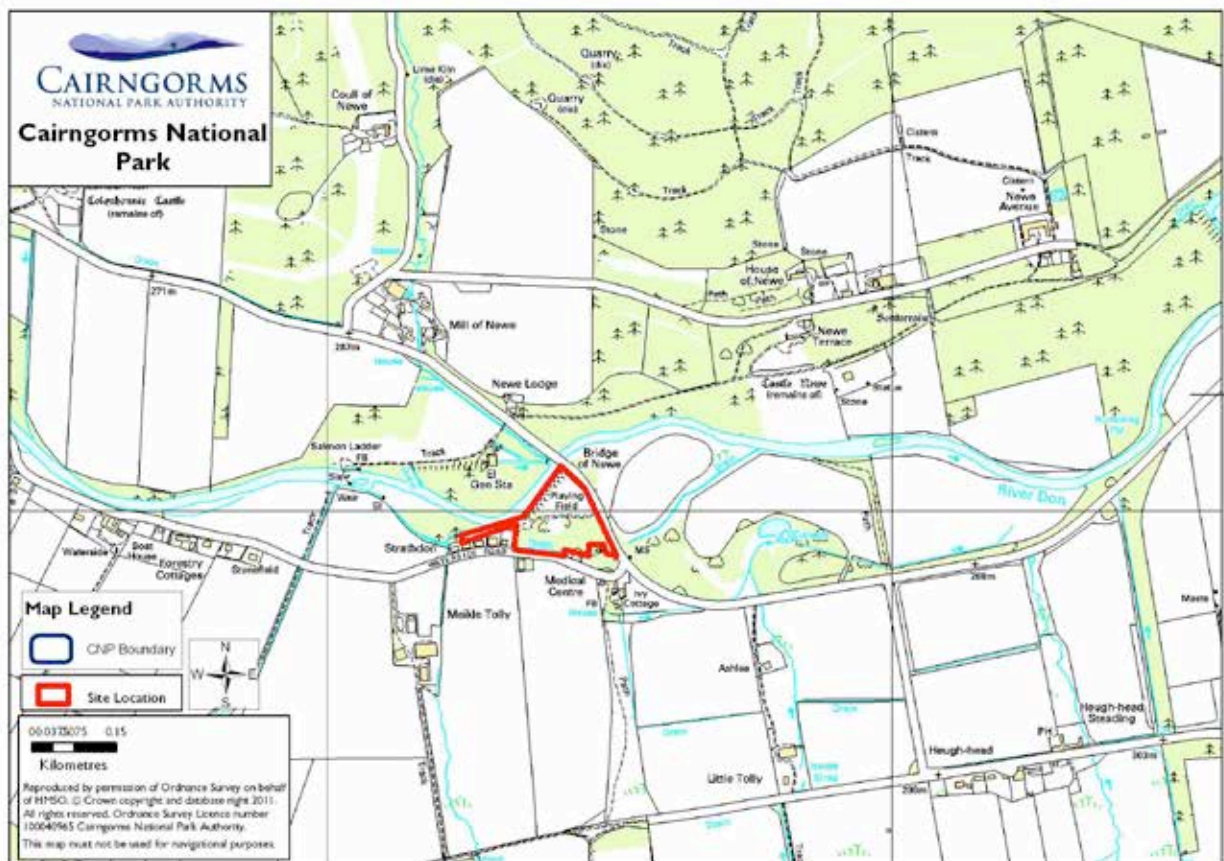
Amber

Issues

Landscape, flooding, settlement relationship

Overall Rating

Red



Site 015a **Site Mill of Newe steading (site 1)**
Size -

Proposals Housing/Affordable – steading conversion

Ecology sensitivity

-

General Landscape

-

Landscape

-

Risk of Flooding

-

Other considerations

-

Relationship to existing settlement

Steading

Immediate site access

-

Accessibility to local transport

-

Access to services and facilities

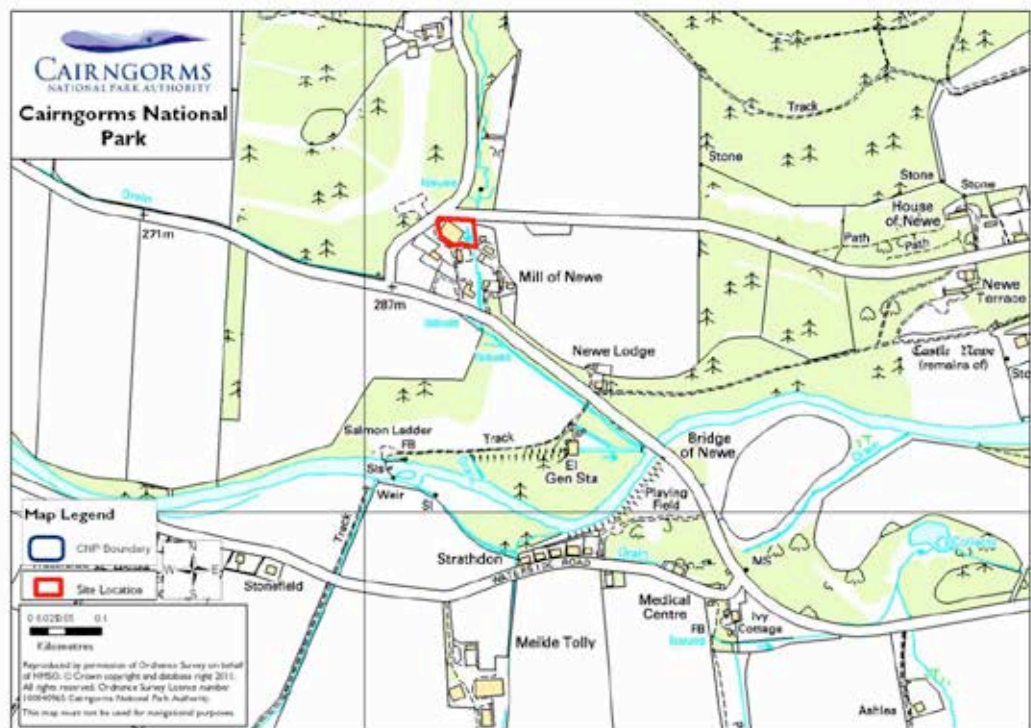
-

Issues

-

Overall Rating

Single House – see Table 2



Site 015b **Site Mill of Newe steading (site 2)**
Size -

Proposals Housing

Ecology sensitivity

Green - see survey

General Landscape

Steading/stack yard site

Landscape

Green – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Red

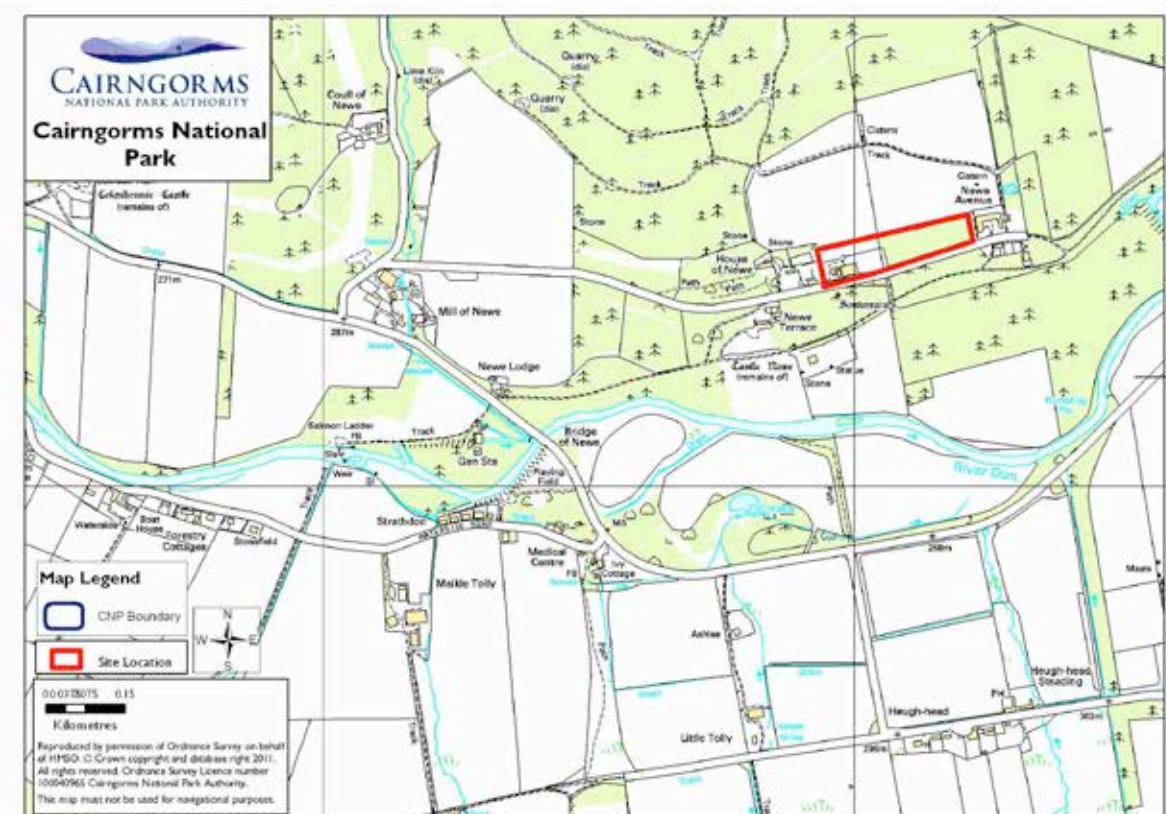
Accessibility to local transport

Red

Access to services and facilities

Amber

Issues	Settlement relationship, access and services	
Overall Rating	Red	



Site 015c **Site Sites between Invernoughty Farmhouse and Bellabeg school**
Size -

Proposals Housing

Ecology sensitivity

Green – see survey

General Landscape

Gap sites within settlement – East and West

Landscape

Red/Amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape		
Overall Rating	Red – East / Amber - West		

