

Site 031i **Site Braemar West (M9)**
Size 5.4ha

Proposals Housing/Affordable

Ecology sensitivity

Red – see survey

General Landscape

N. facing heather moorland and light birch

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

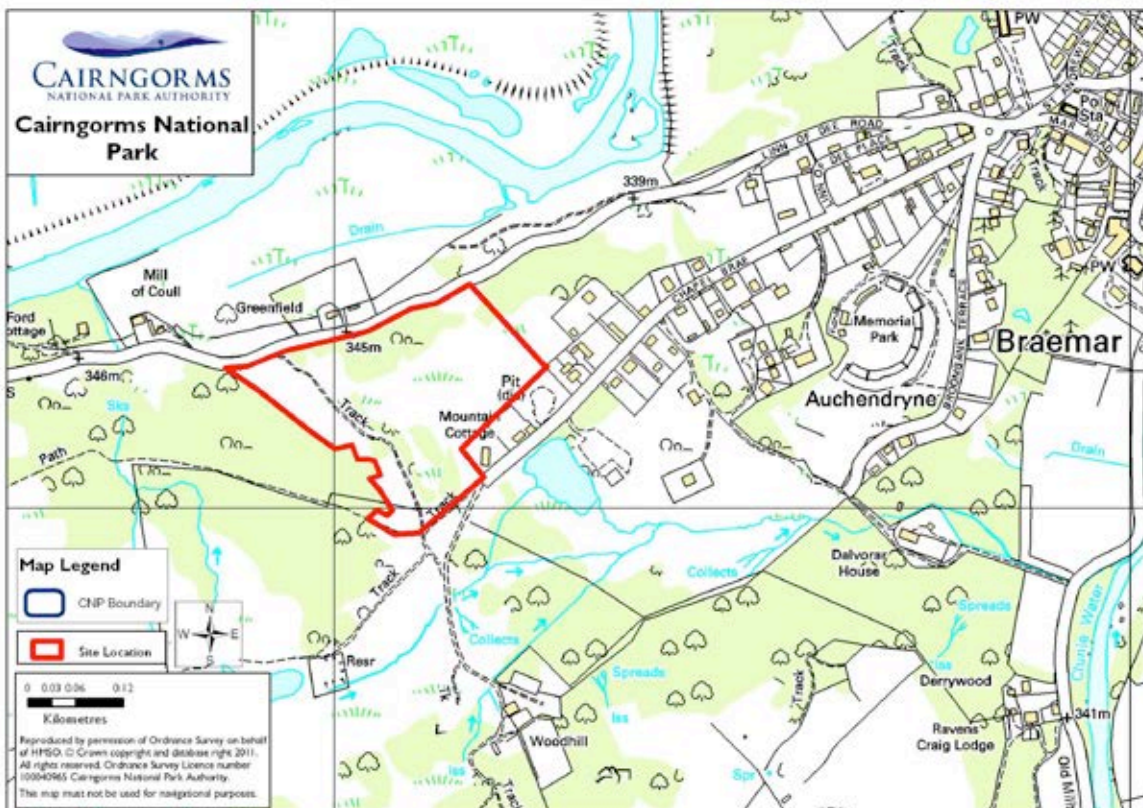
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, ecology	
Overall Rating	Red	



Site 031j **Site Land adj. to St Andrew's Terrace, Braemar (M10)**
Size -

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Wet birch wood

Landscape

Red/amber – see survey

Risk of Flooding

Red

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access


Amber

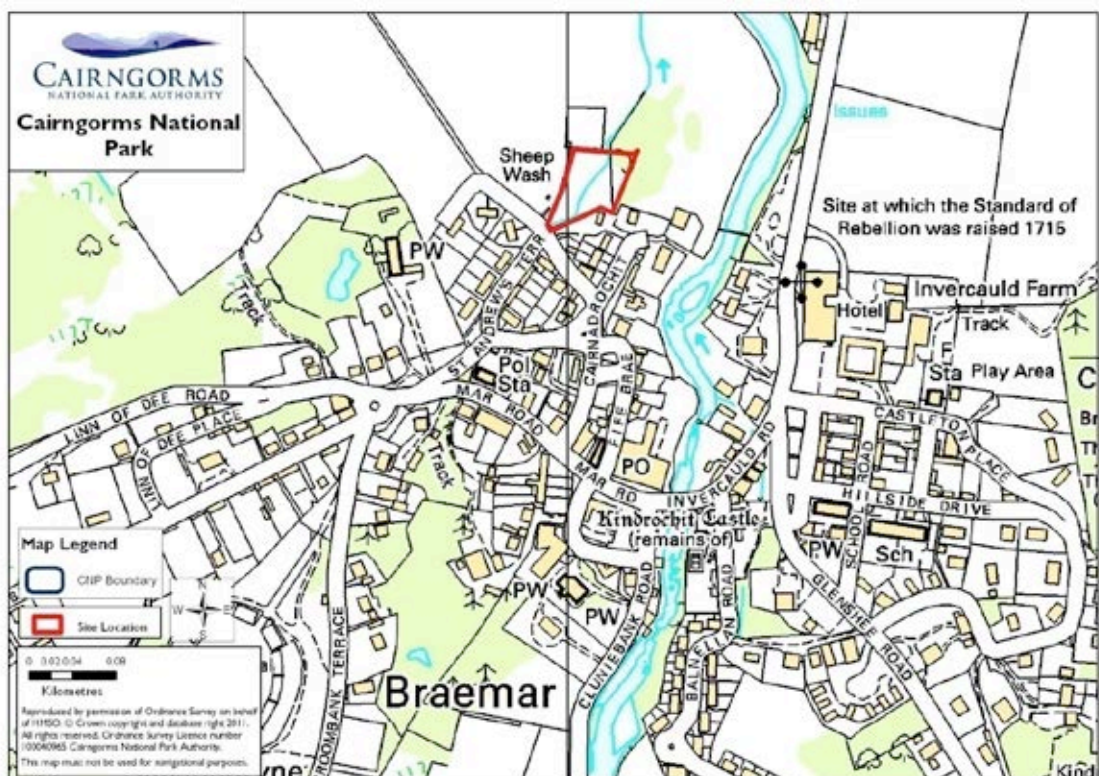
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, flooding	
Overall Rating	Red	



Site 032a **Site Site at Corarnstalbeg Farm (single developments)**
Size -

Proposals Housing – Single house only

Ecology sensitivity

-

General Landscape

Landscape

-

Risk of Flooding

-

Other considerations

-

Relationship to existing settlement

-

Immediate site access

-

Accessibility to local transport

-

Access to services and facilities

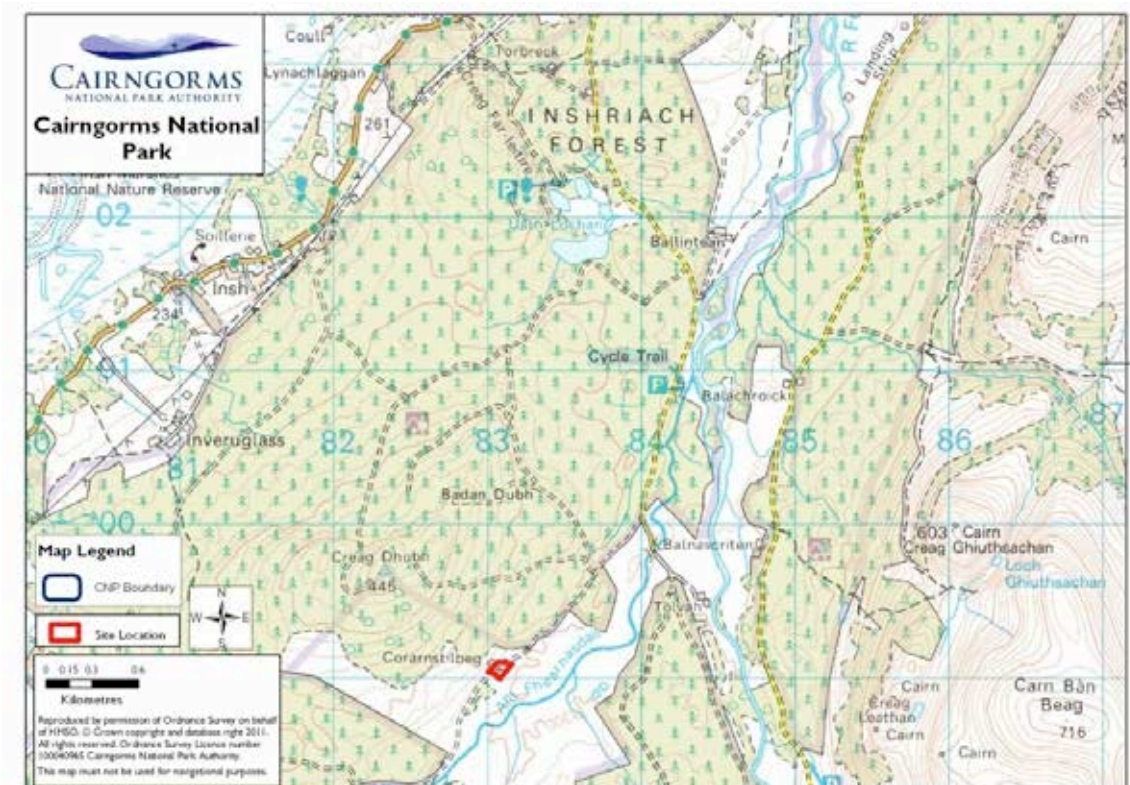
-

Issues

-

Overall Rating

Single house – see Table 2



Site 032b **Site Gate lodge north of Farm**
Size -

Proposals Housing – Single house only

Ecology sensitivity

-

General Landscape

Landscape

-

-

Risk of Flooding

-

Other considerations

-

Relationship to existing settlement

-

Immediate site access

-

Accessibility to local transport

-

Access to services and facilities

-

Issues

-

Overall Rating

Single house – see Table 2



Site 032c **Site Glac Ghiubhsathan tourism development**
Size -

Proposals Leisure/Tourism

Ecology sensitivity

No survey – See Table 3

General Landscape

Site suitable for single unit

Landscape

Green – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

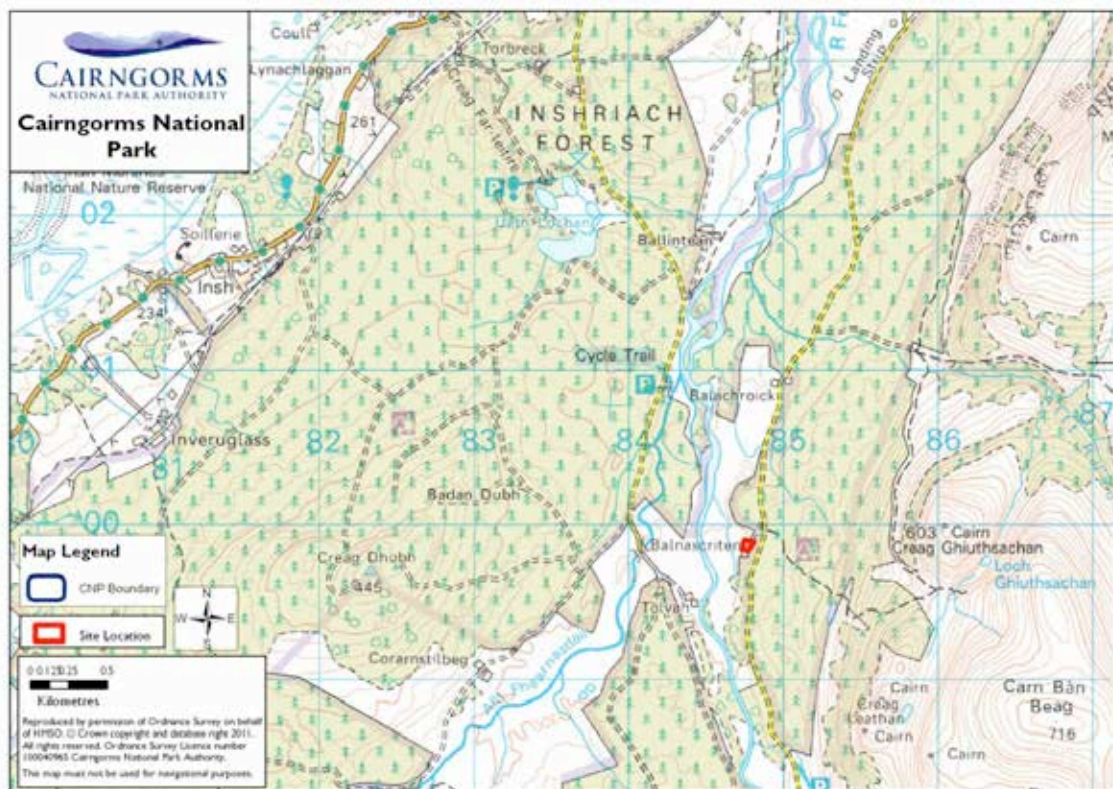
Accessibility to local transport

Red

Access to services and facilities

Red

Issues	Services and facilities, settlement relationship, services	
Overall Rating	Red	



Site 032d Site Site at Tolvah
Size -

Proposals Housing – Single house only

Ecology sensitivity

-

General Landscape

-

Landscape

-

Risk of Flooding

-

Other considerations

-

Relationship to existing settlement

-

Immediate site access

-

Accessibility to local transport

-

Access to services and facilities

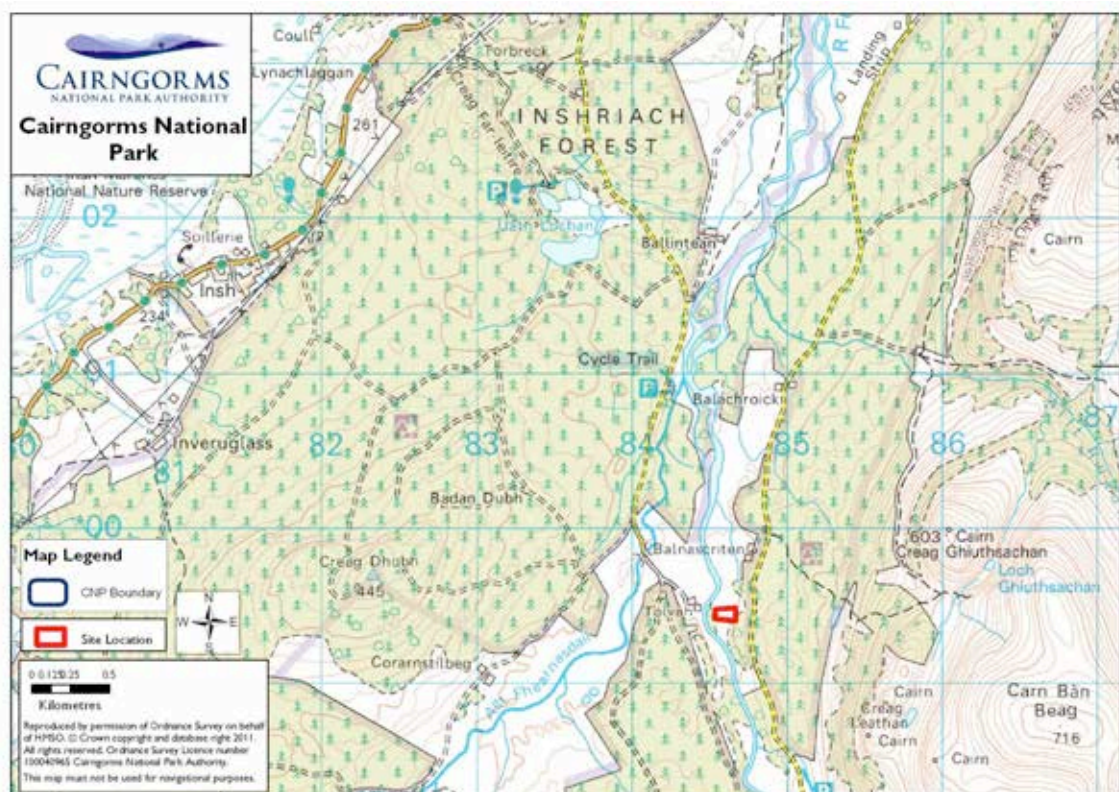
-

Issues

-

Overall Rating

Single house – see Table 2



Site 033 **Site Dalachapple, Cromdale**
Size -

Proposals Housing – Single house only

Ecology sensitivity

-

General Landscape

-

Landscape

-

Risk of Flooding

-

Other considerations

-

Relationship to existing settlement

-

Immediate site access

-

Accessibility to local transport

-

Access to services and facilities

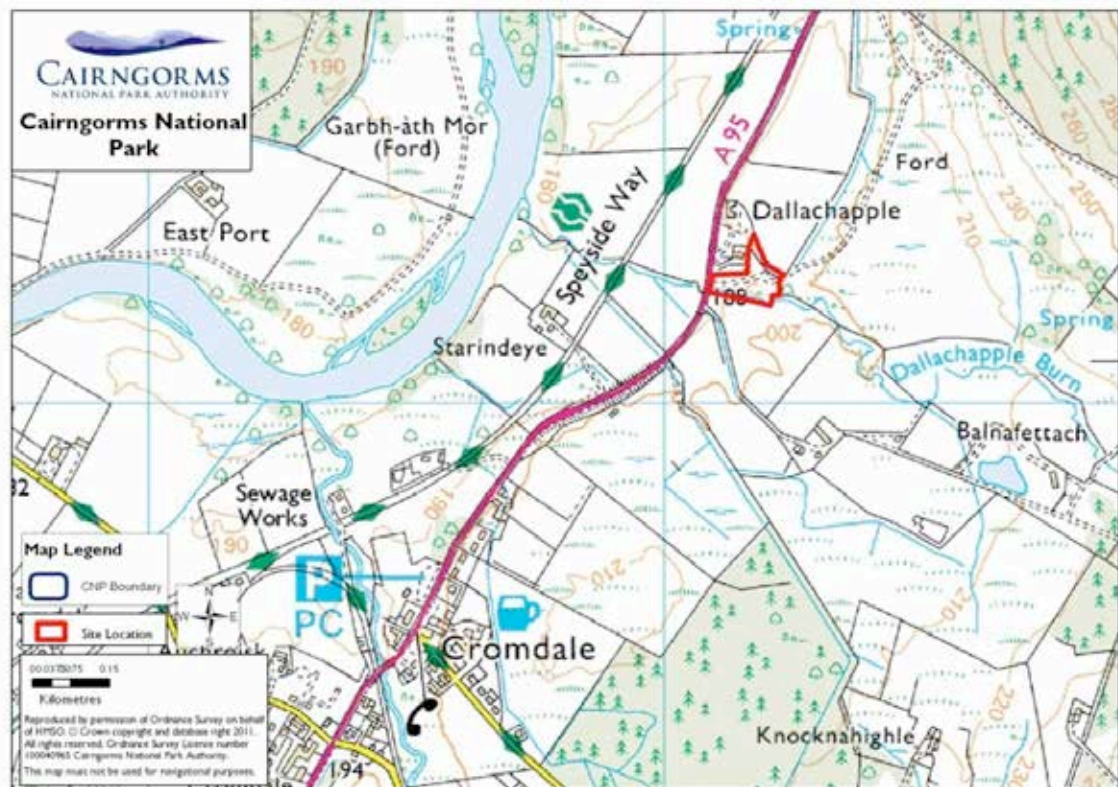
-

Issues

-

Overall Rating

Single house – see Table 2



Site 034a **Site Ballintomb Wood**
Size 4.5ha

Proposals Housing

Ecology sensitivity

Green – see survey

General Landscape

Beyond village, woods setting and entrance feature

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

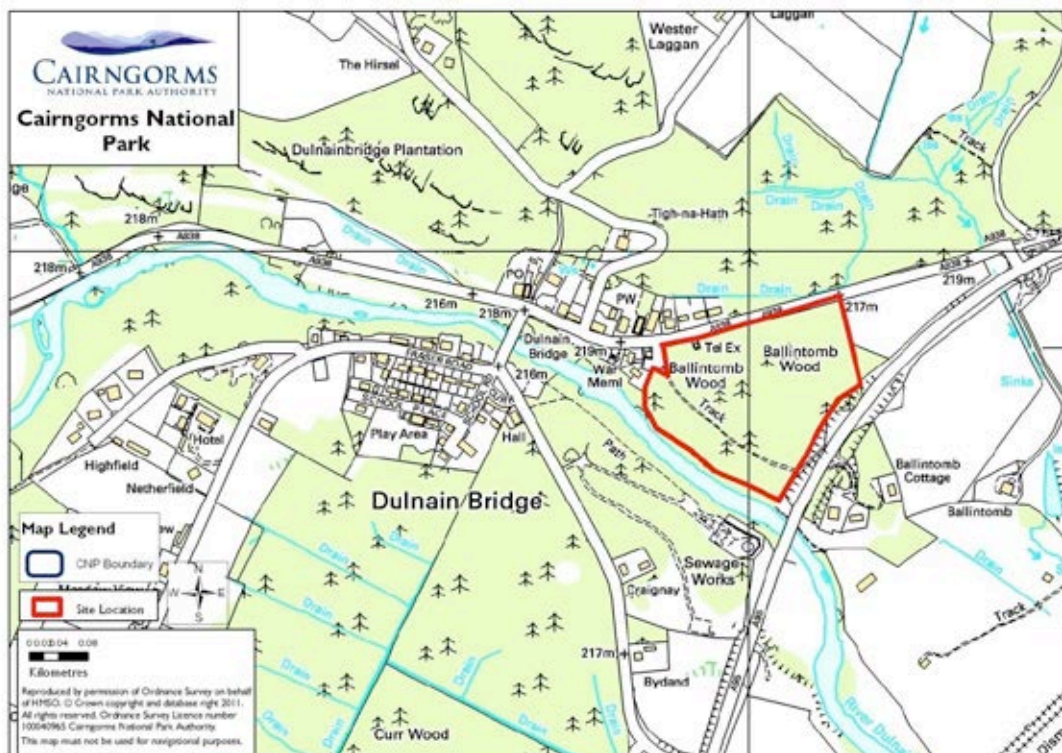
Amber

Issues

Landscape, settlement relationship

Overall Rating

Red



Site 034b **Site East of Ballintomb Wood**
Size 1.2ha

Proposals Housing

Ecology sensitivity

Green – see survey

General Landscape

Open site, well known view point, not in village

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

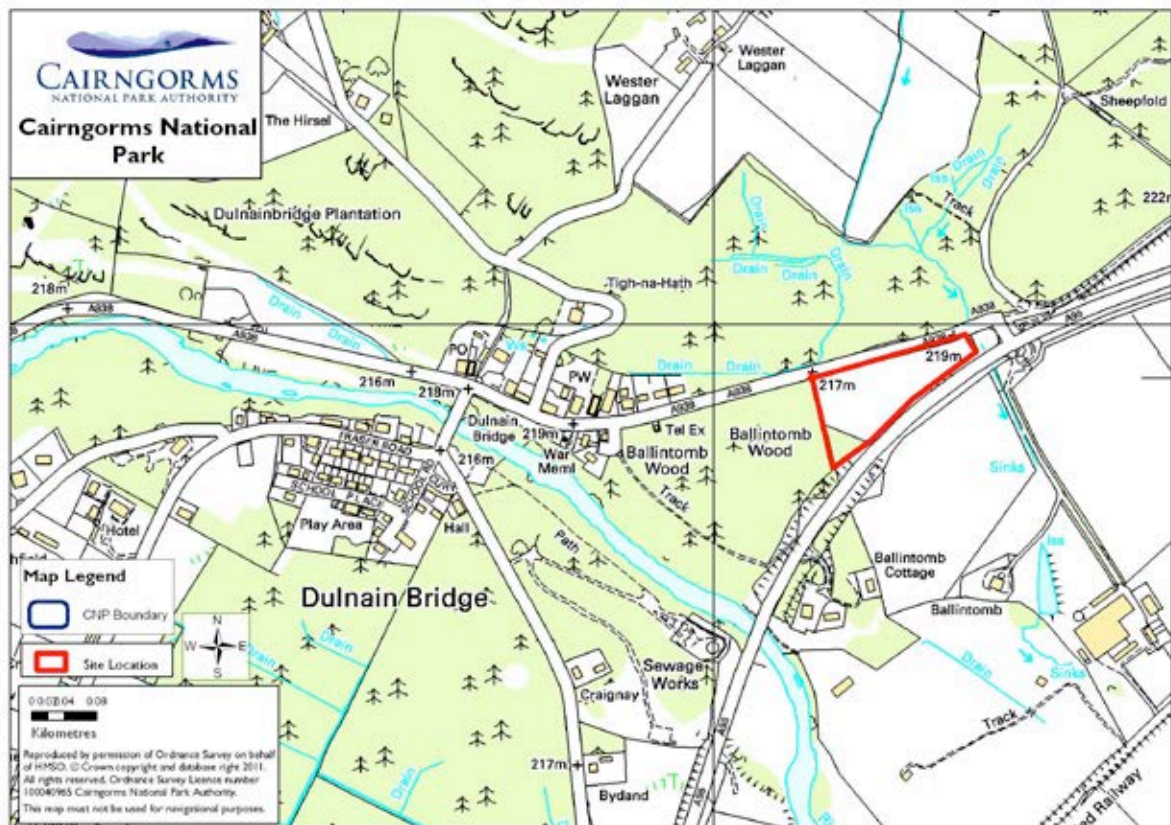
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape, settlement relationship	
Overall Rating	Red	



Site 034c **Site Braes of Muckrach**
Size 1.6ha

Proposals Housing

Ecology sensitivity

Amber – see survey

General Landscape

Birch woods, highly visible, mixed housing already on site

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

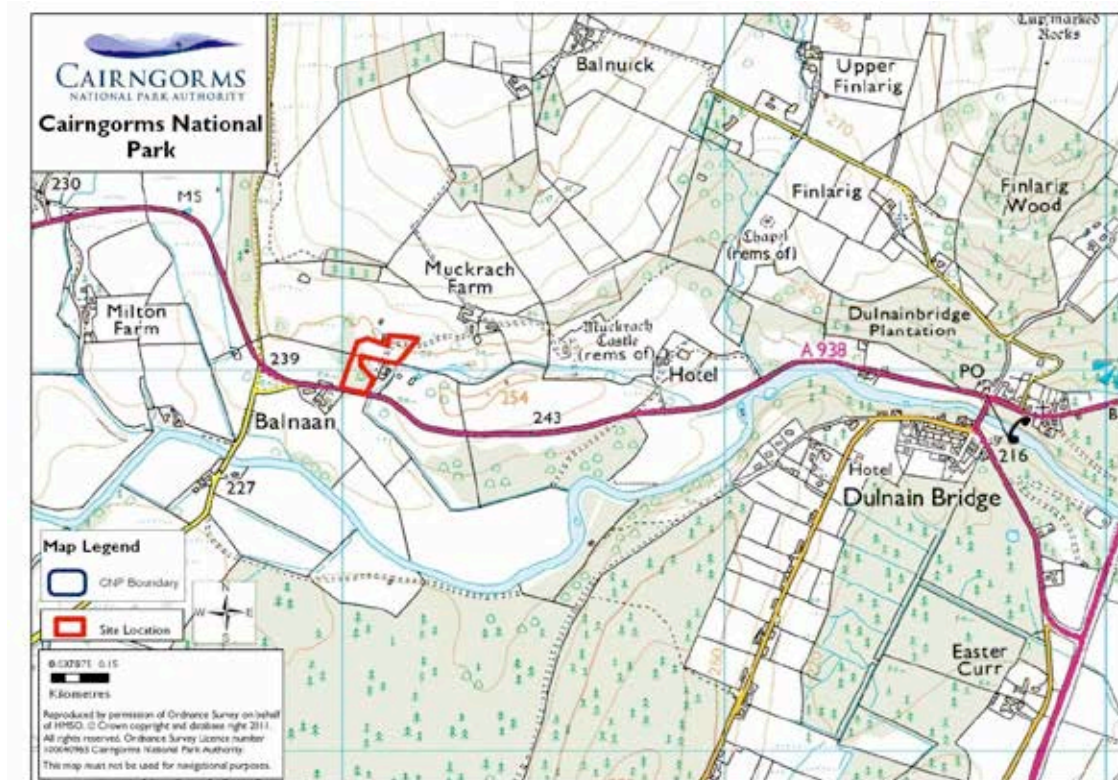
Red

Access to services and facilities

Amber

Issues Landscape, settlement relationship, access

Overall Rating Red



Site 034d **Site Wester Laggan**
Size 1.0ha

Proposals Housing

Ecology sensitivity

Green – see survey

General Landscape

Rural site, away from village,

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Red

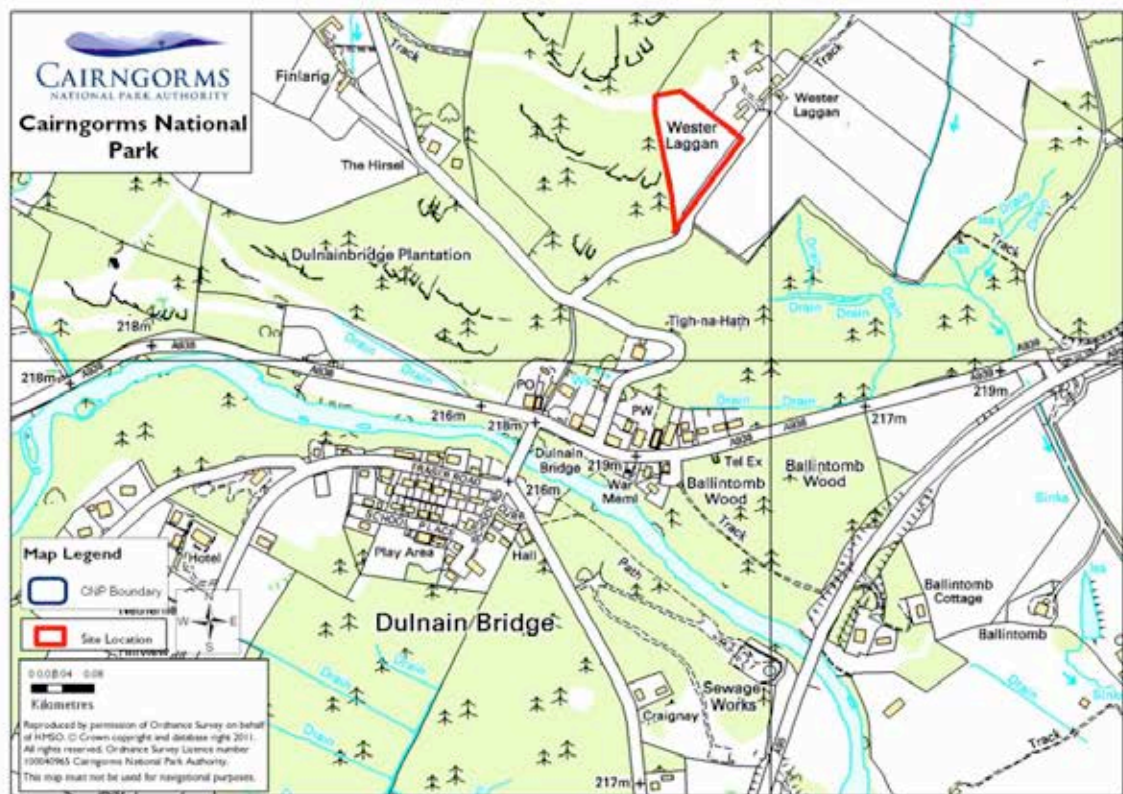
Accessibility to local transport

Red

Access to services and facilities

Red

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



Site 035a **Site Former Quarry, Crathie**
Size 0.4ha

Proposals Housing

Ecology sensitivity

Amber/Green – see survey

General Landscape

Former sand and gravel quarry, partially re-vegetated with birch

Landscape

Green – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

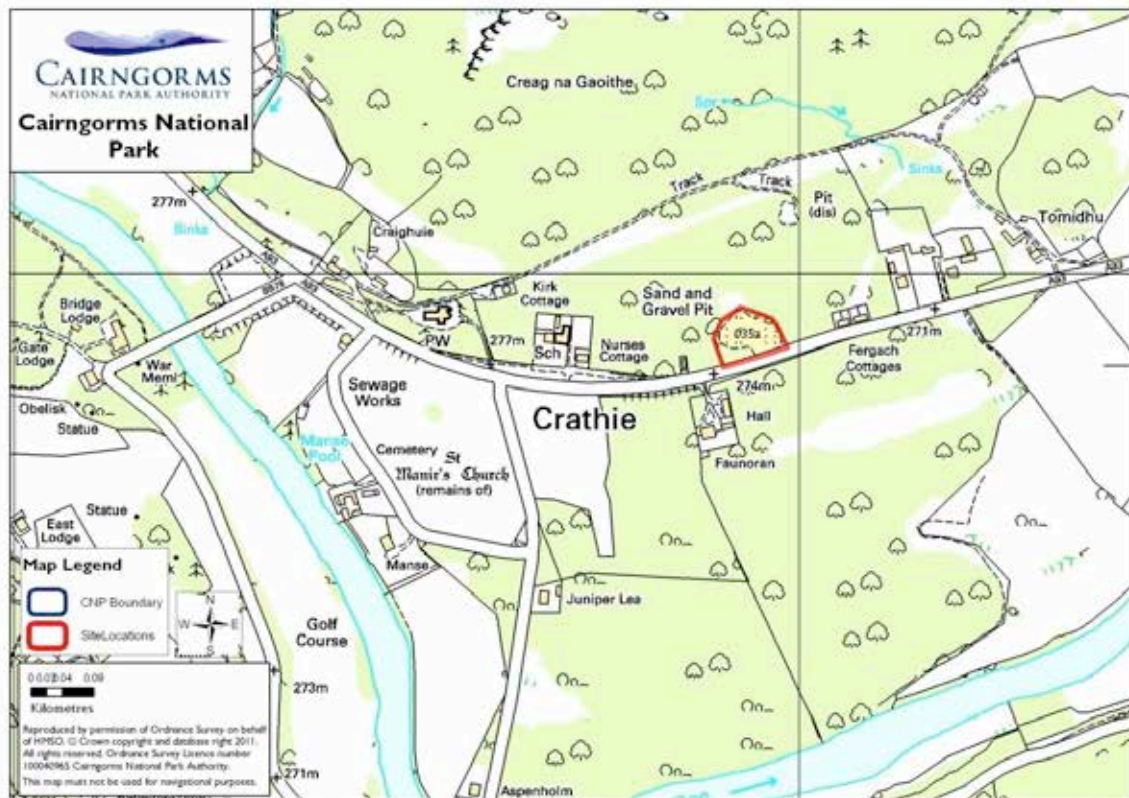
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Settlement relationship	
Overall Rating	Red	



Site 035b **Site Keiloch**
Size 1.0ha

Proposals Mixed use

Ecology sensitivity

Green – see survey

General Landscape

Former sawmill, close vicinity to estate buildings

Landscape

Amber/Green – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

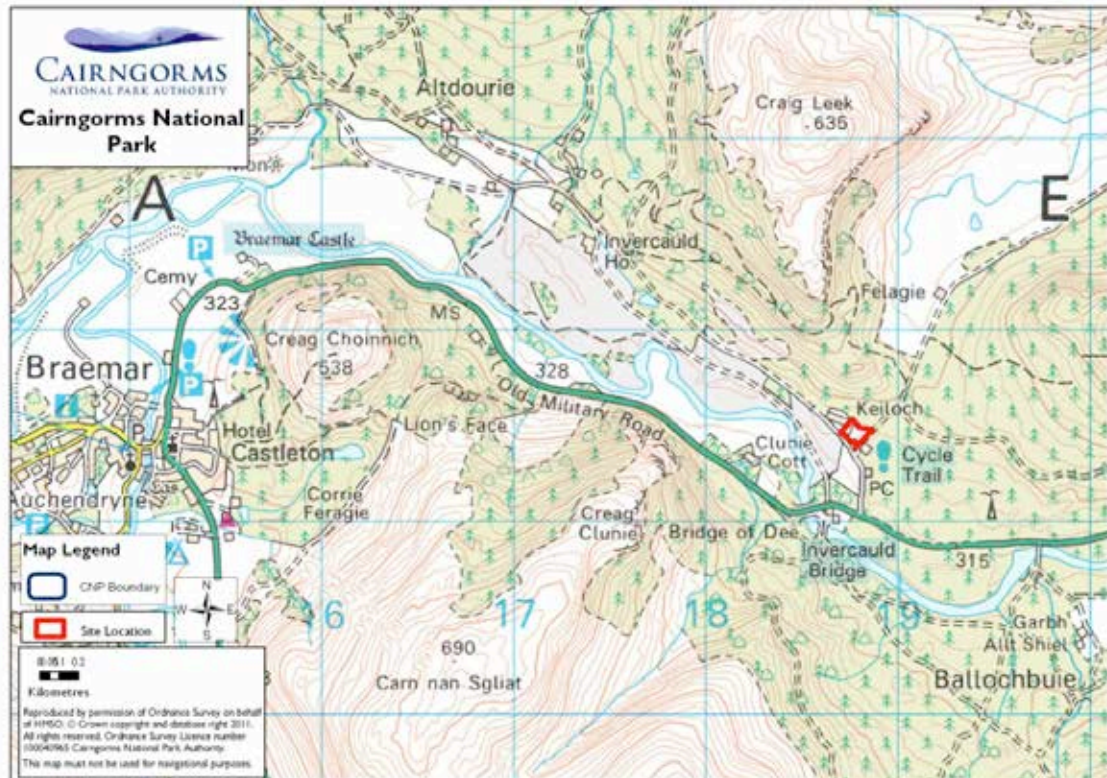
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Settlement relationship	
Overall Rating	Red	



Site 035c **Site Bridge of Gairn**
Size 1.0ha

Proposals Housing

Ecology sensitivity

Green – see survey

General Landscape

Pasture fields close to river Dee

Landscape

Red – see survey

Risk of Flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

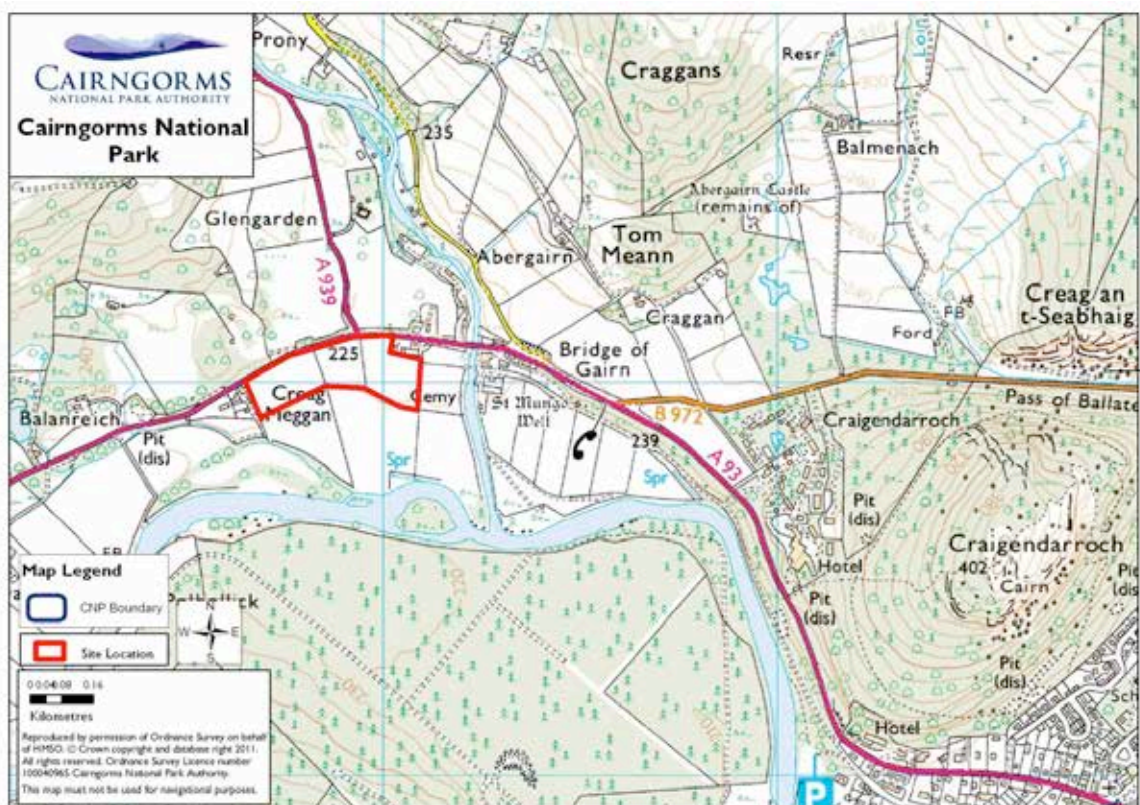
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape, settlement relationship	
Overall Rating	Red	



Site 035d **Site South of Caravan Park, Braemar**
Size 2.0ha

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General Landscape

Open farmland on approaches to settlement

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

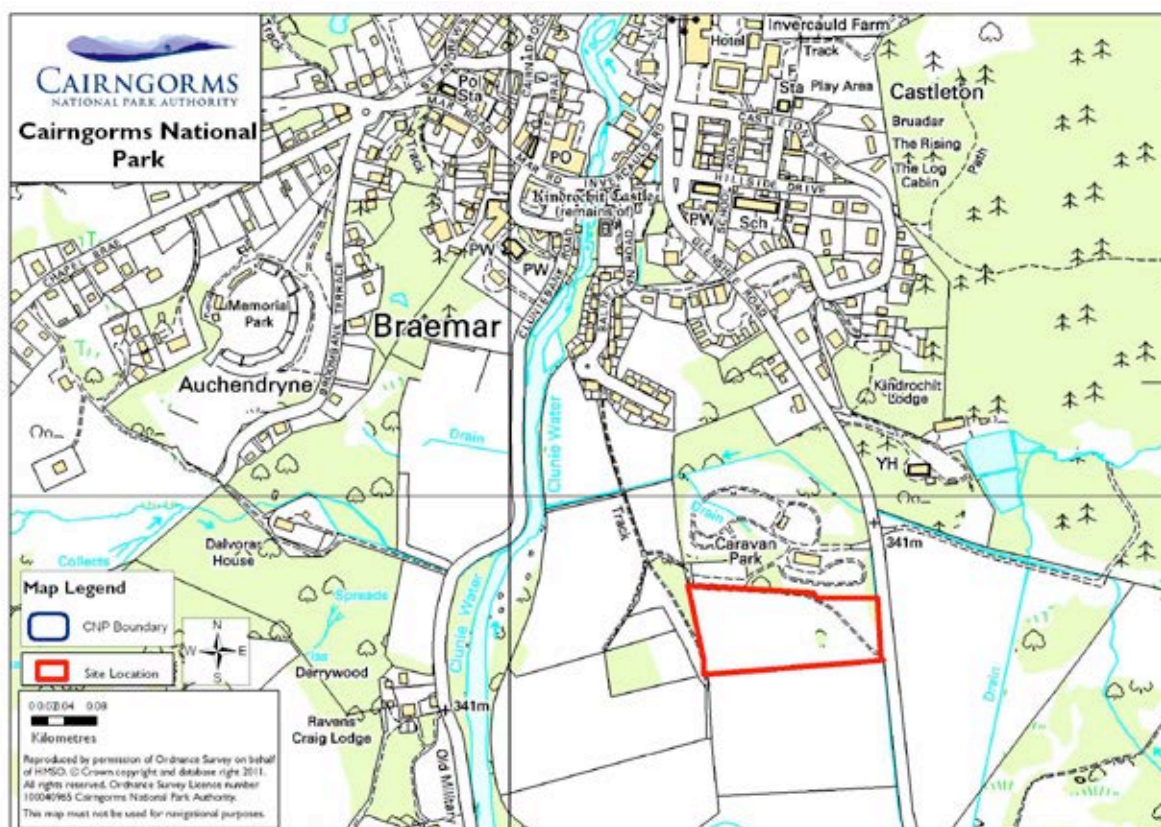
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, settlement relationship	
Overall Rating	Red	



Site 035e **Site North of Invercauld Arms, Braemar**
Size 8.32ha

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General Landscape

Sloping pasture fields on village edge

Landscape

Red – see survey

Risk of Flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

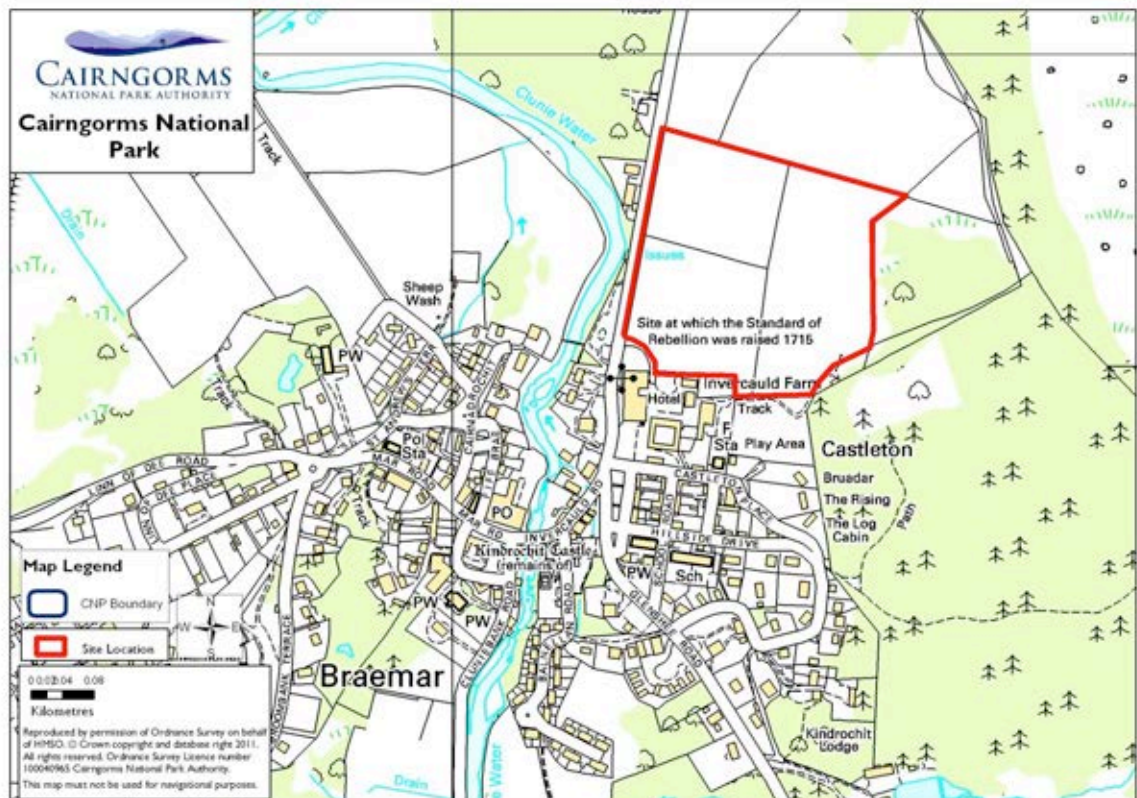
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, settlement relationship	
Overall Rating	Red	



Site 035f **Site South of Balnellan, Braemar**
Size 5.4ha

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General Landscape

Pasture on edge settlement

Landscape

Red/Amber – see survey

Risk of Flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access


Amber

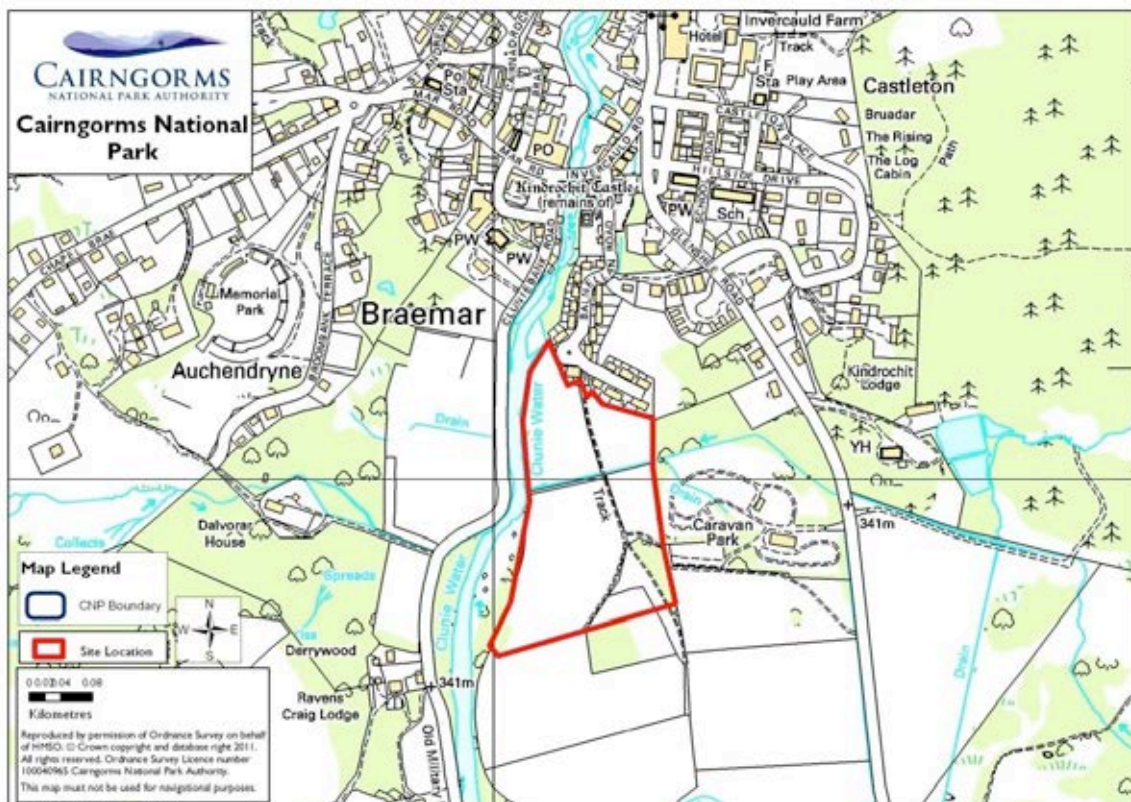
Accessibility to local transport

Amber

Access to services and

Green

Issues	Landscape	
Overall Rating	Red	



Site 035g **Site Parliament Knowe**
Size 8.0ha

Proposals Leisure/Tourism

Ecology sensitivity

Amber – see survey

General Landscape

Open birch wood very wet

Landscape

Red/amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

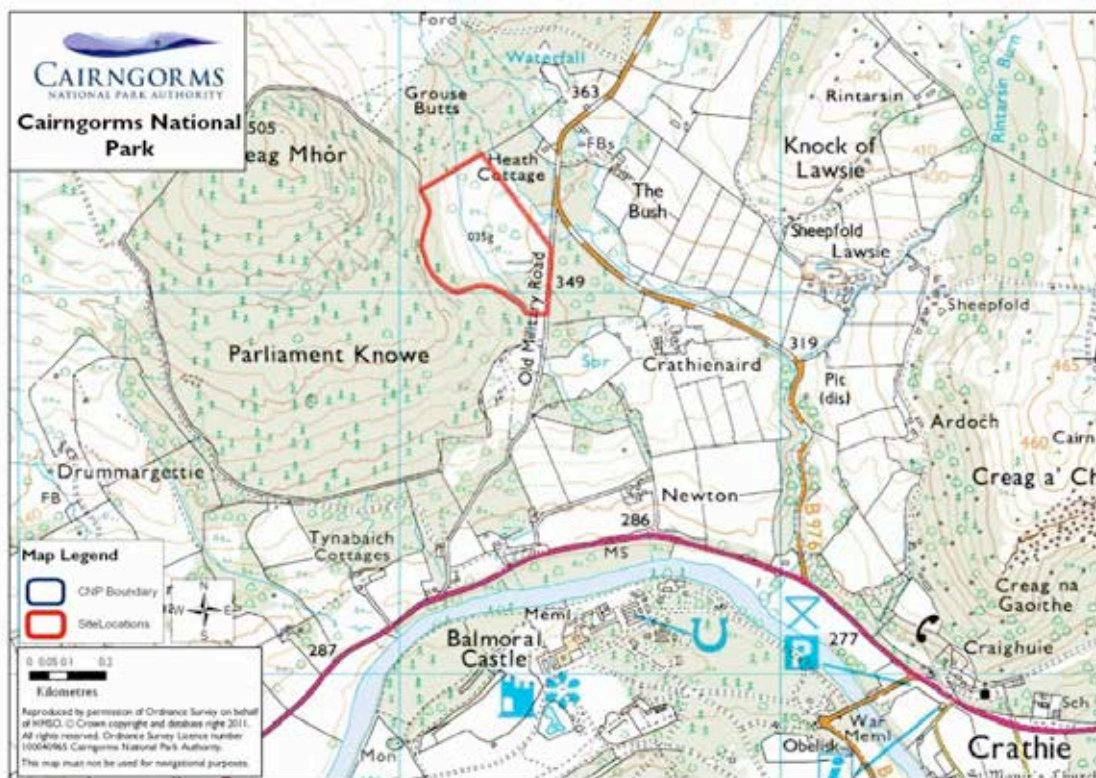
Accessibility to local transport

Red

Access to services and facilities

Red

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



Site 036 **Site Land at Kinrara**
Size -

Proposals Not known

Ecology sensitivity

Red – see survey

General Landscape

Open pasture, sensitive context

Landscape

Red – see survey

Risk of Flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Amber

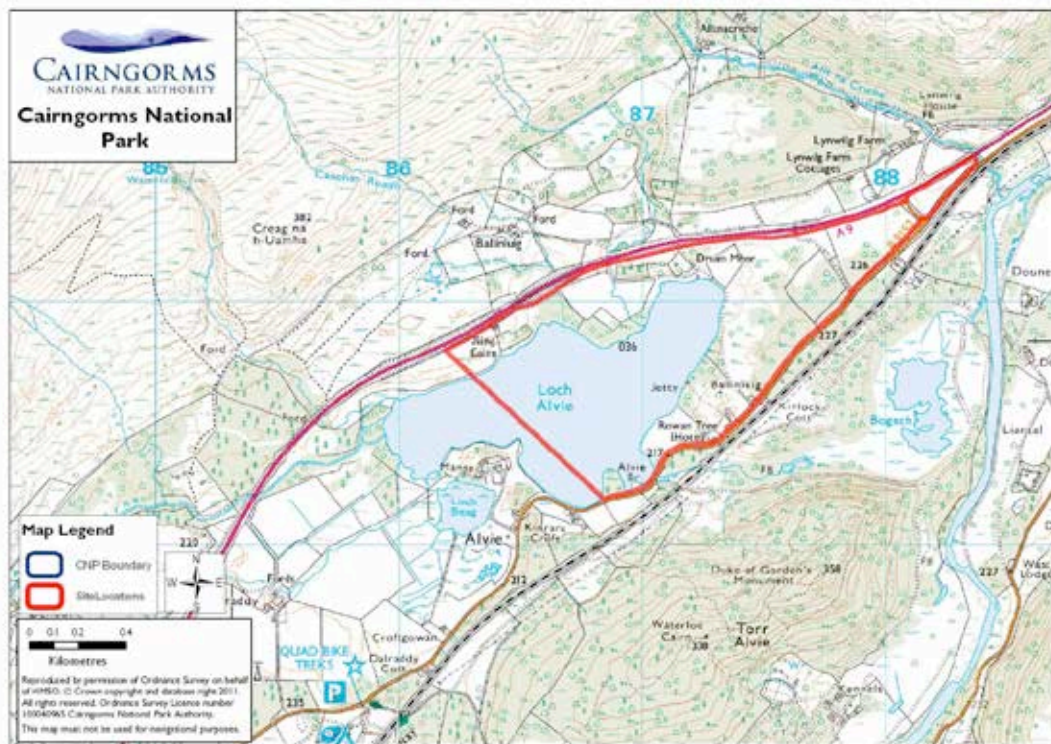
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape, ecology, settlement relationship	
Overall Rating	Red	



Site 037a **Site Tomintoul Site I.I**
Size -

Proposals Housing

Ecology sensitivity

Green – walkover survey only

General Landscape

Edge settlement

Landscape

Amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Green

Immediate site access

Green

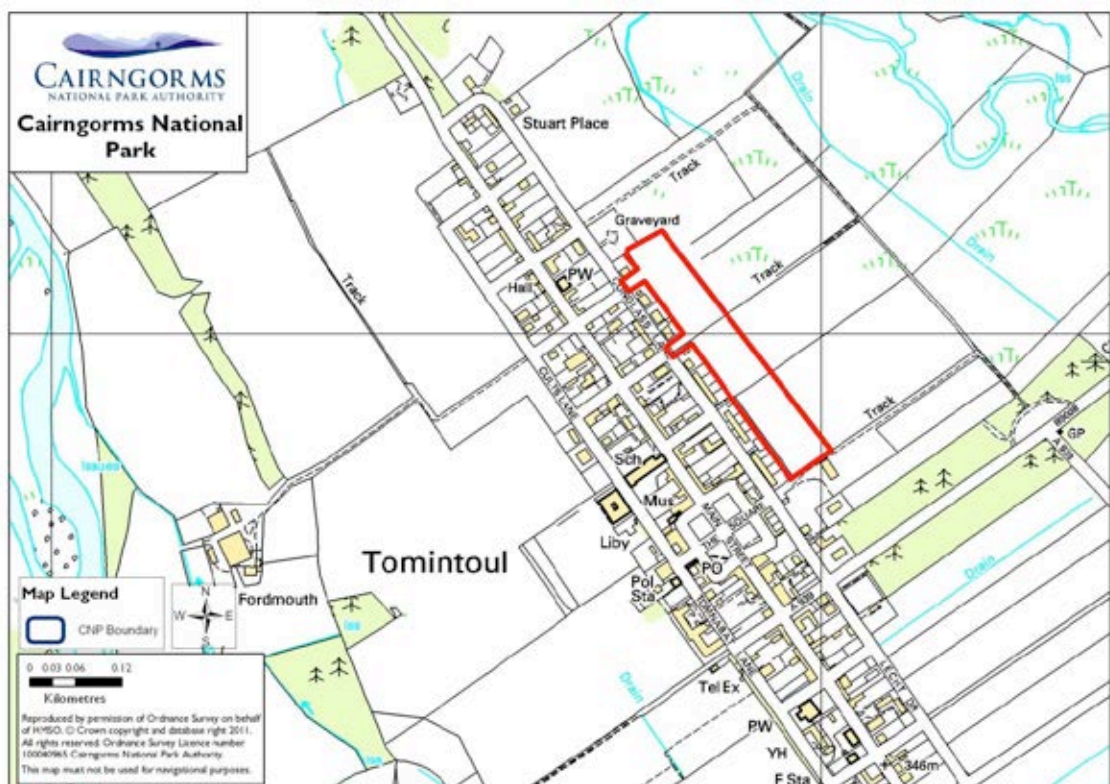
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Amber	



Site 037b Site Tomintoul Site 1.2
 Size -

Proposals Housing

Ecology sensitivity

Green – walkover survey only

General Landscape

Edge settlement

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

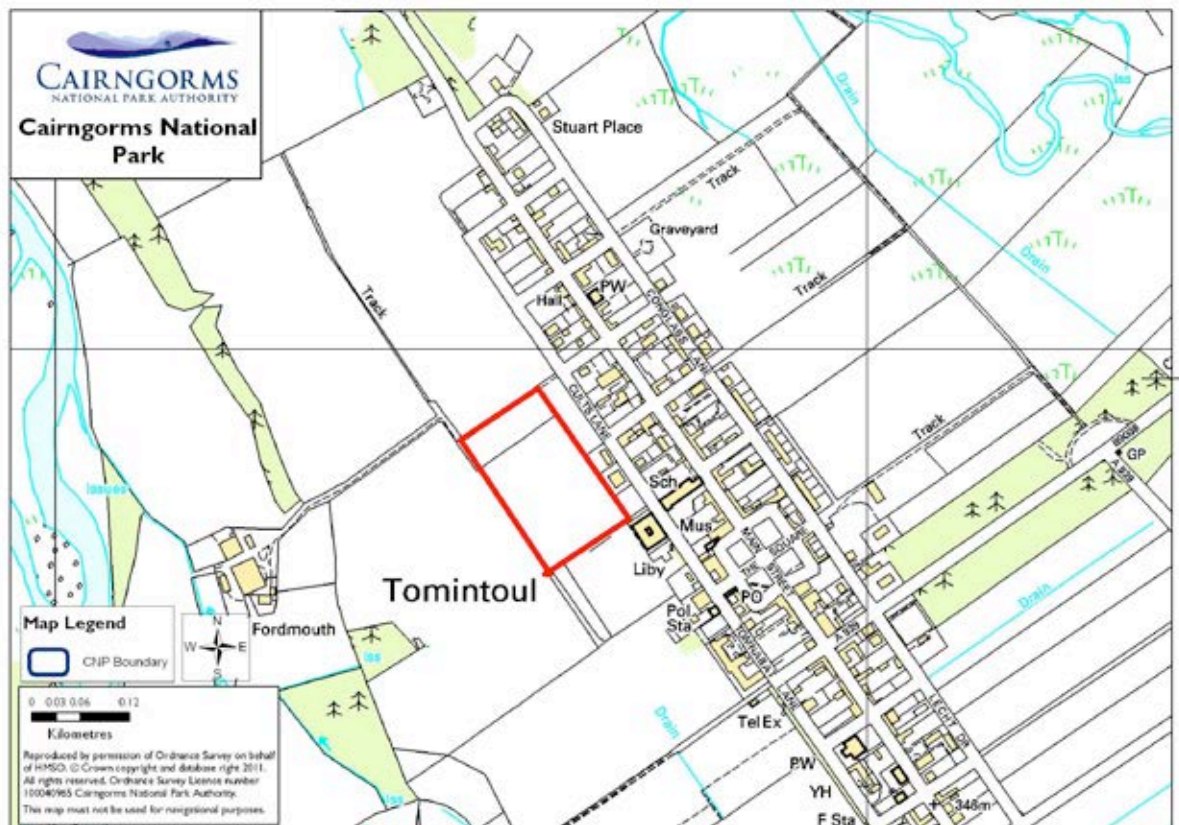
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 037c **Site Tomintoul Site 2.1**
Size -

Proposals Housing

Ecology sensitivity

Green – walkover survey only

General Landscape

Edge settlement

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 037d Site Tomintoul Site 2.2
 Size -

Proposals Housing

Ecology sensitivity

Green – walkover survey only

General Landscape

Edge settlement

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

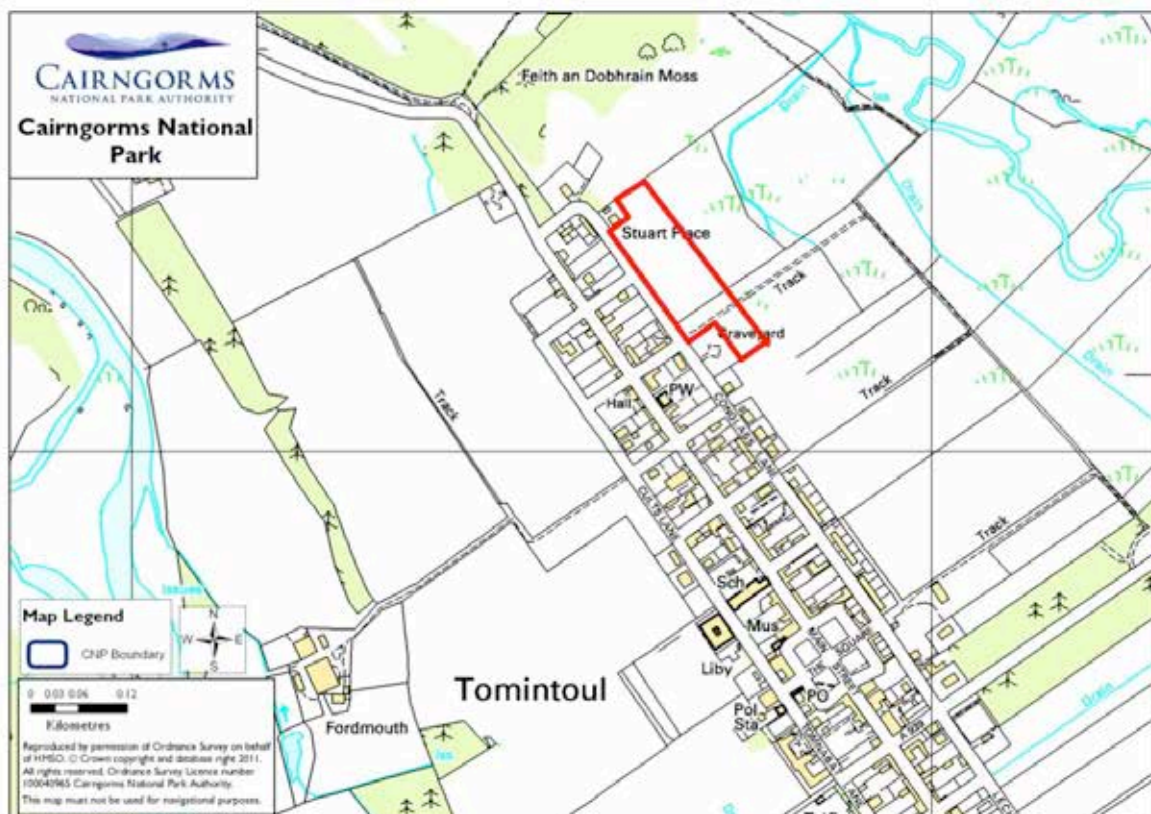
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 037e **Site Tomintoul Site 2.3**
Size -

Proposals Housing

Ecology sensitivity

Green – walkover survey only

General Landscape

Edge settlement

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

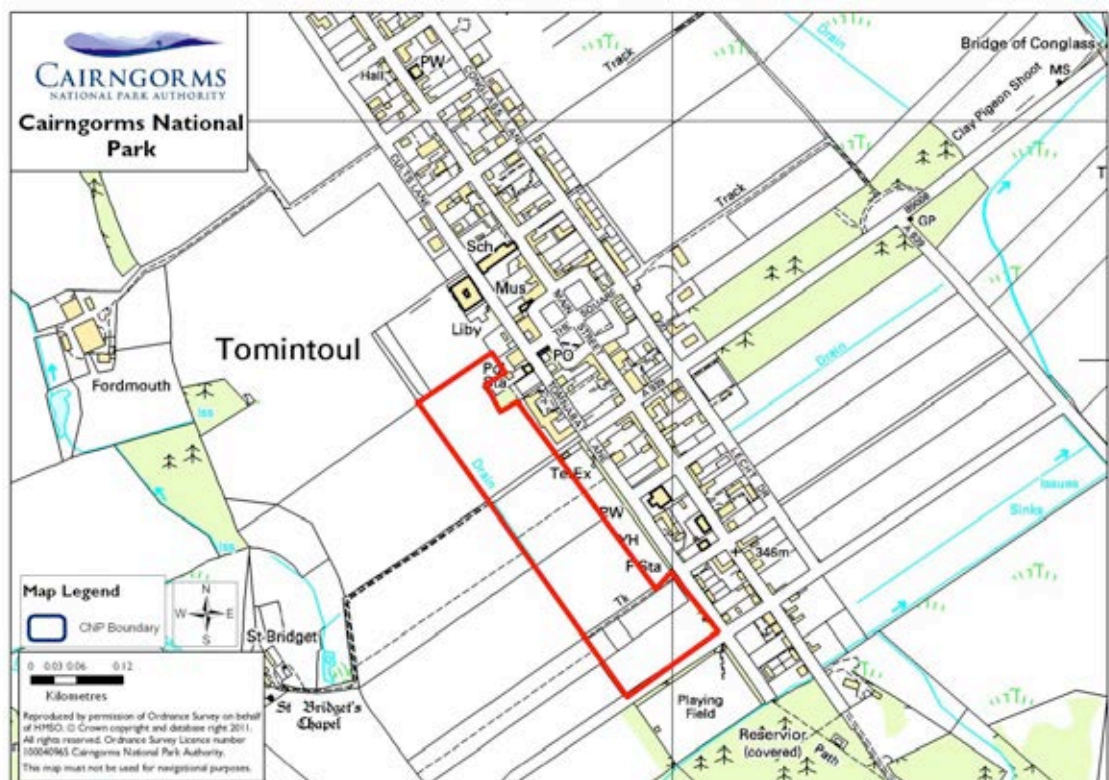
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 037f **Site Tomintoul Site 2.4**
Size N/A

Proposals Housing

Ecology sensitivity

Green – walkover survey only

General Landscape

Edge settlement

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

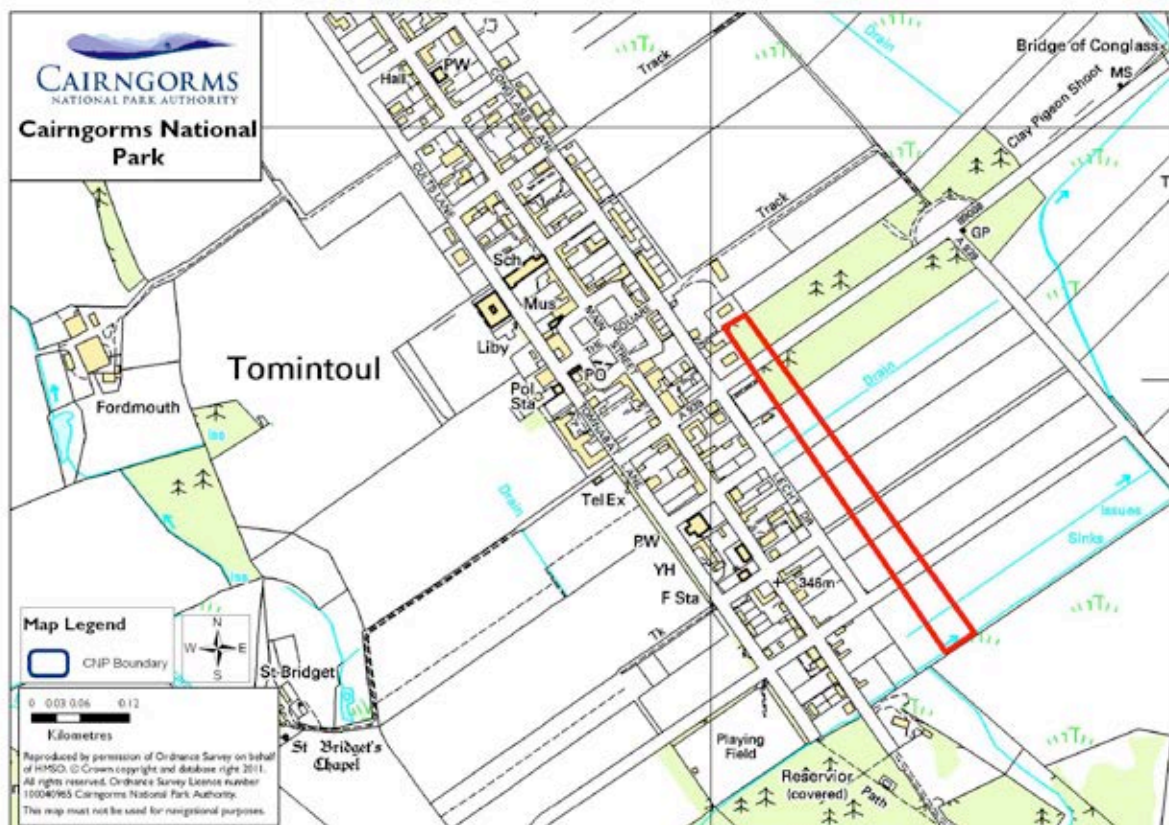
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 038a **Site Kincaig N**
Size 1.7ha

Proposals Housing

Ecology sensitivity

Green – see survey

General Landscape

Very sensitive - housing cap. study

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

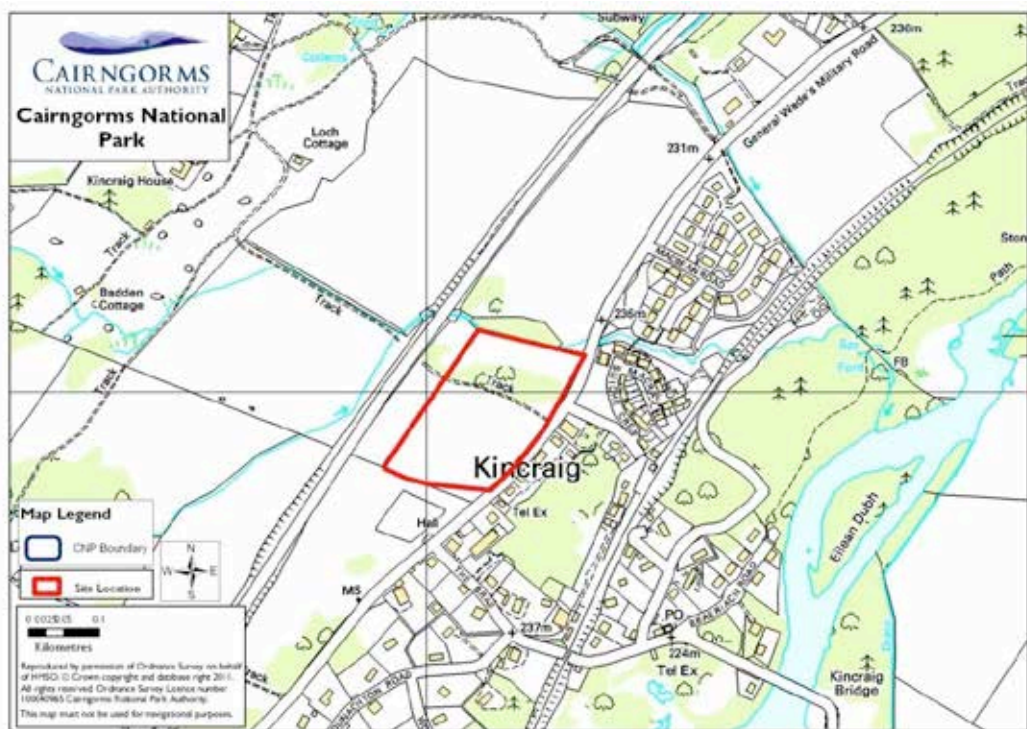
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, settlement relationship	
Overall Rating	Red	



Site 038b **Site Kincaig S**
Size 1.0ha

Proposals Housing

Ecology sensitivity

Green – see survey

General Landscape

Very sensitive - housing cap. study

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

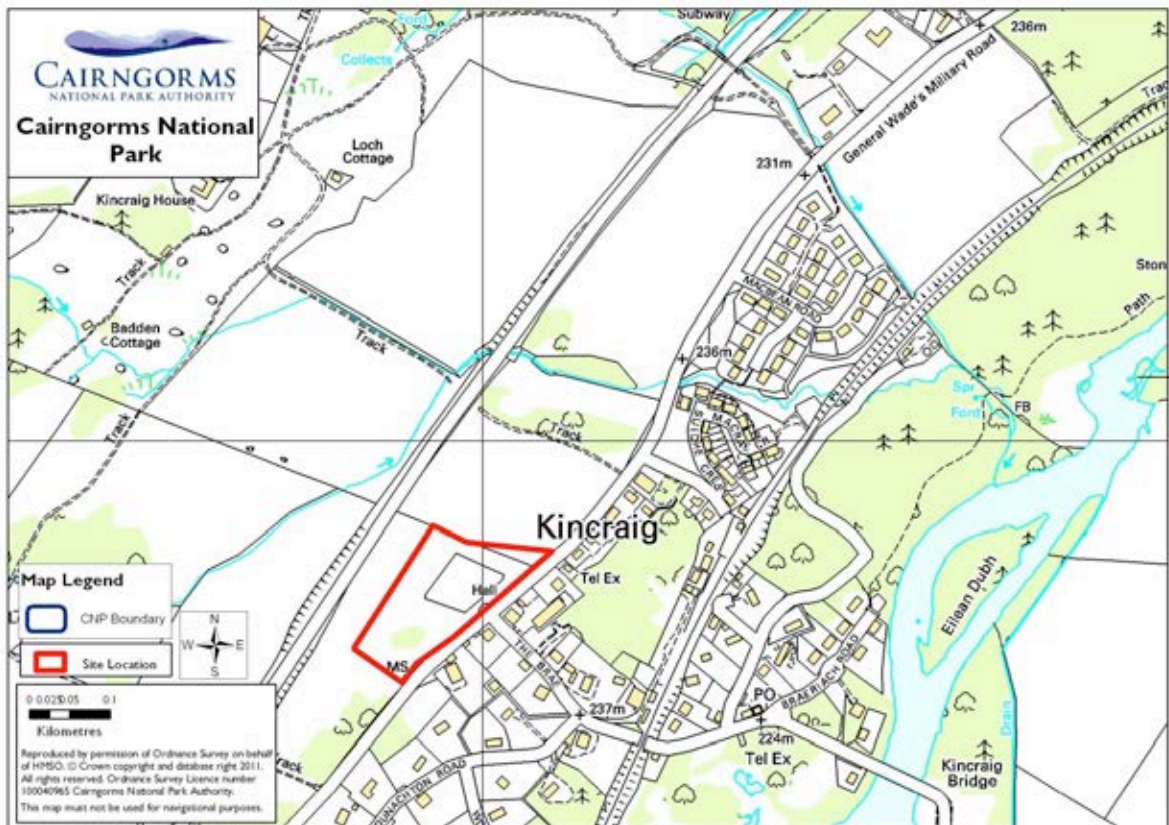
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, settlement relationship	
Overall Rating	Red	



Site 038c **Site Land to east of B9152, Kincaig**
Size 4.3ha

Proposals Housing

Ecology sensitivity

Green – see survey

General Landscape

Very sensitive - housing cap. study

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

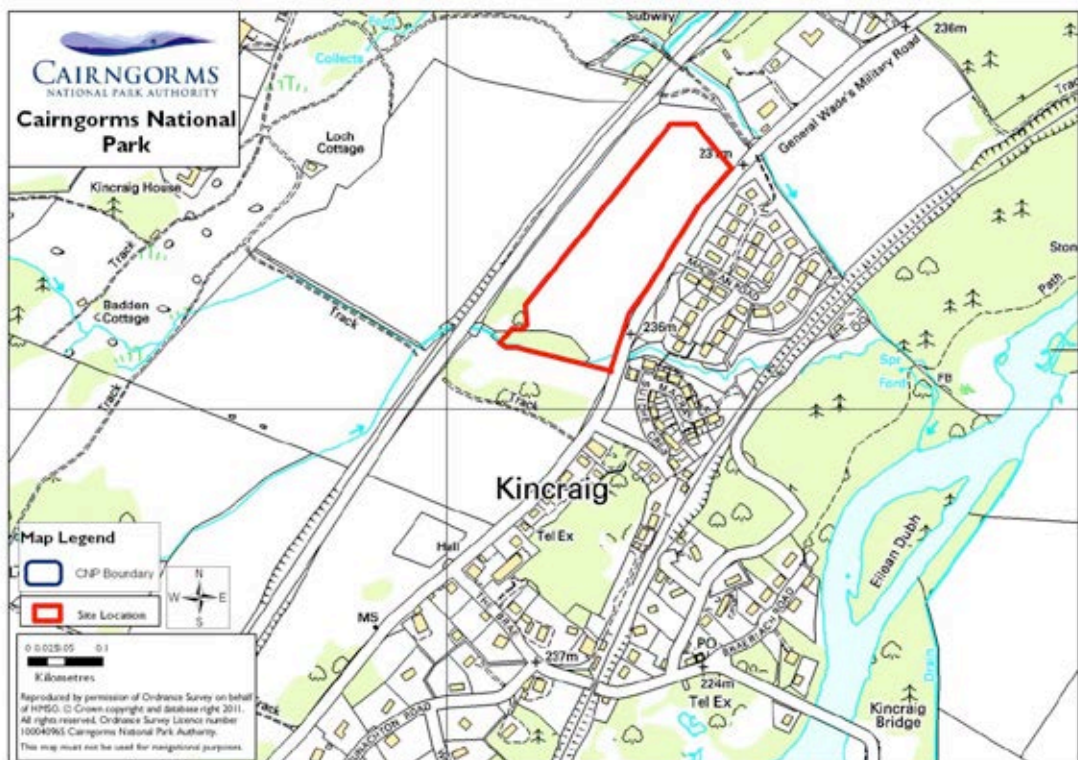
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, settlement relationship	
Overall Rating	Red	



Site 043 **Site Newtonmore HI**
Size 11.8ha

Proposals Housing

Ecology sensitivity

Green – see survey

General Landscape

Edge settlement – agri. fields

Landscape

Green – see survey

Risk of Flooding

Amber

Other considerations

Amber⁹

Relationship to existing settlement

Amber

Immediate site access

Green

Accessibility to local transport

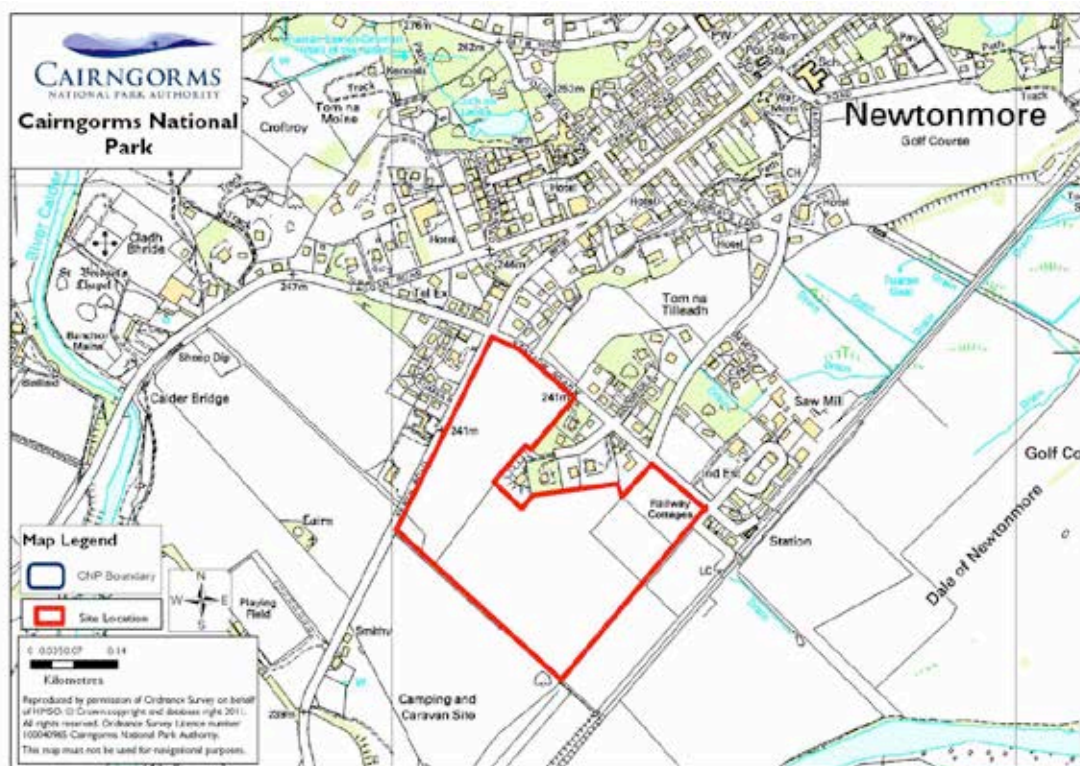
Green

Access to services and facilities

Green

Issues Flooding, settlement relationship addressed through existing development brief

Overall Rating Amber



⁹ Highland Council Housing Audit 2010 – HI- 40 effective

Site 044 **Site Newtonmore H2**
Size 11.9ha

Proposals Housing (allocation)

Ecology sensitivity

Green – see survey

General Landscape

Edge settlement – agric fields

Landscape

Green – see survey

Risk of Flooding

Green

Other considerations

Red¹⁰

Relationship to existing settlement

Amber

Immediate site access

Green

Accessibility to local transport

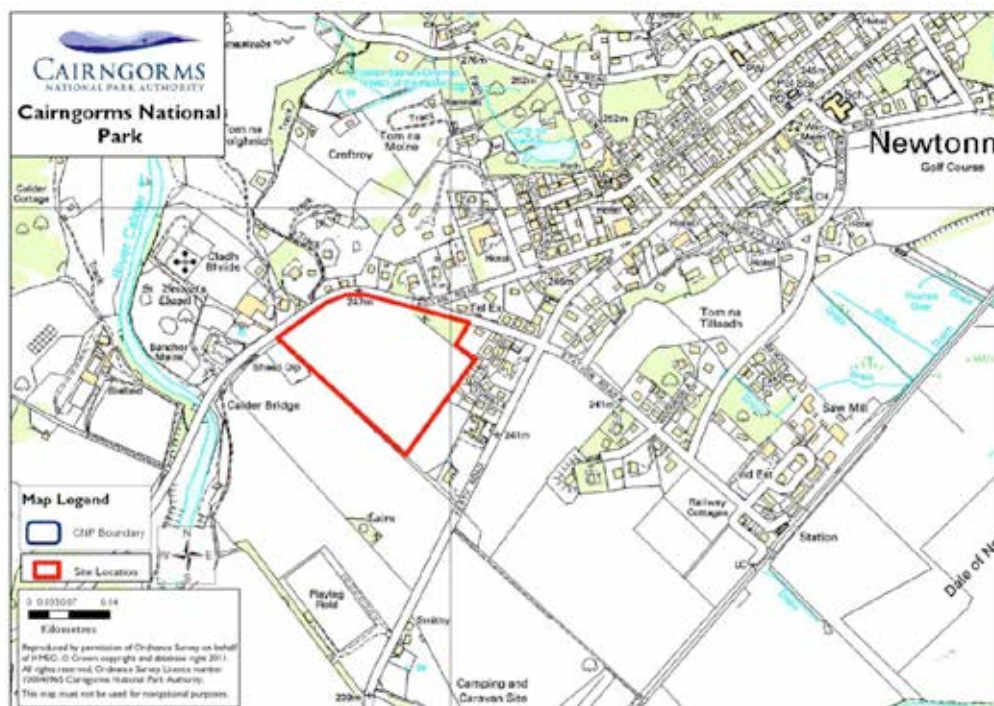
Green

Access to services and facilities

Green

Issues Settlement relationship addressed through existing development brief

Overall Rating Amber



¹⁰ Highland Council Housing Audit 2010 – H2 constrained due to infrastructure/deficit funding N.B. CNPA recognises the short term deliverability issues of this site.

Site 046 **Site Dalwhinnie HI**
Size 0.5ha

Proposals Housing

Ecology sensitivity

Green – see survey

General Landscape

Grassland, in settlement

Landscape

Amber – see survey

Risk of Flooding

Green

Other considerations

Red¹¹

Relationship to existing settlement

Green

Immediate site access

Green

Accessibility to local transport

Green

Access to services and facilities

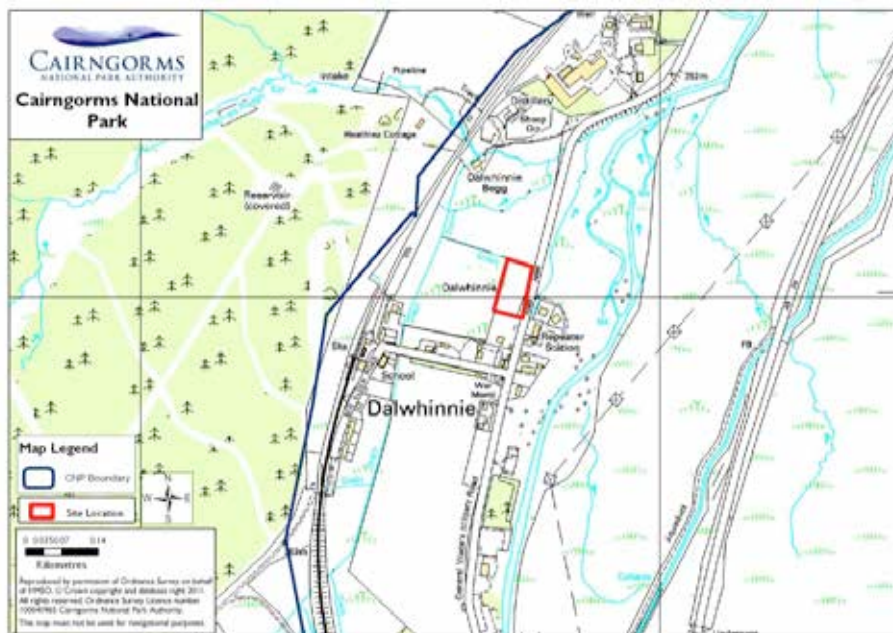
Amber

Issues

Other considerations, landscape

Overall Rating

Amber



¹¹ Highland Council Housing Audit 2010 – HI- constrained due to marketability N.B. CNPA recognises the short term deliverability issues of this site.

Site 047 **Site Dalwhinnie H2**
Size 0.4

Proposals Housing

Ecology sensitivity

Green– see survey

General Landscape

In settlement

Landscape

Green– see survey

Risk of Flooding

Green

Other considerations

Red¹²

Relationship to existing settlement

Green

Immediate site access

Green

Accessibility to local transport

Green

Access to services and facilities

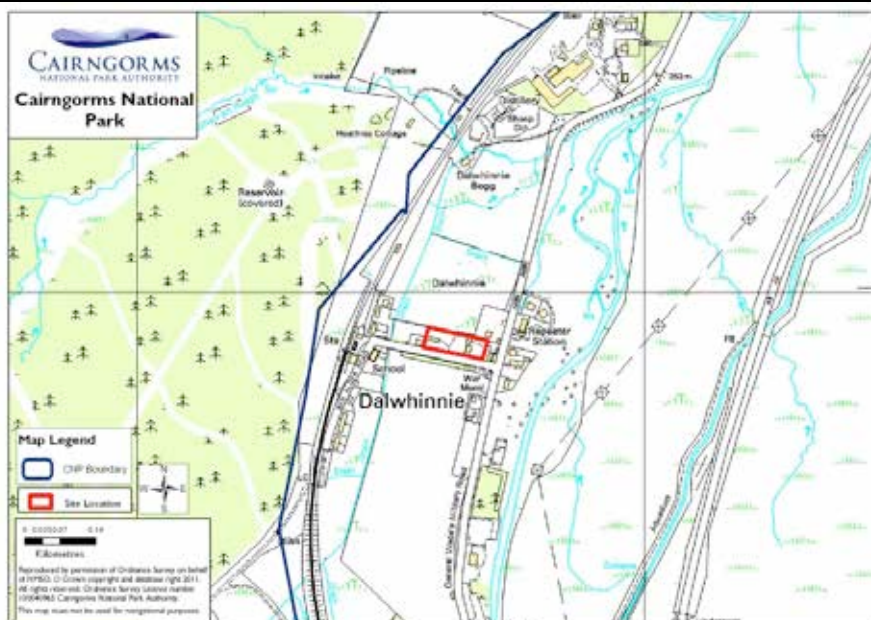
Amber

Issues

Other considerations

Overall Rating

Amber



¹² Highland Council Housing Audit 2010 – H2 constrained - marketability N.B. CNPA recognises the short term deliverability issues of this site.

Site 048
Size 0.4ha

Site Dalwhinnie H3

Proposals Housing

Ecology sensitivity

Green– see survey

General Landscape

In settlement

Landscape

Green– see survey

Risk of Flooding

Green

Other considerations

Green¹³

Relationship to existing settlement

Green

Immediate site access

Green

Accessibility to local transport

Green

Access to services and facilities

Amber

Issues

Services and facilities

Overall Rating

Green



¹³ Highland Council Housing Audit 2010 – H3 effective – 5 units

Site 050 **Site Dulnain Bridge H2**
Size -

Proposals Housing - allocation

Ecology sensitivity

No survey – See Table 3

General Landscape

In settlement

Landscape

Green – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access


Green

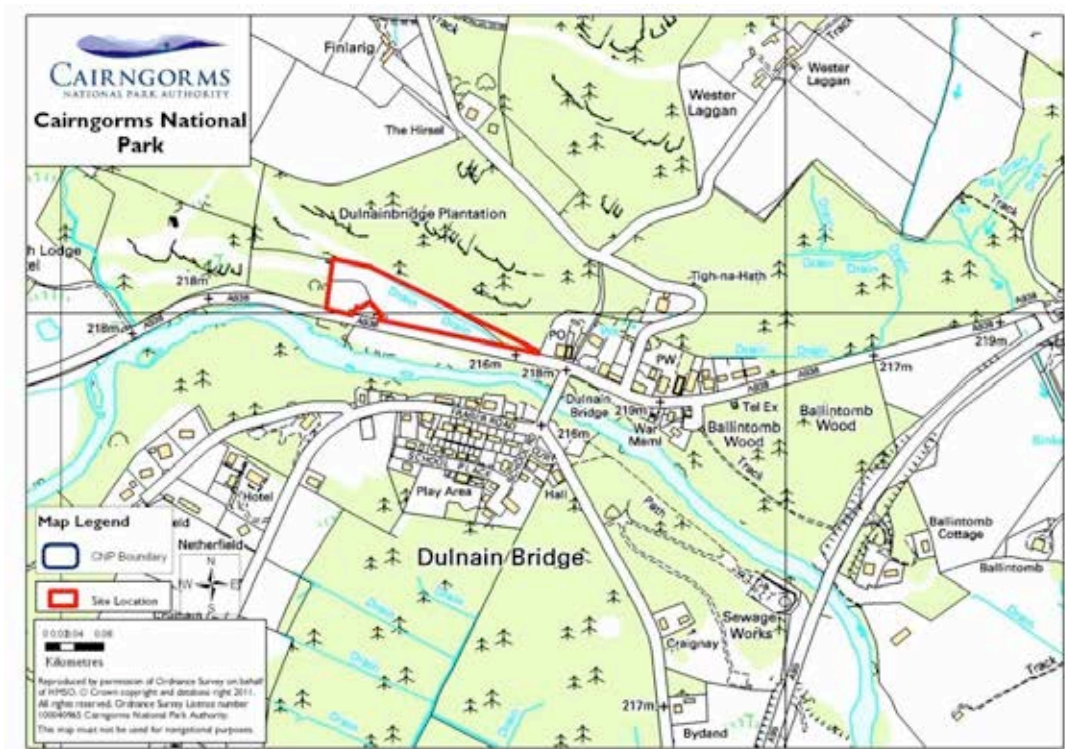
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Settlement relationship	
Overall Rating	Amber	



Site 051 **Site Kincaig (H1)**
Size 5.5ha

Proposals Housing – allocation

Ecology sensitivity

Green – see survey

General Landscape

In settlement – agri. fields

Landscape

Green – see survey

Risk of Flooding

Green

Other considerations

Green¹⁴

Relationship to existing settlement

Amber

Immediate site access

Amber

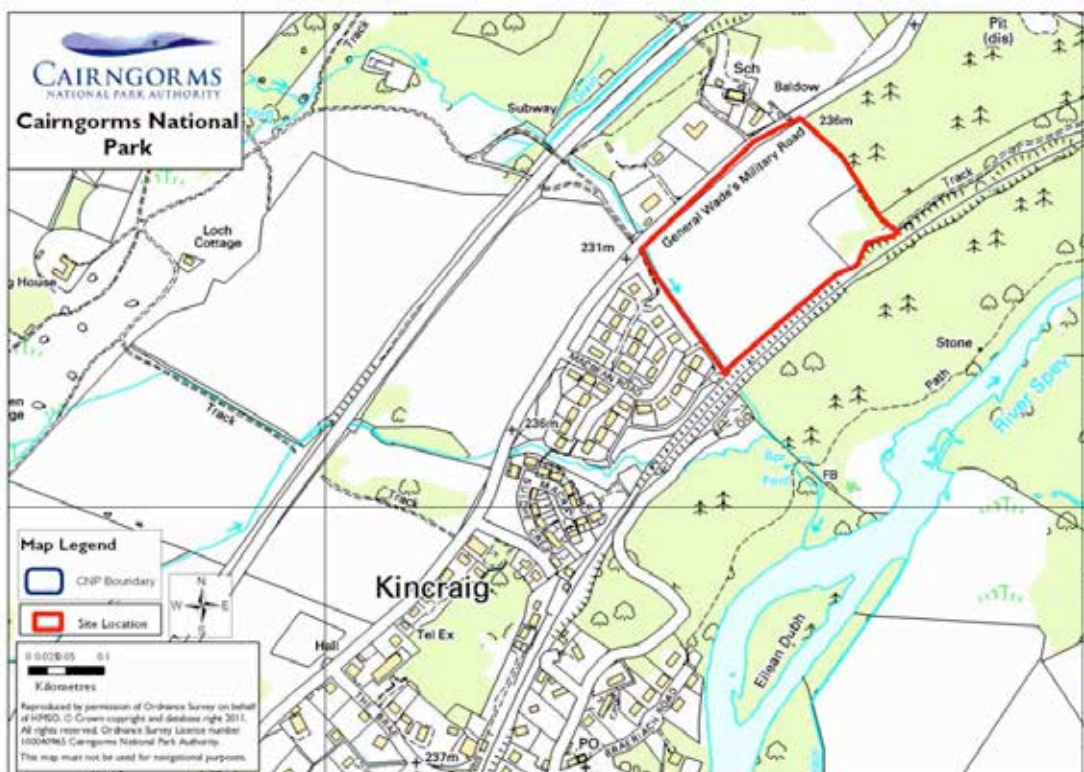
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Settlement relationship addressed through existing development brief	
Overall Rating	Amber	



¹⁴ Highland Council Housing Audit 2010 – H1- 10 effective to 2012

Site 052 **Site Killiecrankie H3I**
Size -

Proposals Housing

Ecology sensitivity

Green– see survey

General Landscape

Elevated edge of settlement

Landscape

Amber – see survey

Risk of Flooding

Green

Other considerations

Green¹⁵

Relationship to existing settlement

Green

Immediate site access

Amber

Accessibility to local transport

Green

Access to services and facilities

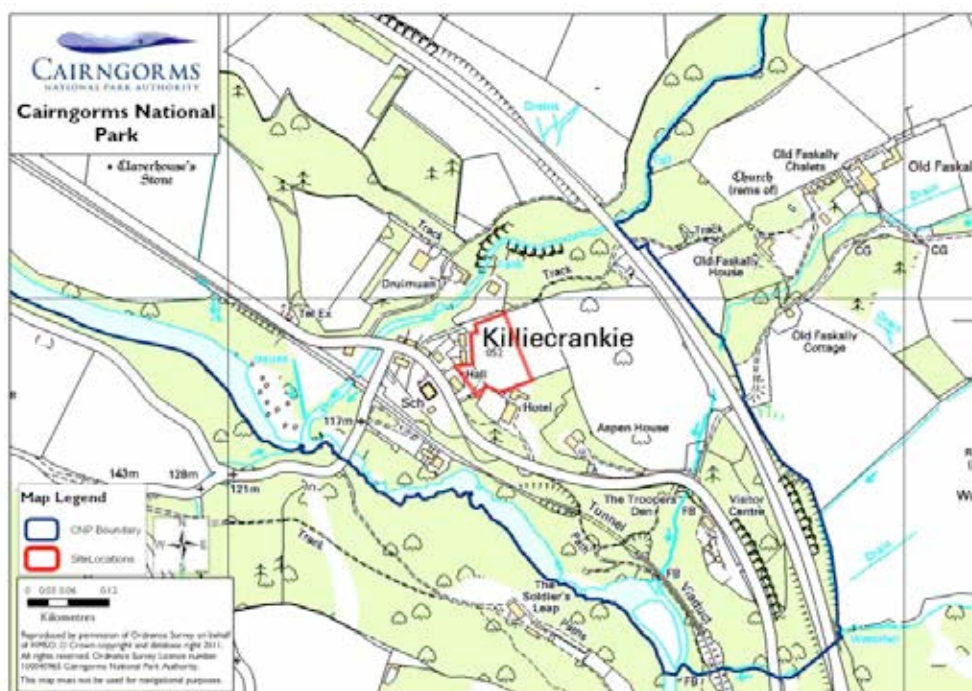
Amber

Issues

Access, facilities

Overall Rating

Amber



¹⁵ PKC Housing Land Audit 2010 – H3I – effective – 5 units

Site 053 **Site Bruar O7**
Size -

Proposals Retail/Tourism

Ecology sensitivity

No survey – See Table 3

General Landscape

Car park area

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

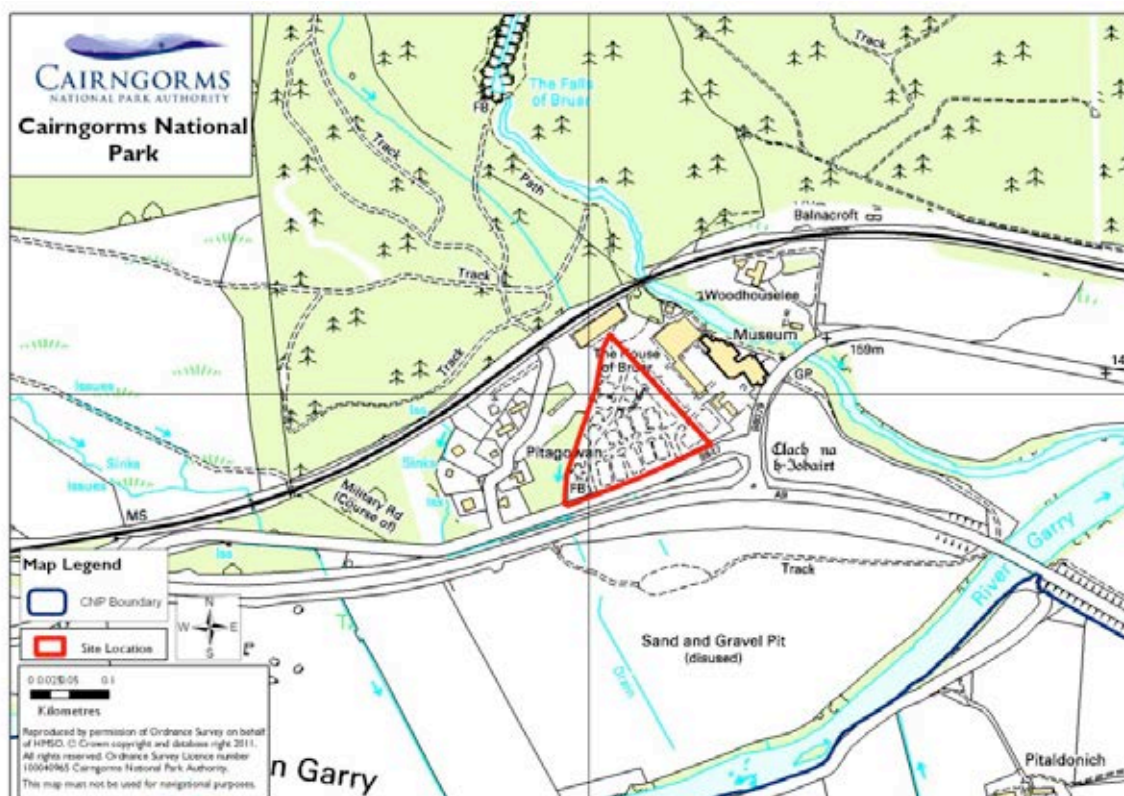
Green

Issues

None

Overall Rating

Green



Site 054
Size N/A

Site Blair Atholl H26

Proposals Housing

Ecology sensitivity

Green– see survey 005f

General Landscape

New edge to settlement

Landscape

Green– see survey

Risk of Flooding

Red

Other considerations

Amber

Relationship to existing settlement

Green

Immediate site access


Amber

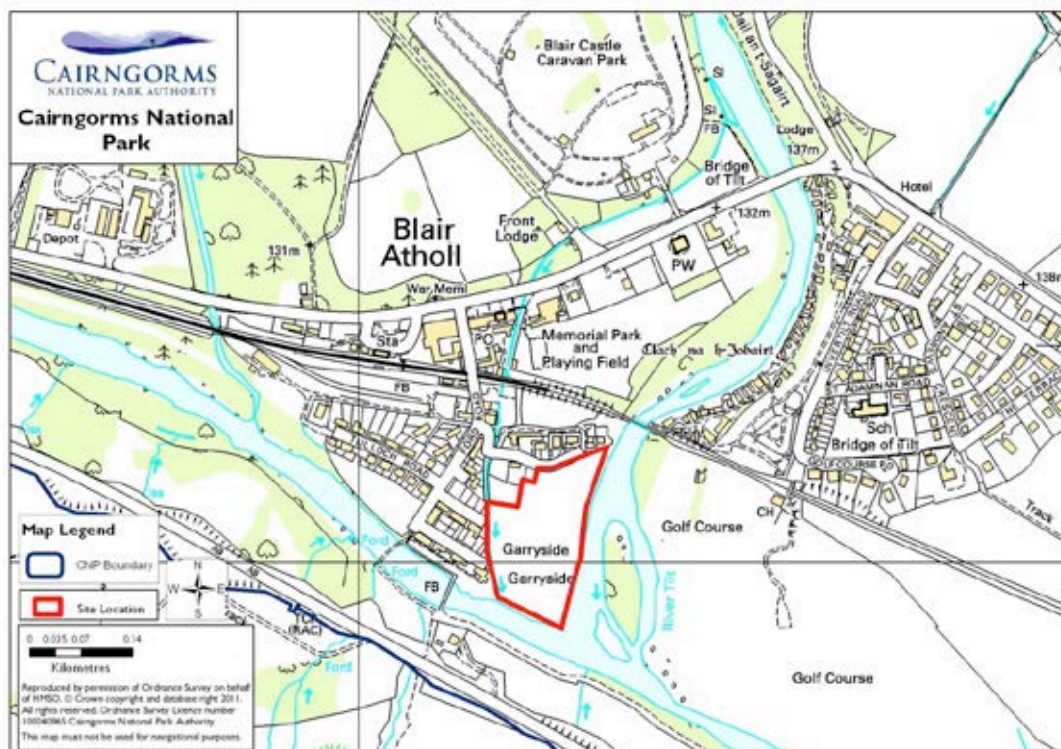
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Flooding	
Overall Rating	Red	



Site 055
Size -

Site Blair Atholl H2

Proposals Housing

Ecology sensitivity

Green— see survey

General Landscape

Former goods yard

Landscape

Green— see survey

Risk of Flooding

Green

Other considerations

Green¹⁶

Relationship to existing settlement

Green

Immediate site access

Green

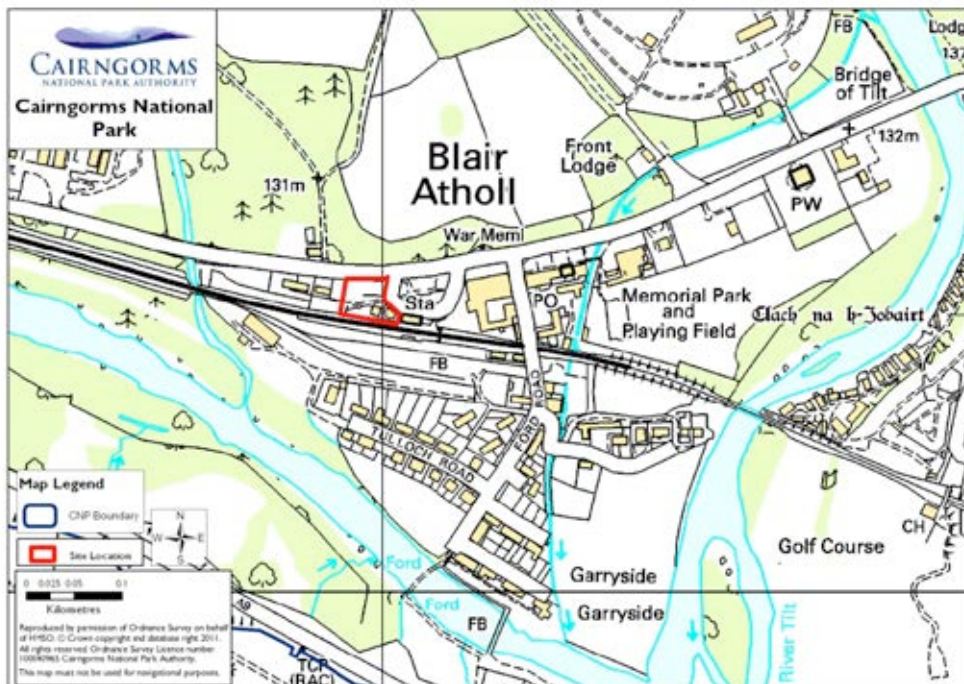
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	None	
Overall Rating	Green	



¹⁶ PKC Housing Land Audit 2010 – H27 – effective – 5 effective