



**Local Development
Plan Background
Evidence
5. Site Analysis**

6/15/2011

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1. Introduction

1.1 The following potential development sites were submitted by landowners, developers and agents as part of the CNPA 'Call for Sites' process (undertaken from April to June 2010). 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 1' 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
012o	Area next to football pitch, Boat of Garten	Grass area only
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

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

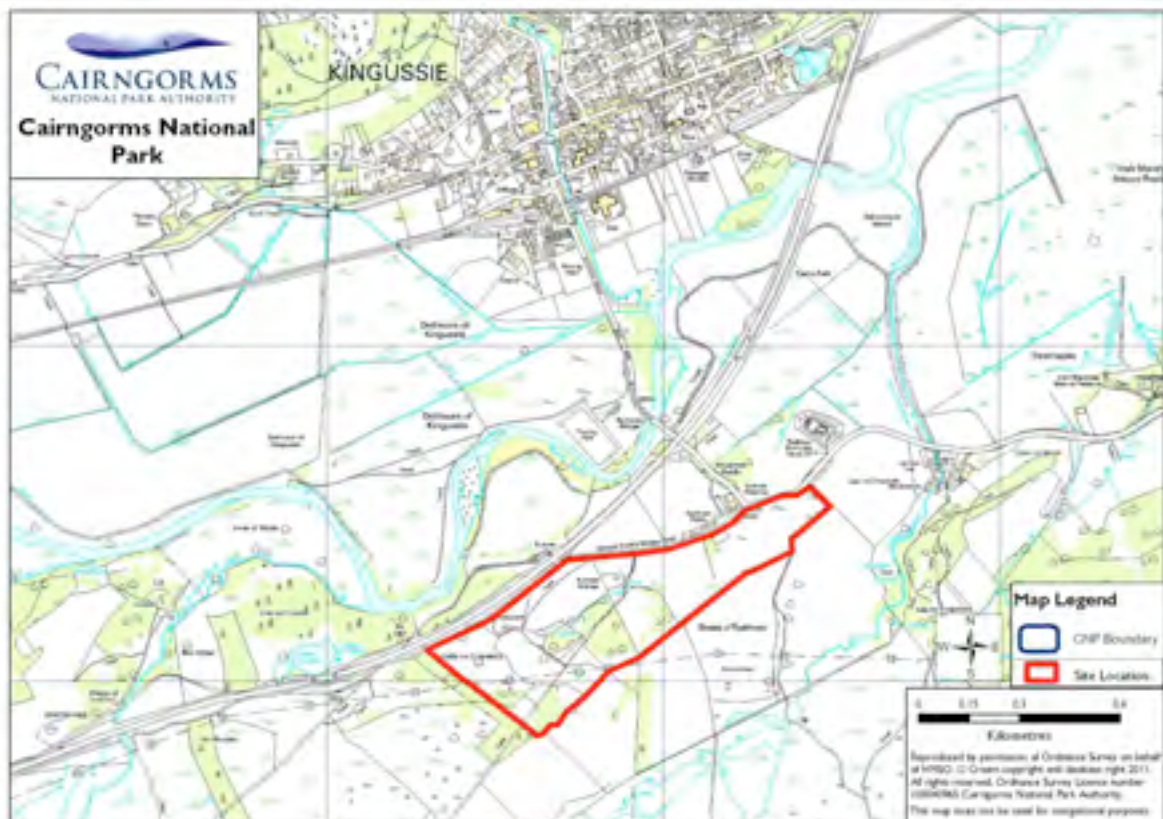
Accessibility to local transport

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

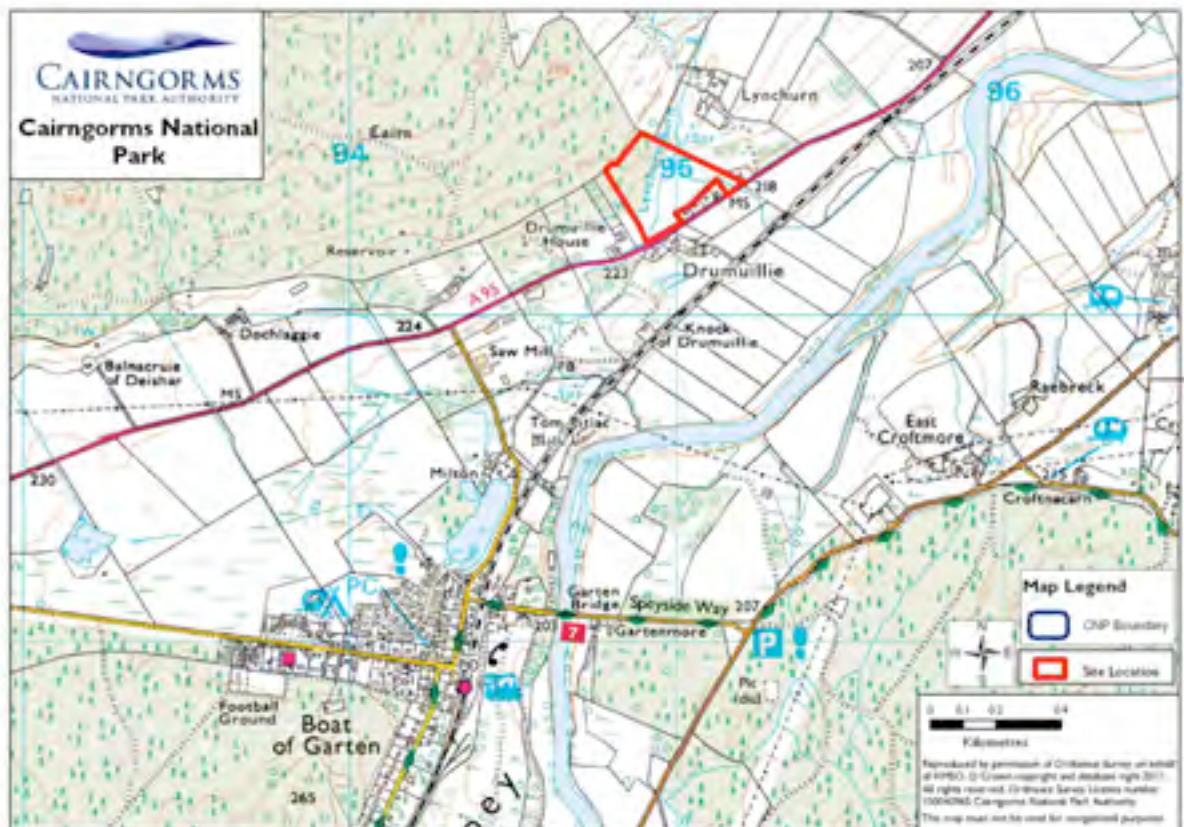
Accessibility to local transport

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

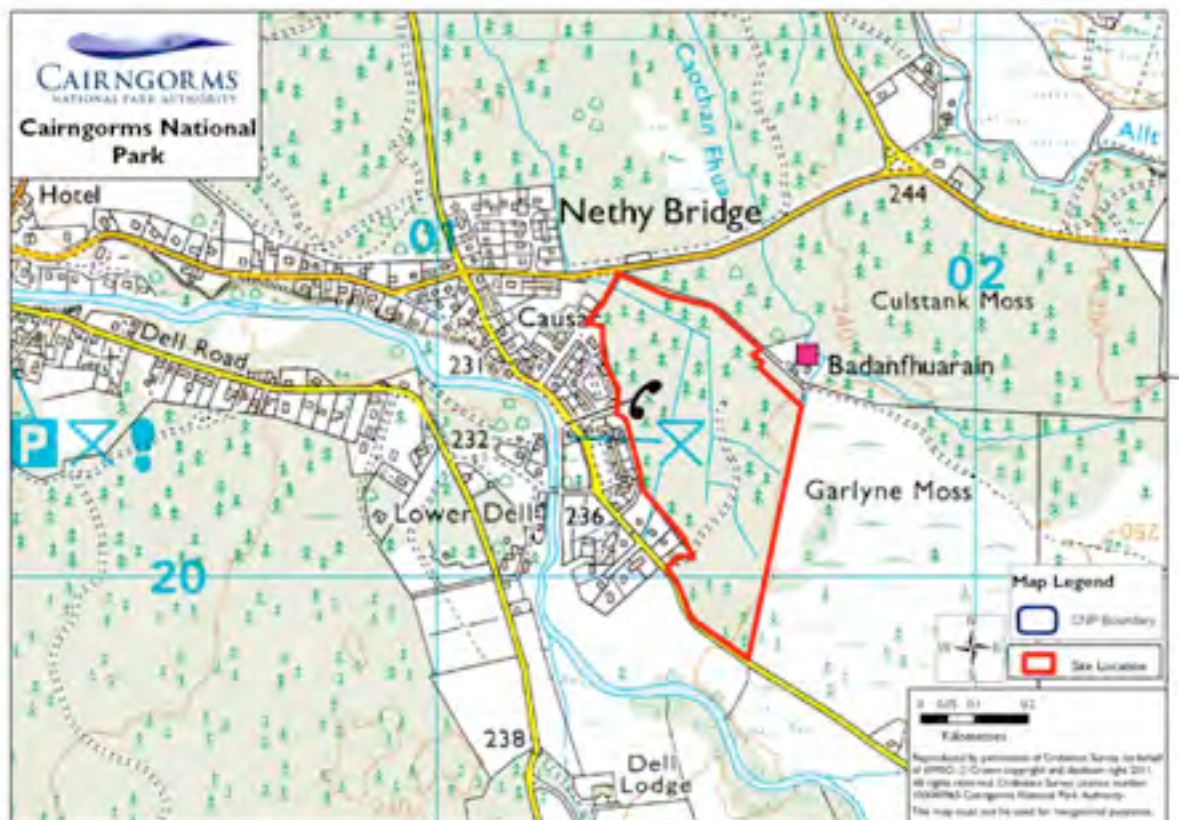
Accessibility to local transport

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

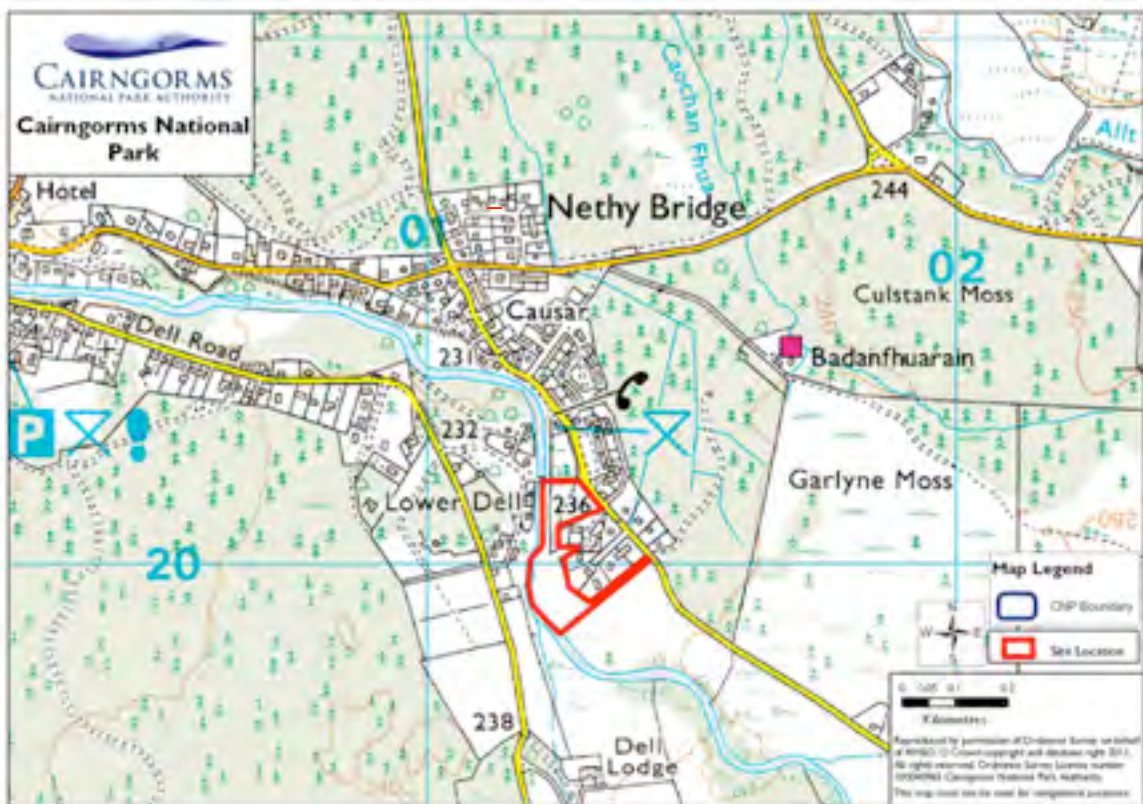
Accessibility to local transport

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

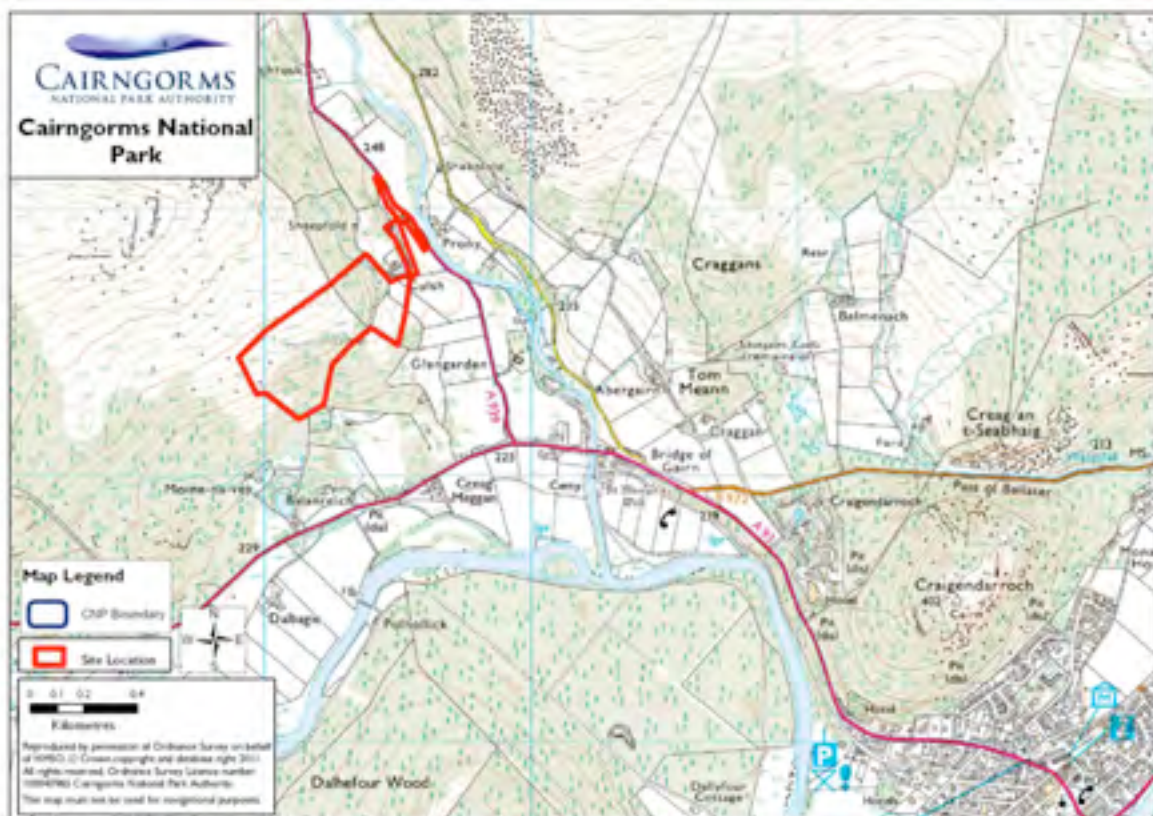
Amber

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

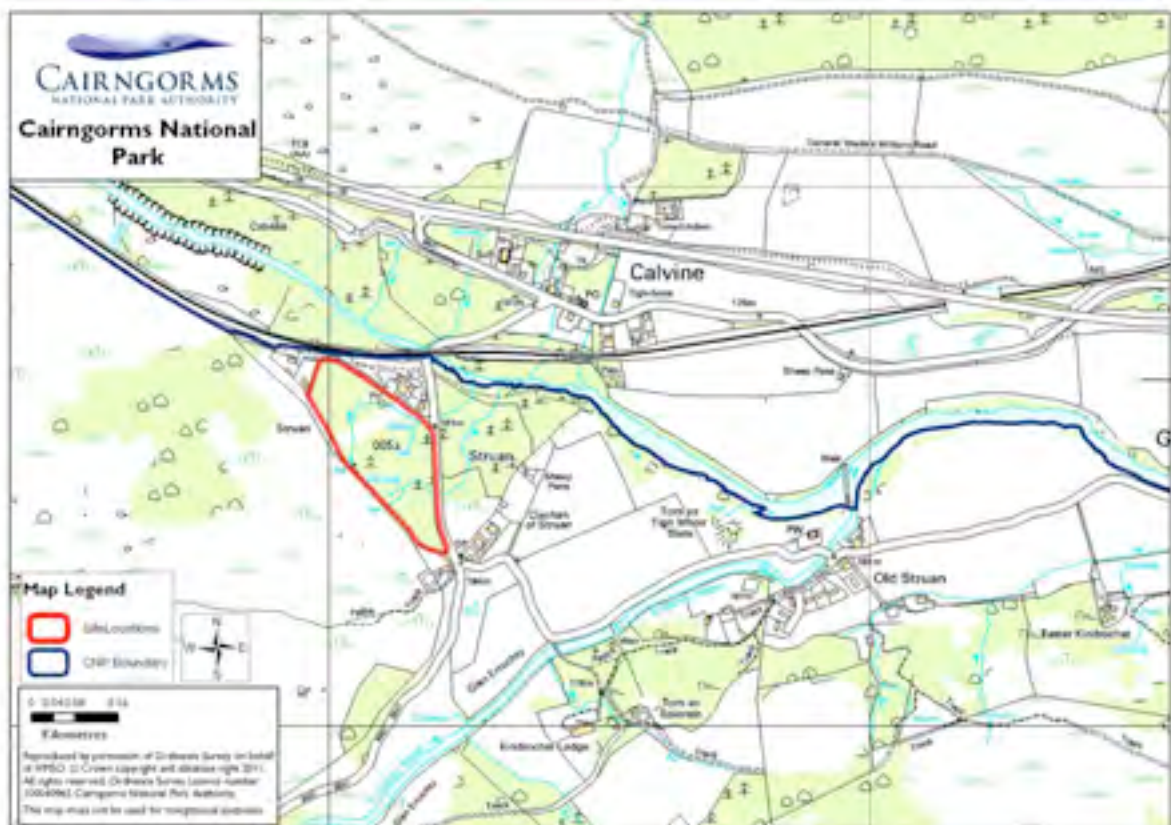
Amber

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

Amber



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

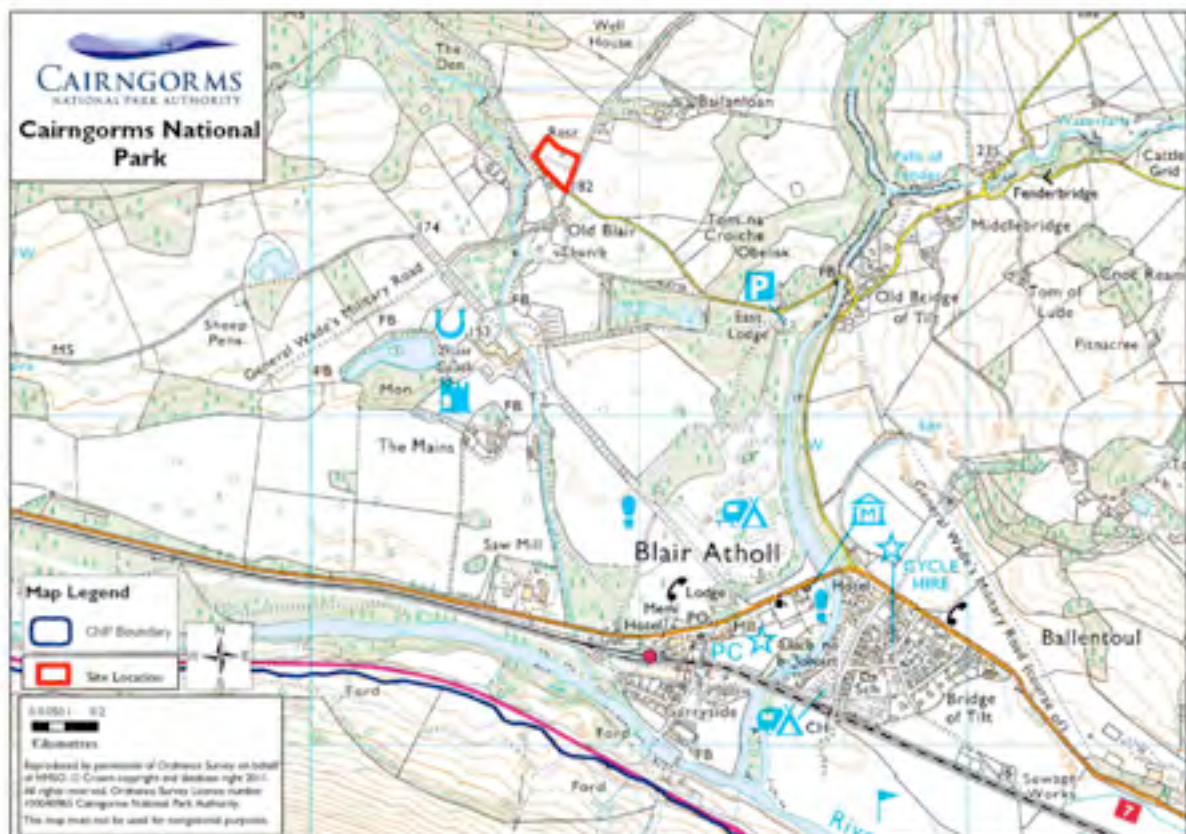
Amber

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

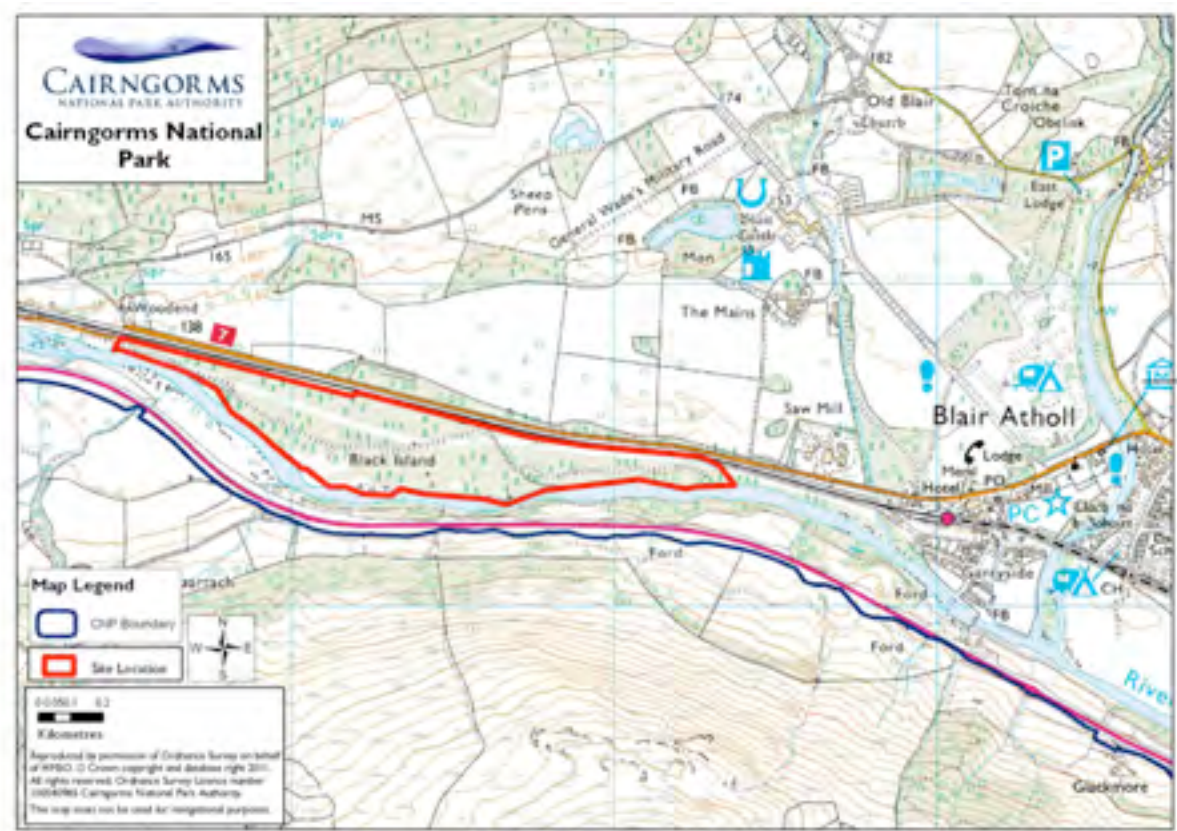
Accessibility to local transport

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

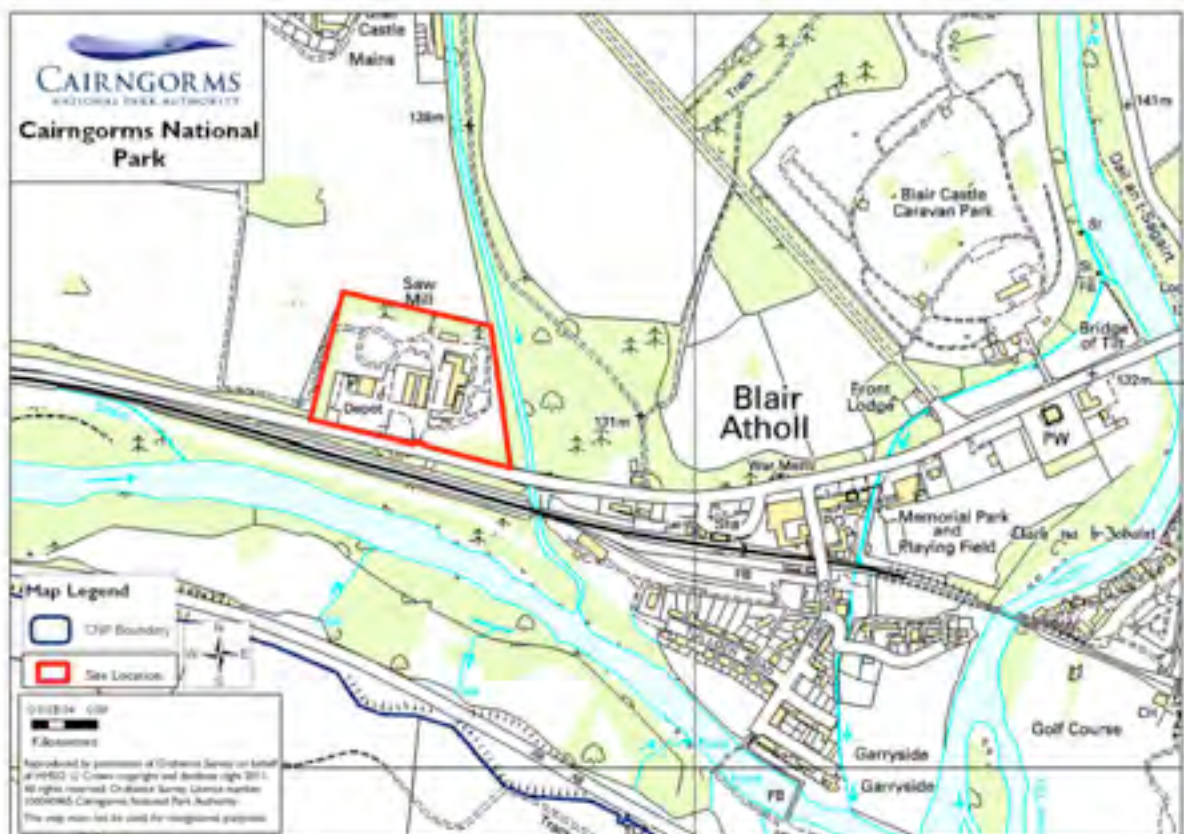
Accessibility to local transport

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

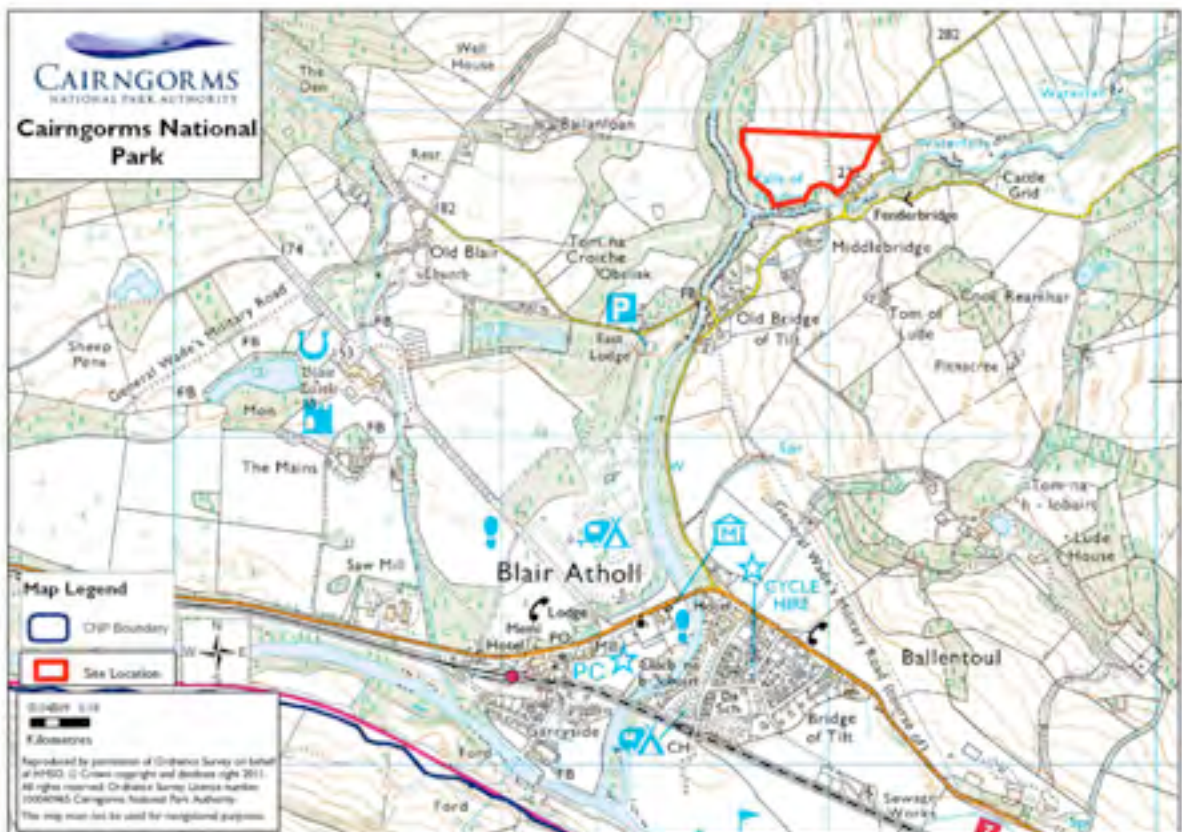
Relationship to existing settlement Red

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

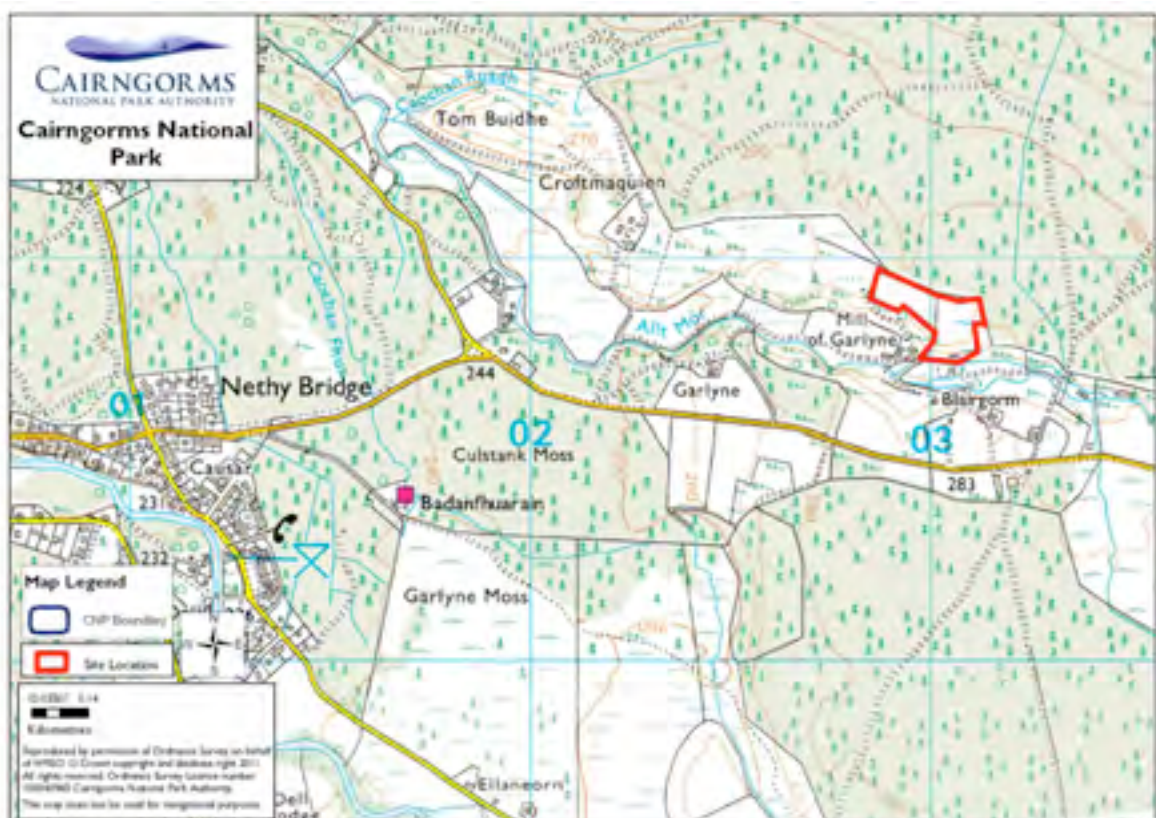
Red

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

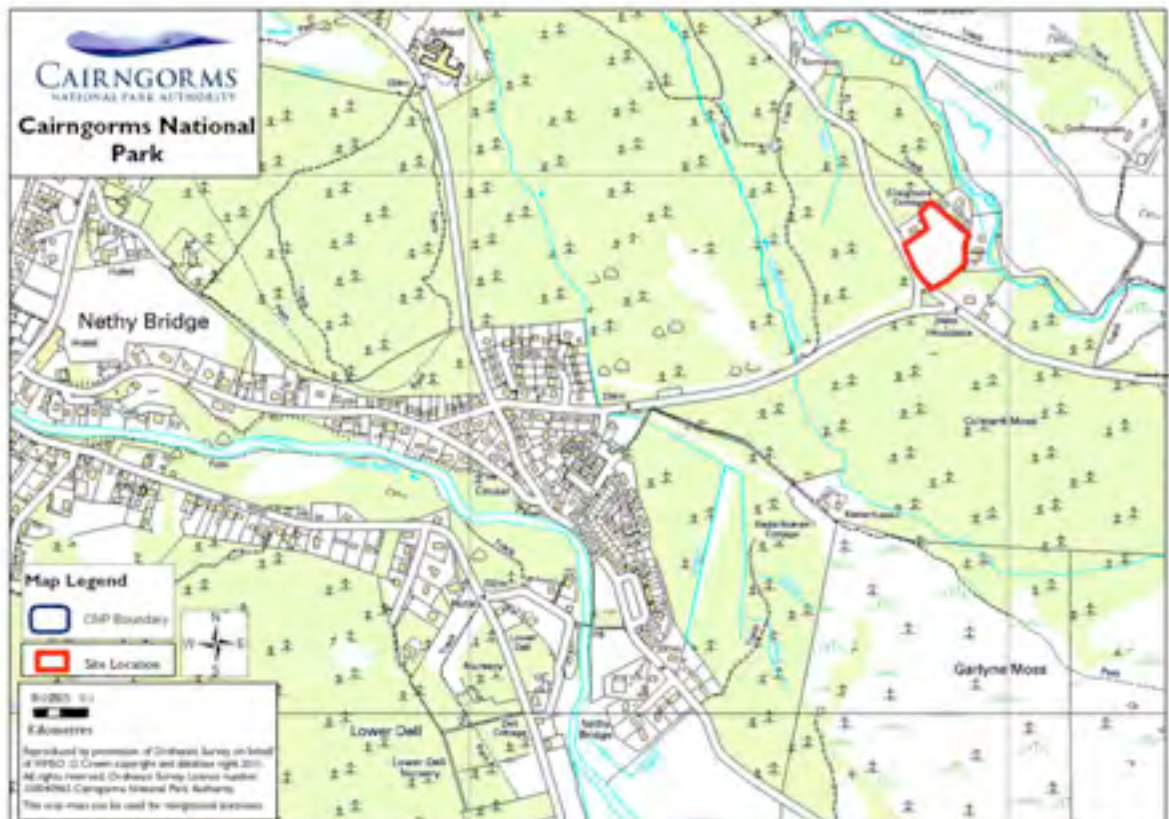
Accessibility to local transport

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

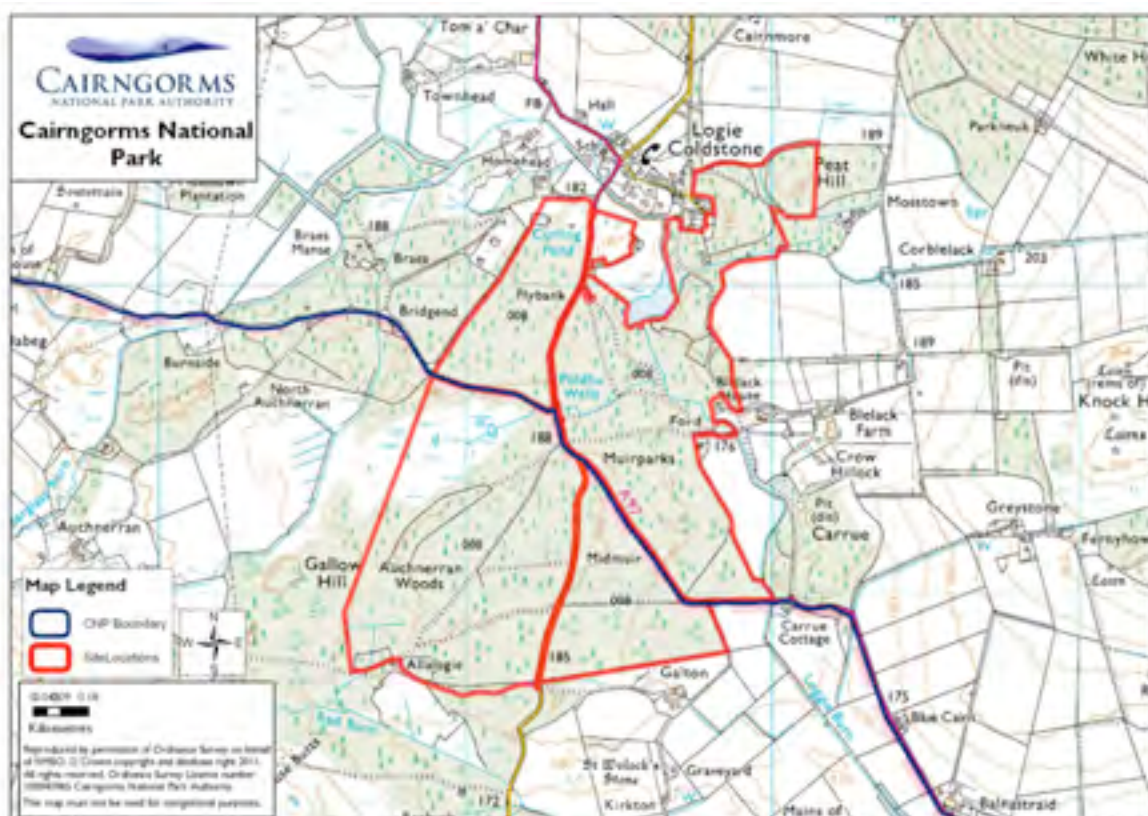
Accessibility to local transport

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

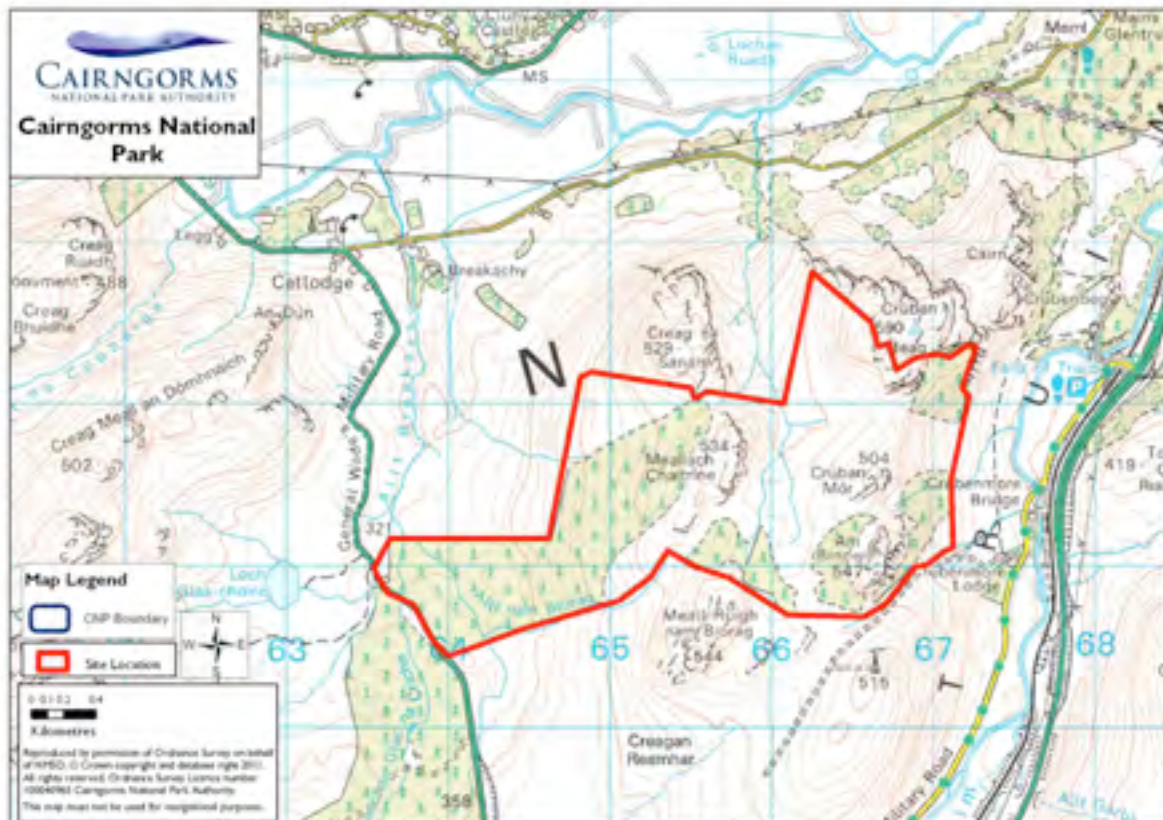
Accessibility to local transport

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

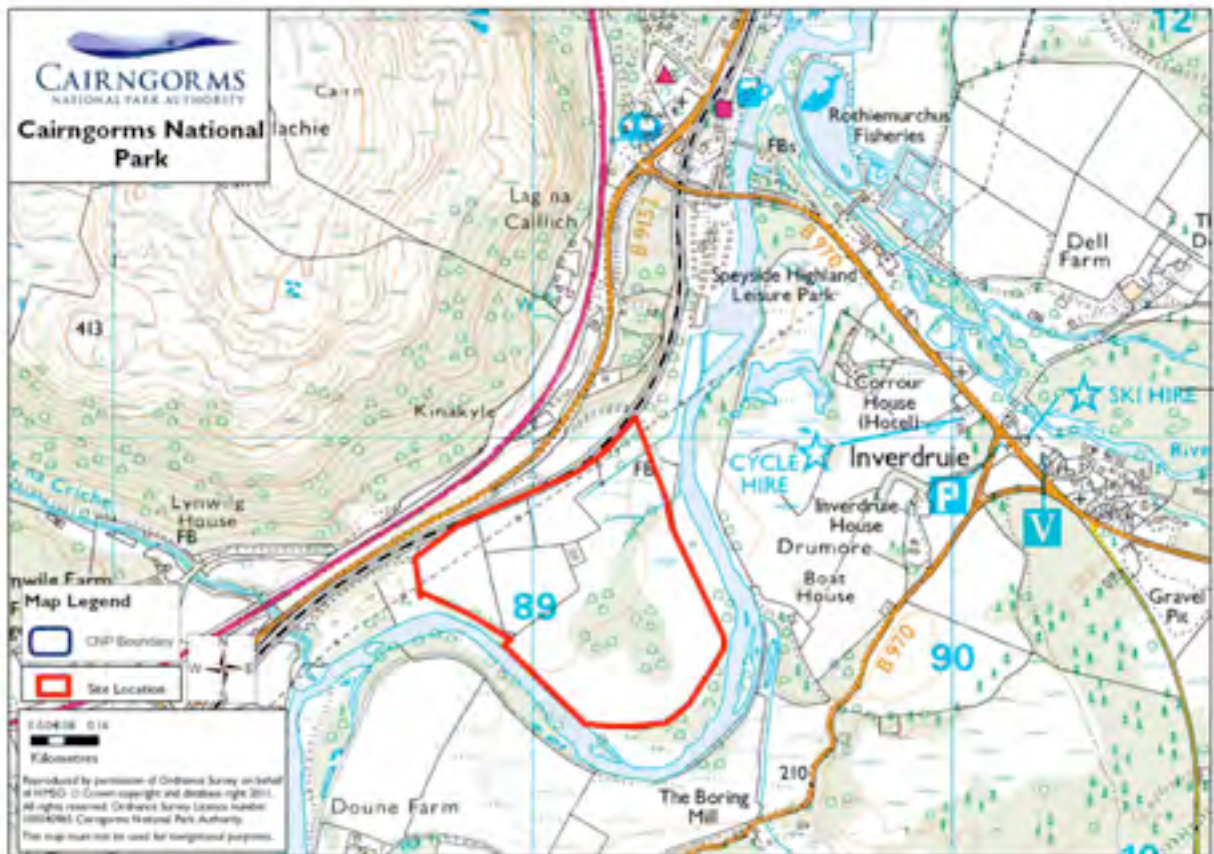
Accessibility to local transport

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

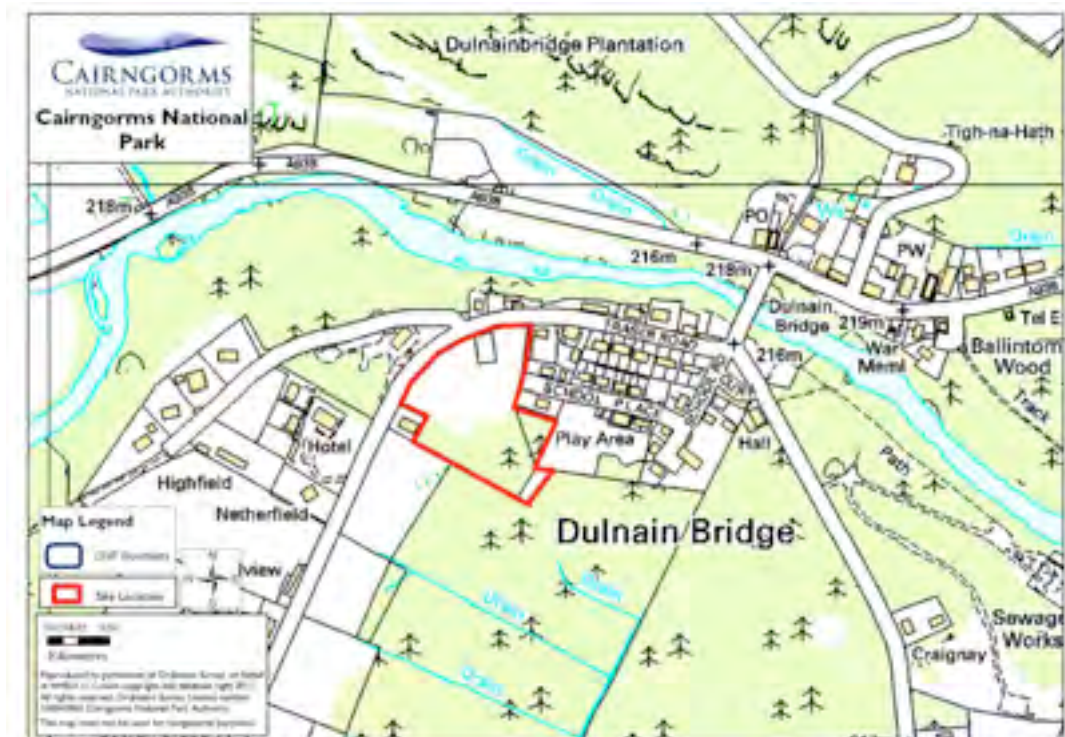
Amber

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

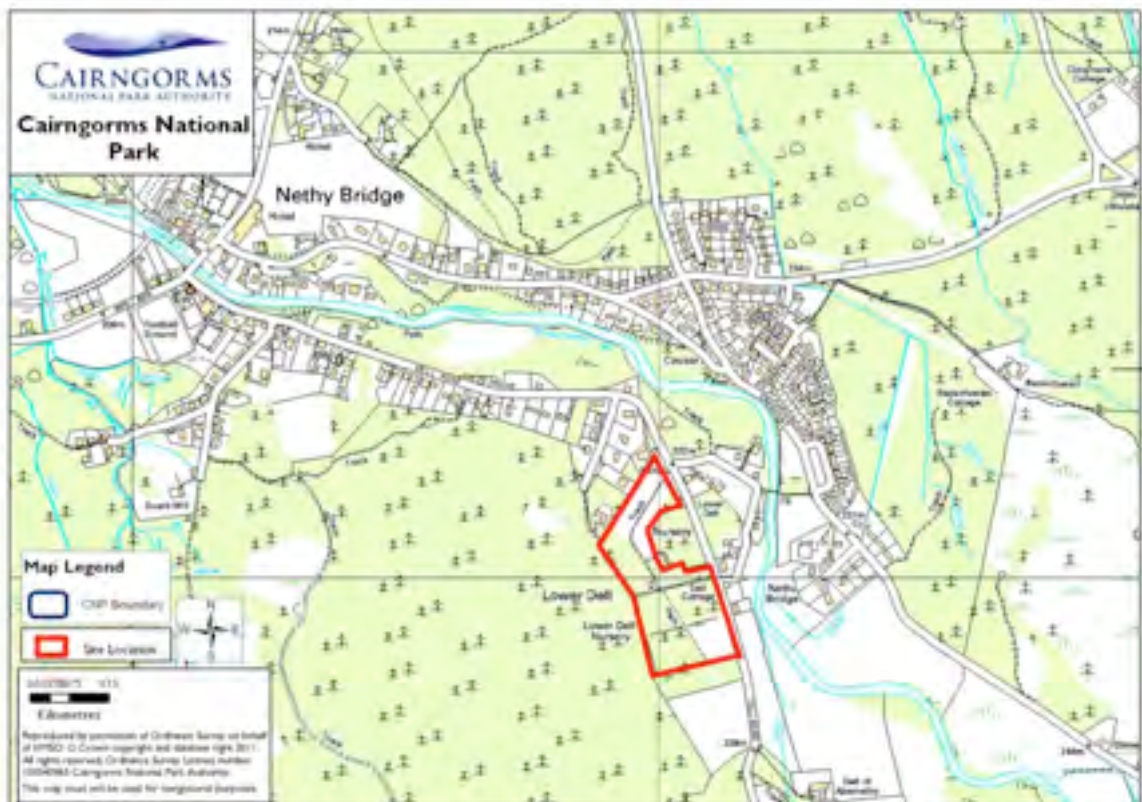
Green

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

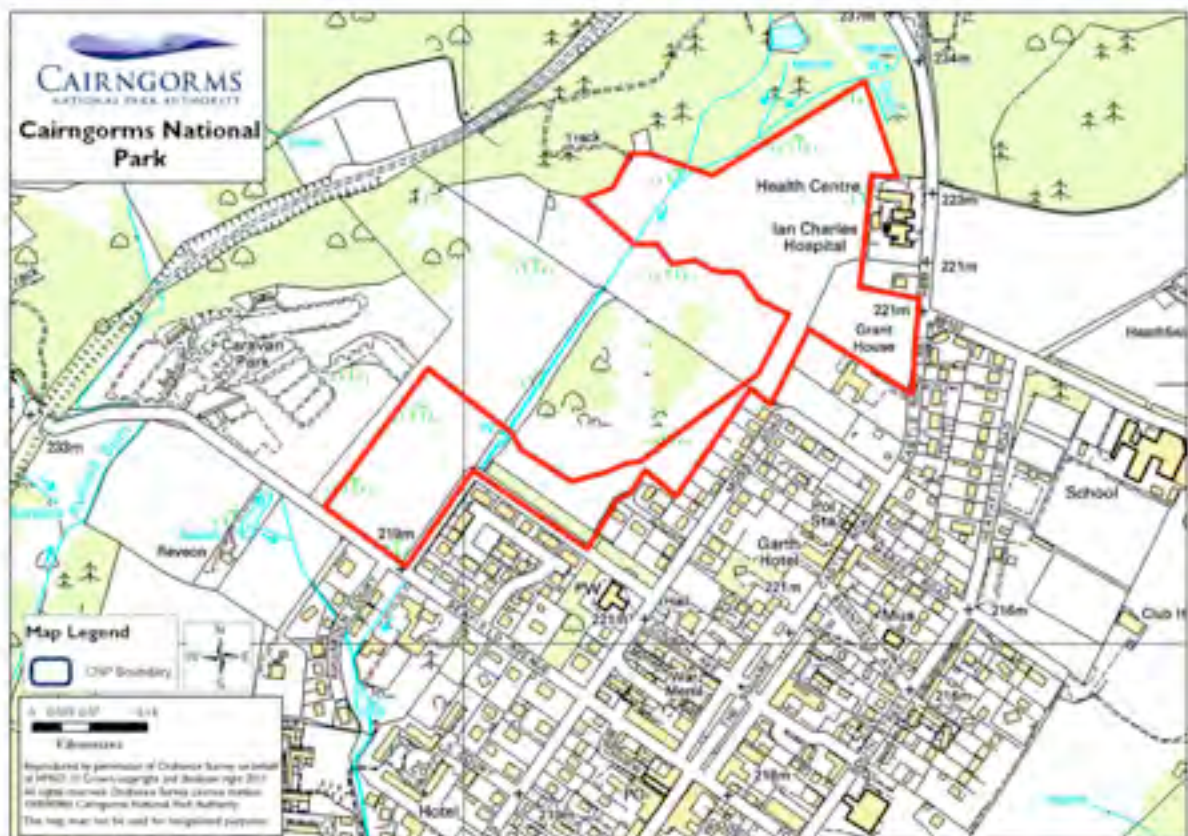
Accessibility to local transport

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

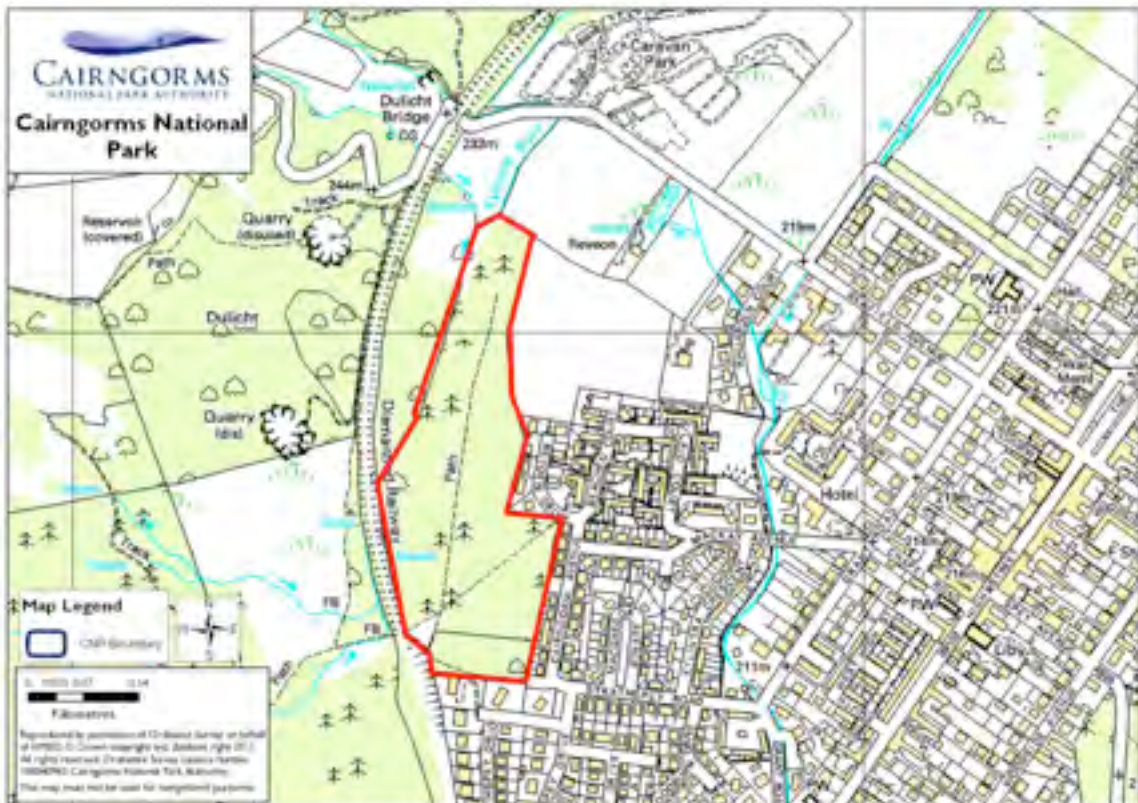
Accessibility to local transport

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

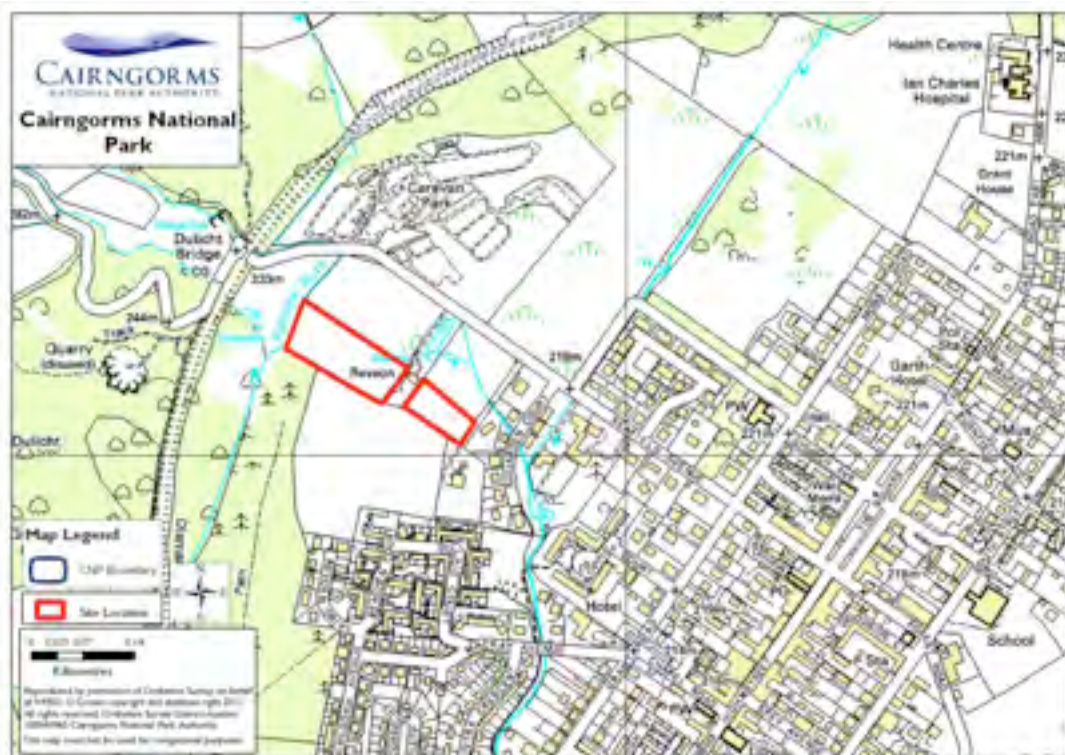
Green

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 **Site South of Deishar Road, Boat of Garten**
Size 2.5ha

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

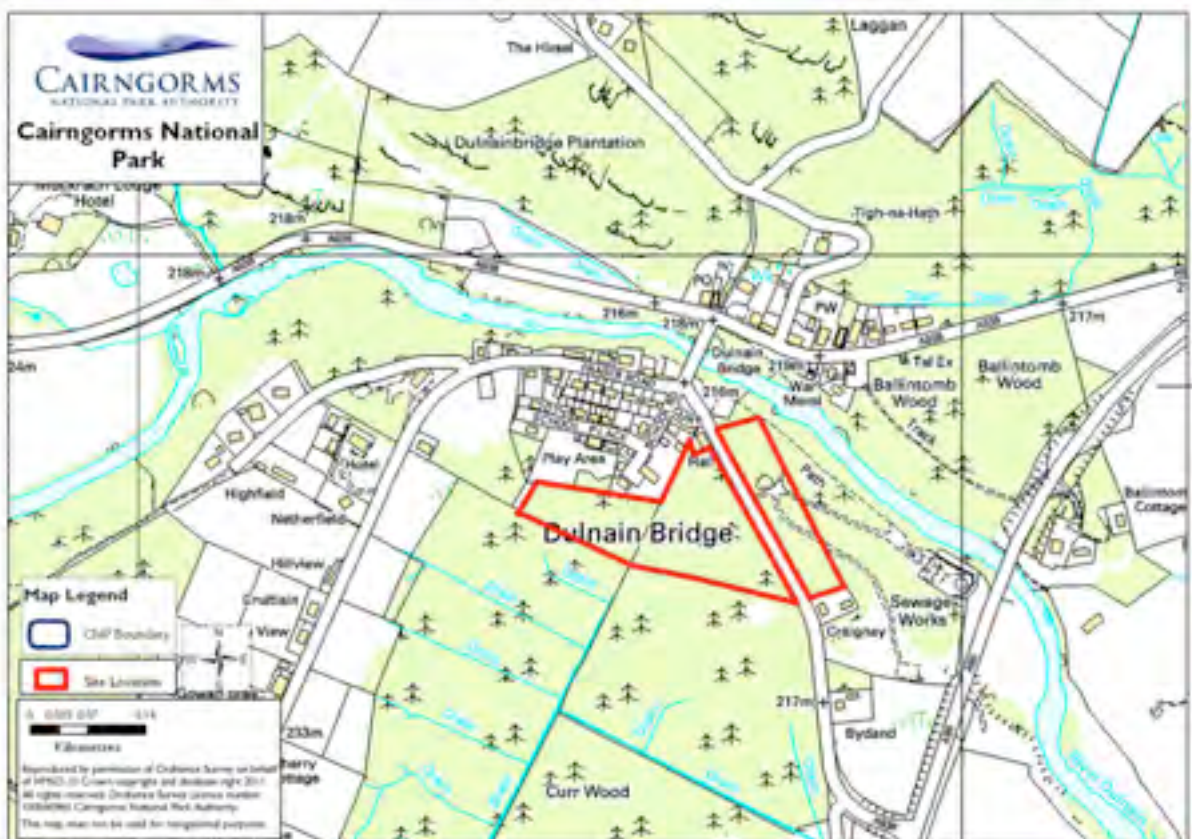
Accessibility to local transport

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

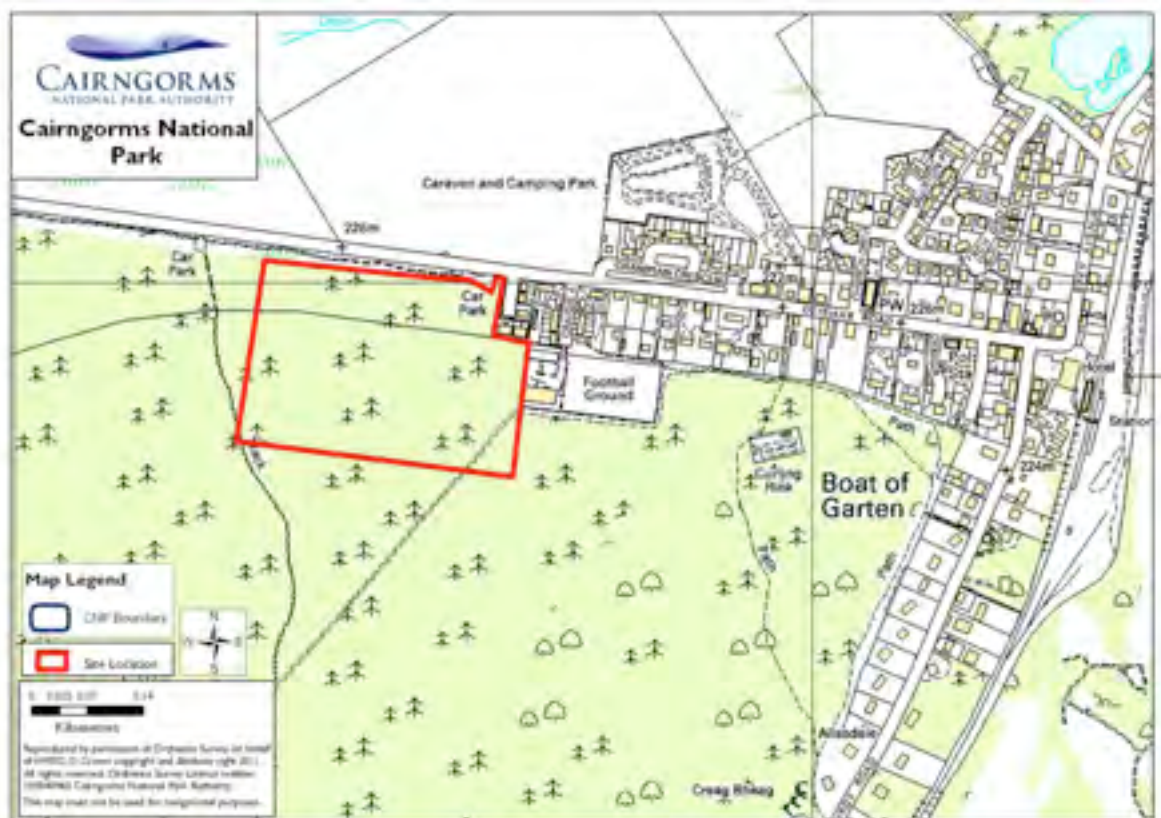
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, ecology	
Overall Rating	Red	



Site 012k **Site North of CI, Boat of Garten**
Size -

Proposals Commercial

Ecology sensitivity
 No survey – see Table 3

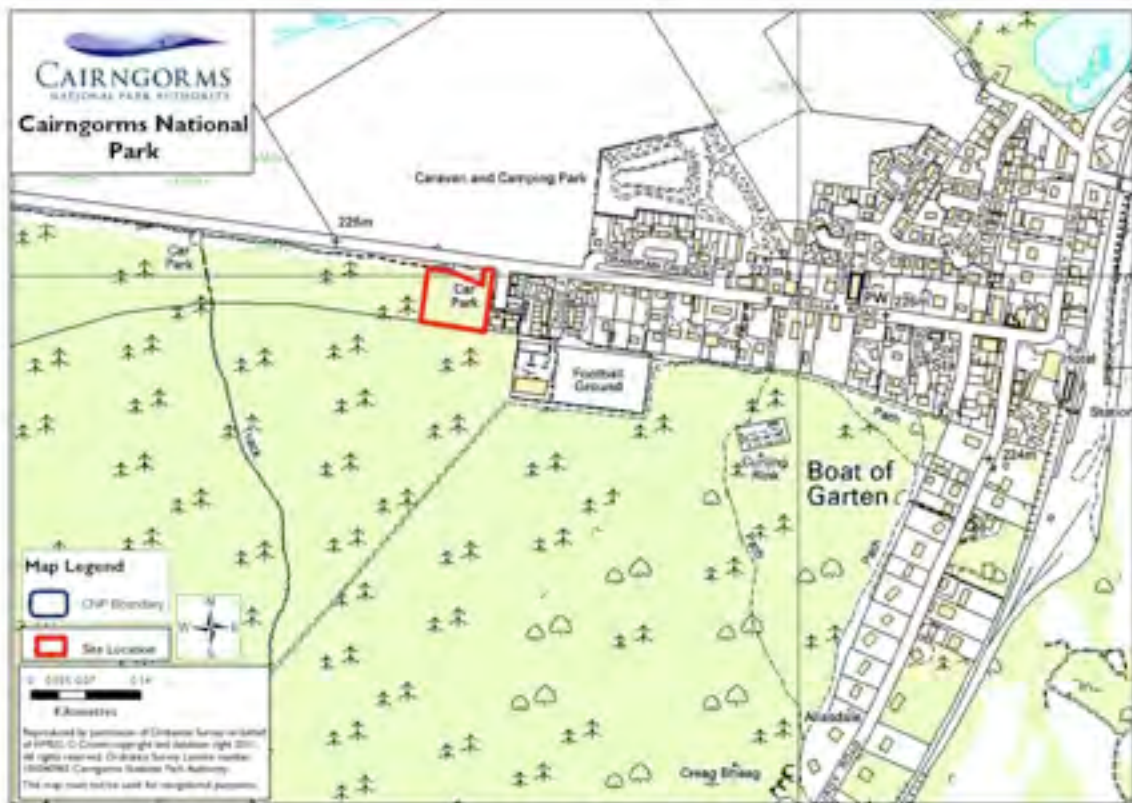
General Landscape
 Woodland site

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 012I
Size 1.0ha

Site Boat of Garten Bonfire Site

Proposals Housing/Affordable

Ecology sensitivity

Amber – walk over survey

General Landscape

Key approach, well-related

Landscape

Amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Green

Immediate site access


Green

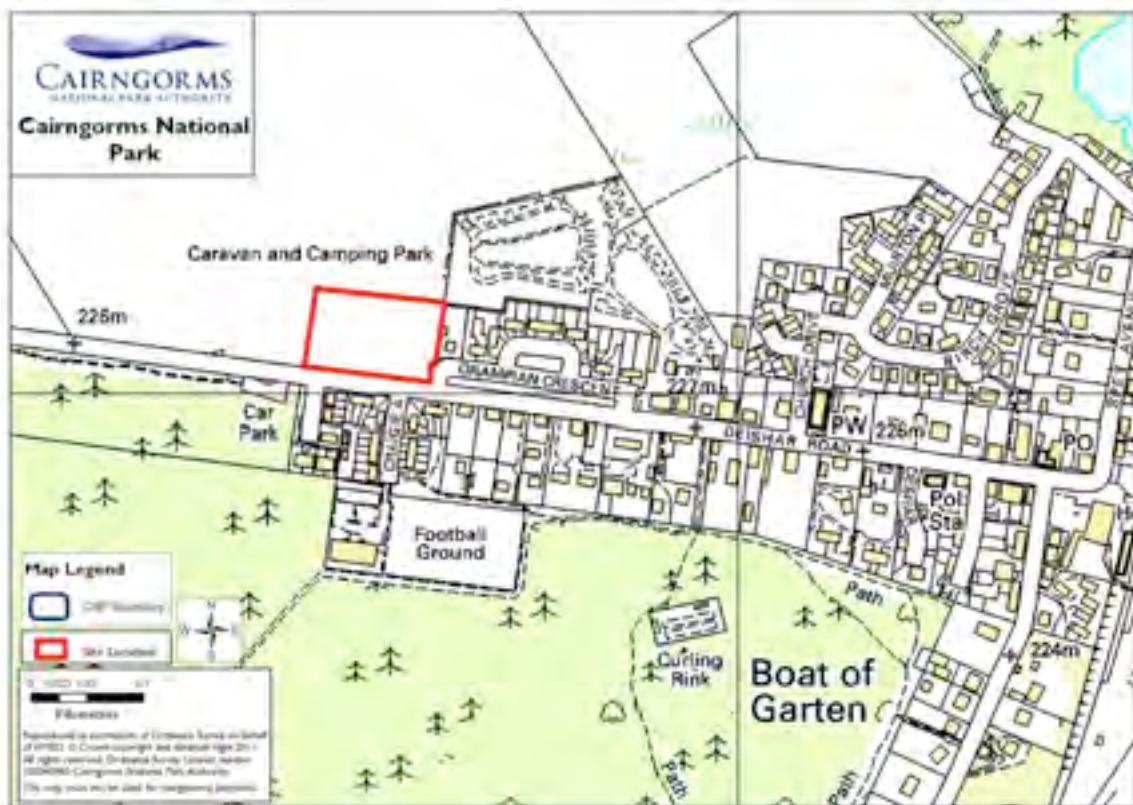
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Ecology, landscape	
Overall Rating	Amber	



Site 012m **Site Former Village Hall, Boat of Garten**
Size 0.1ha

Proposals Housing/Affordable

Ecology sensitivity

Amber – walk over survey

General Landscape

Former village hall

Landscape

Green – see survey

Risk of Flooding

Green

Other considerations

Green

Relationship to existing settlement

Green

Immediate site access

Green

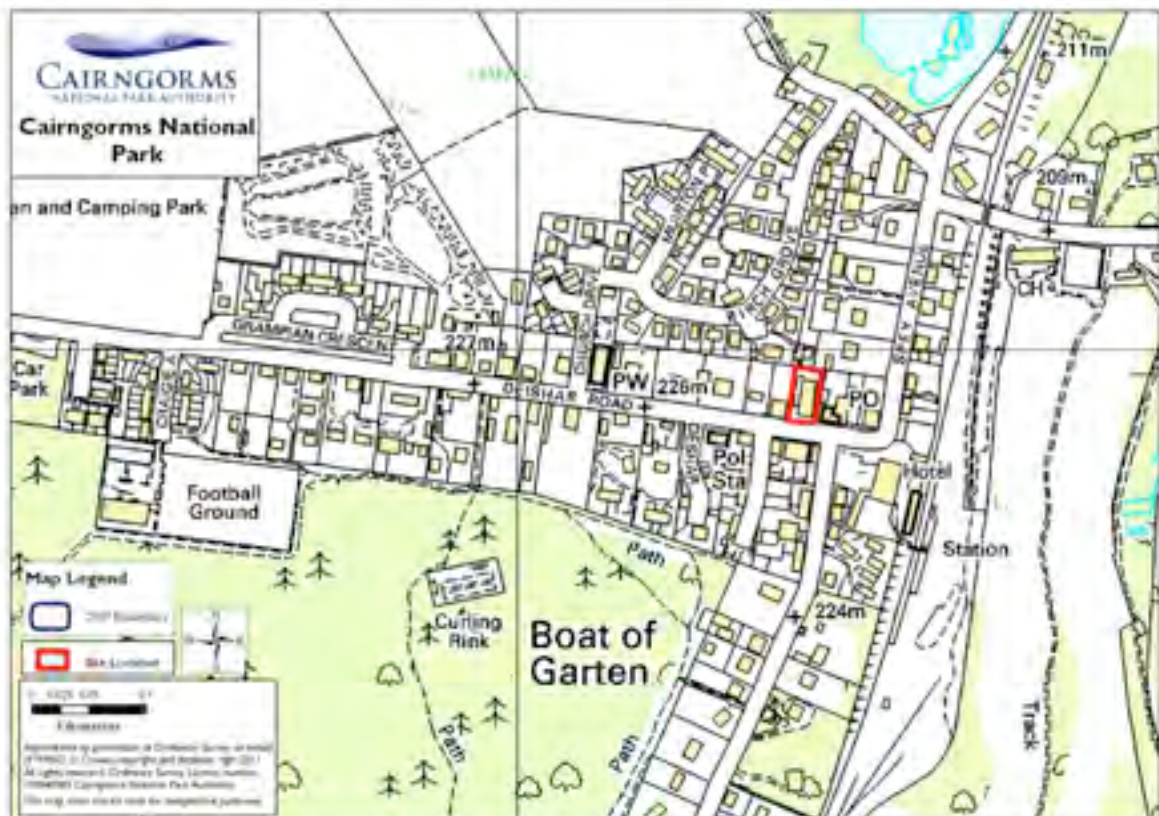
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Ecology, access	
Overall Rating	Green	



Site 012n
Size 2.2ha

Site Rear of Birch Grove, Boat of Garten

Proposals Housing/Affordable

Ecology sensitivity

Amber – walk over survey

General Landscape

Open grassland, well related

Landscape

Amber – see survey

Risk of Flooding

Green

Other considerations

Green

Relationship to existing settlement

Green

Immediate site access

Amber

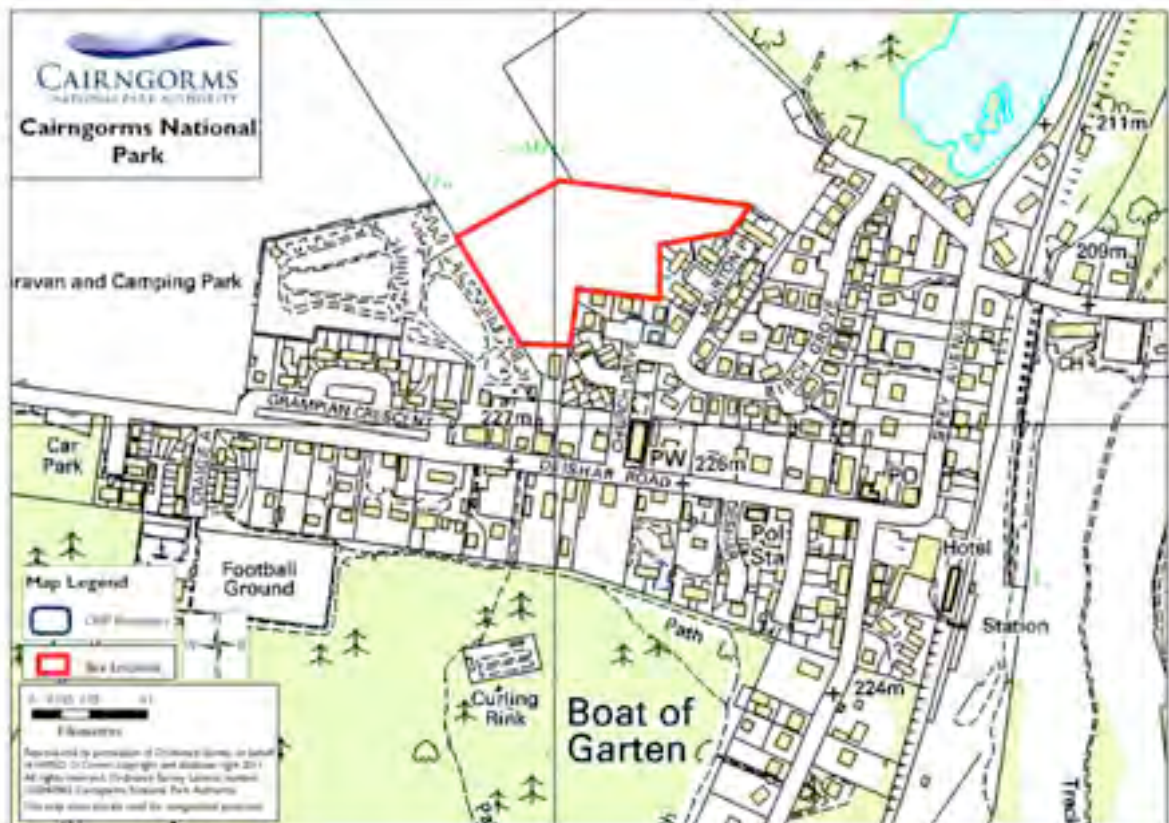
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Access, landscape, ecology	
Overall Rating	Amber	



Site 012o
Size 0.1ha

Site Adjacent to football pitch, Boat of Garten

Proposals Housing/Affordable

Ecology sensitivity

No survey – See Table 3

General Landscape

Open Space

Landscape

Amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Red

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Access	
Overall Rating	Red	



Site 012p
Size 0.1ha

Site Area next to Craigie Road, Boat of Garten

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey 012j

General Landscape

Woodland, well-related

Landscape

Amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Green

Immediate site access

Green

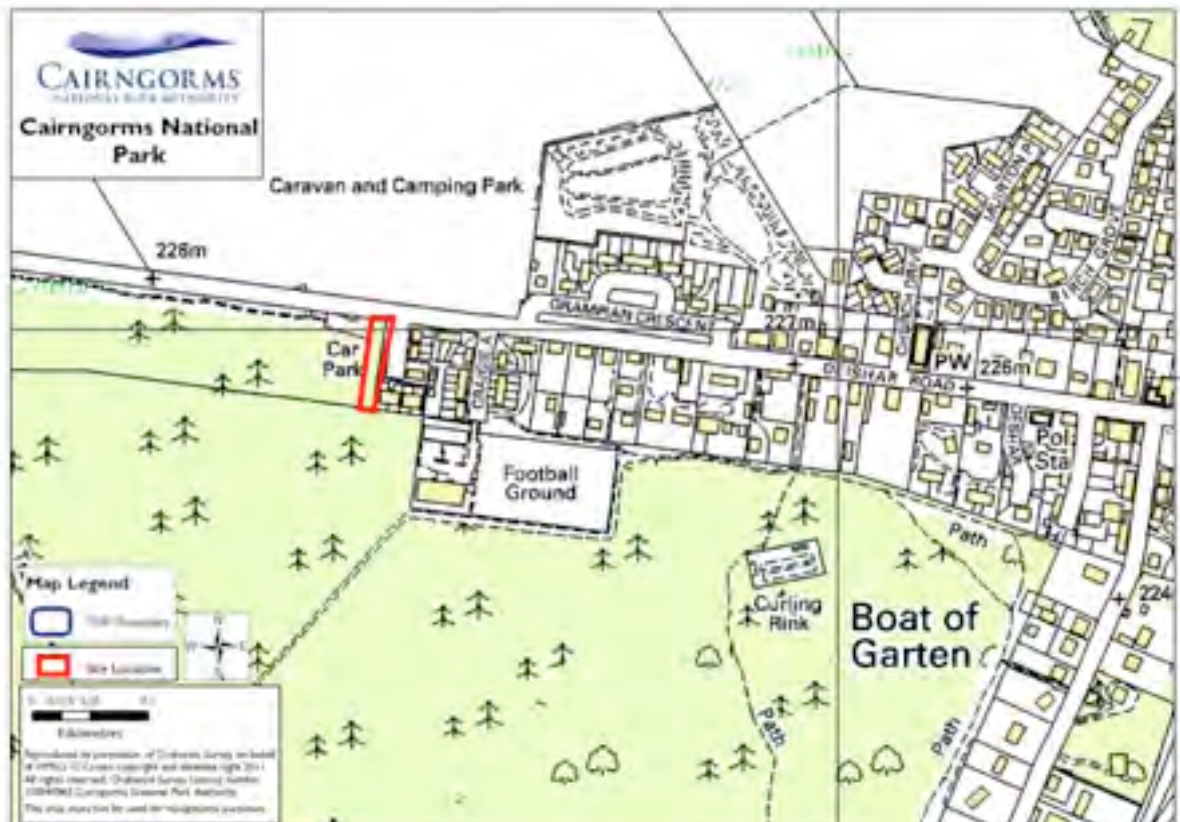
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Ecology, landscape	
Overall Rating	Amber	



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

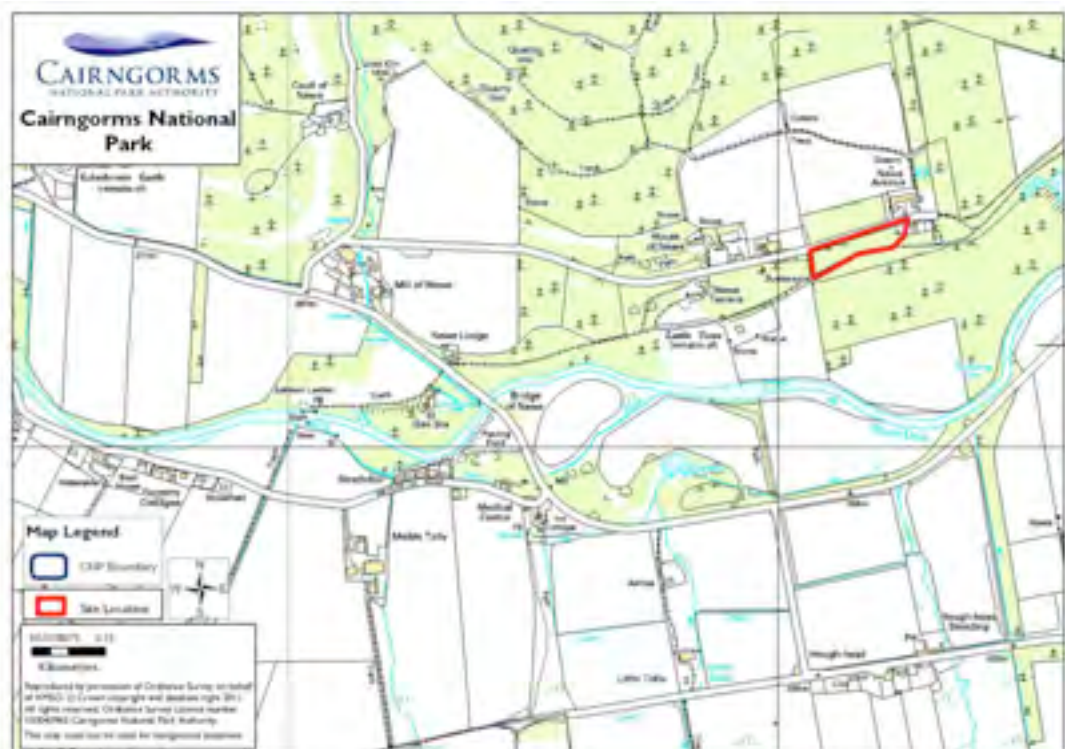
Accessibility to local transport

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

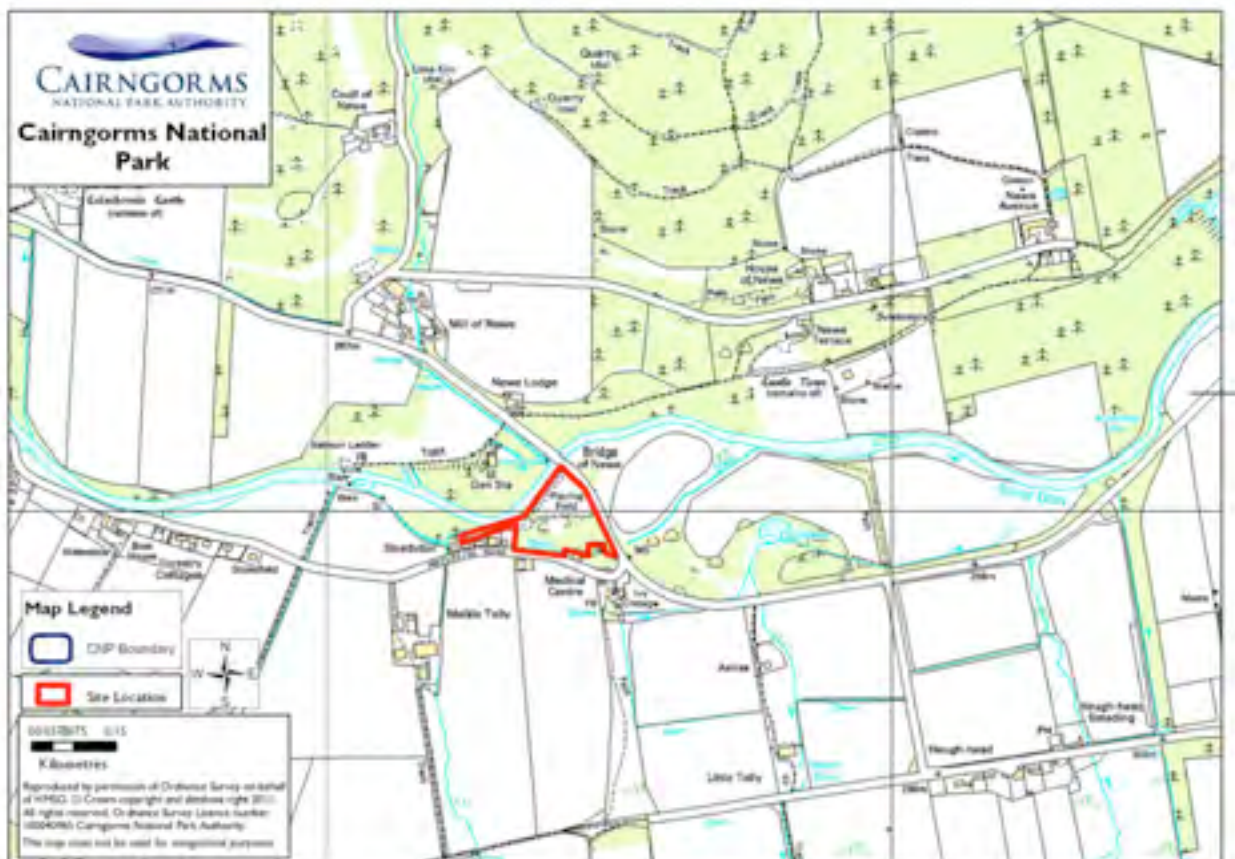
Amber

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

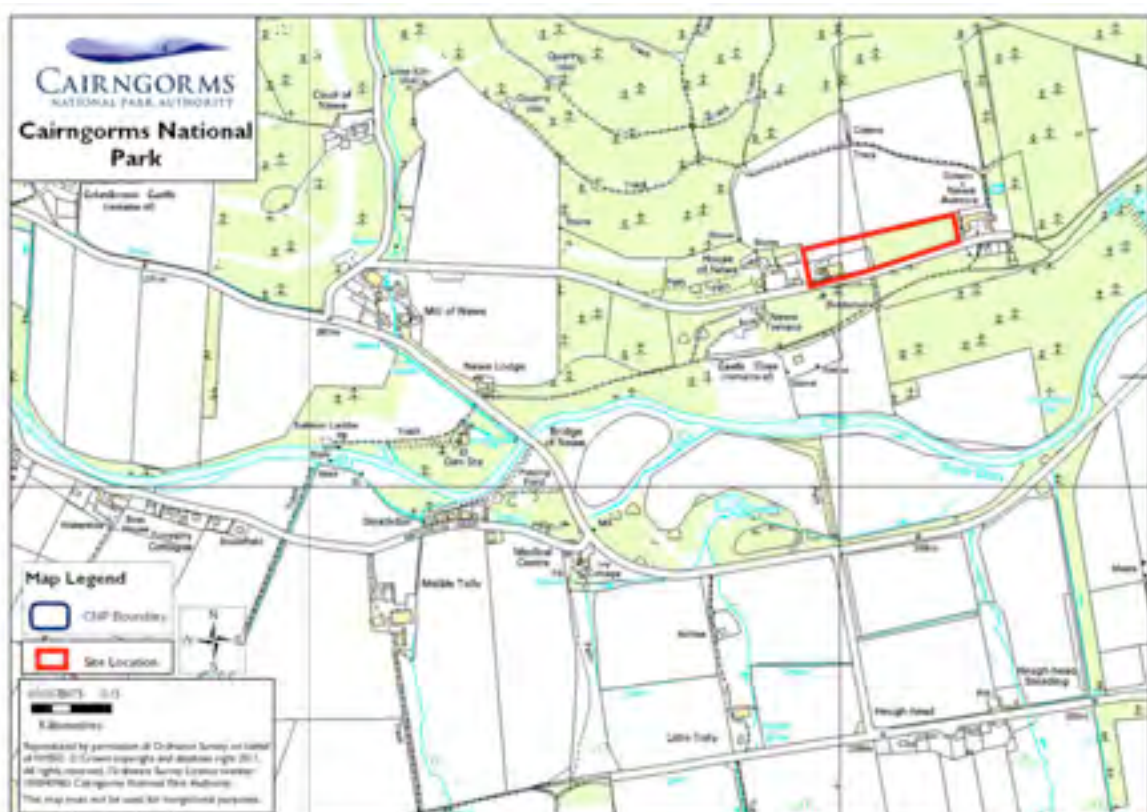
Accessibility to local transport

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		



Site 015d **Site** Between former Kirk, Roughpark and Roughpark settlement
Size -

Proposals Housing

Ecology sensitivity

Amber - see survey

General Landscape

Mature plantation woodland

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	



Site 015e **Site East of No 1 Candacraig Cottages**
Size -

Proposals Housing

Ecology sensitivity

Green - see survey

General Landscape

Strong symmetry in existing arrangement

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

Amber

Issues

Landscape

Overall Rating

Red



Site 015f **Site Former steading, Inverarnan**
Size -

Proposals Housing – 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

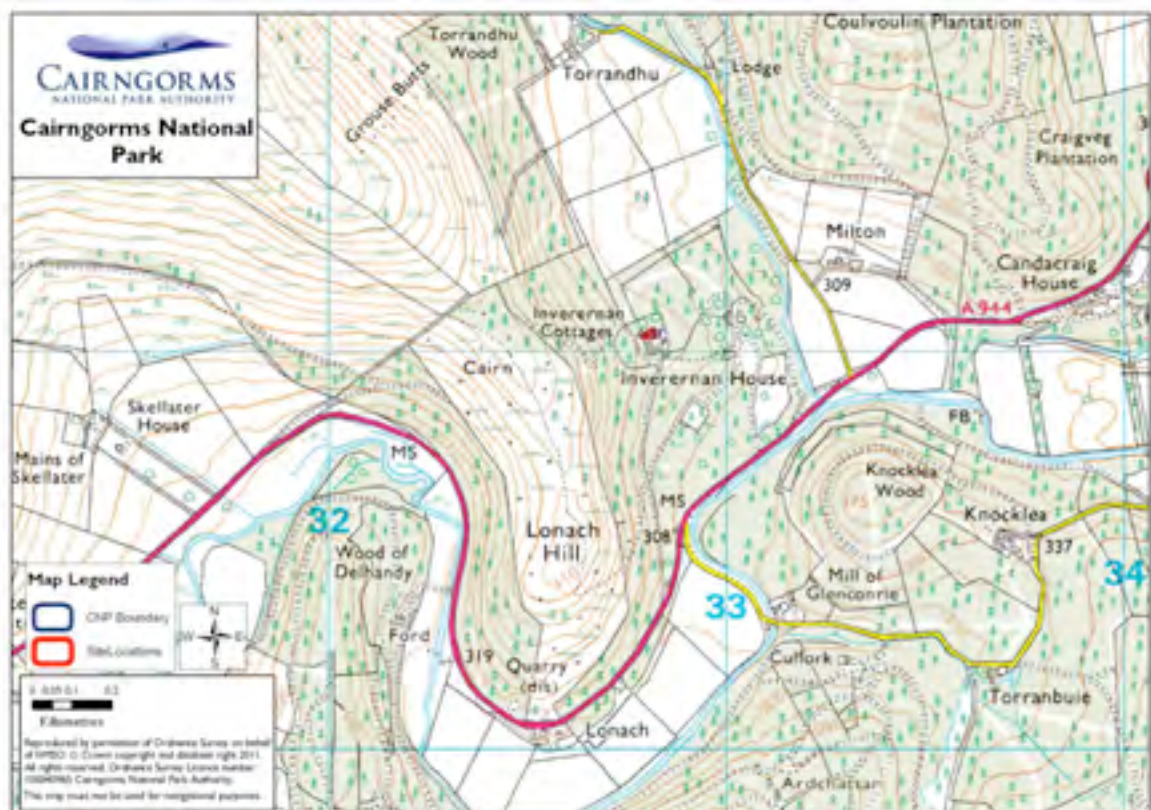
-

Issues

-

Overall Rating

Single House – see Table 2



Site 016a **Site Land at Cluny a**
Size -

Proposals Housing

Ecology sensitivity

Amber – see survey

General Landscape

On flood plain

Landscape

Red – see survey

Risk of Flooding

Red

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

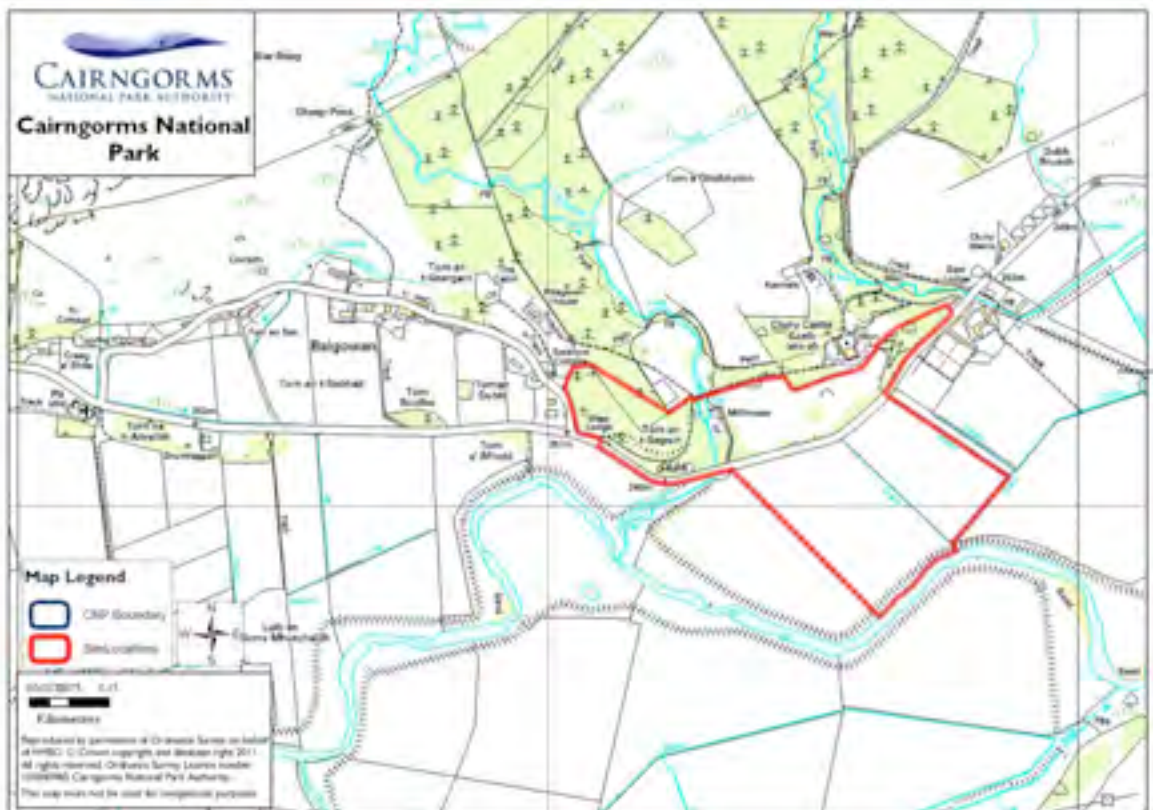
Accessibility to local transport

Red

Access to services and facilities

Red

Issues	Landscape, flooding, settlement relationship, Services and facilities	
Overall Rating	Red	



Site 016b **Site Land at Cluny b**
Size -

Proposals Housing

Ecology sensitivity

Amber – see survey

General Landscape

Rugged/rocky birch woodland

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

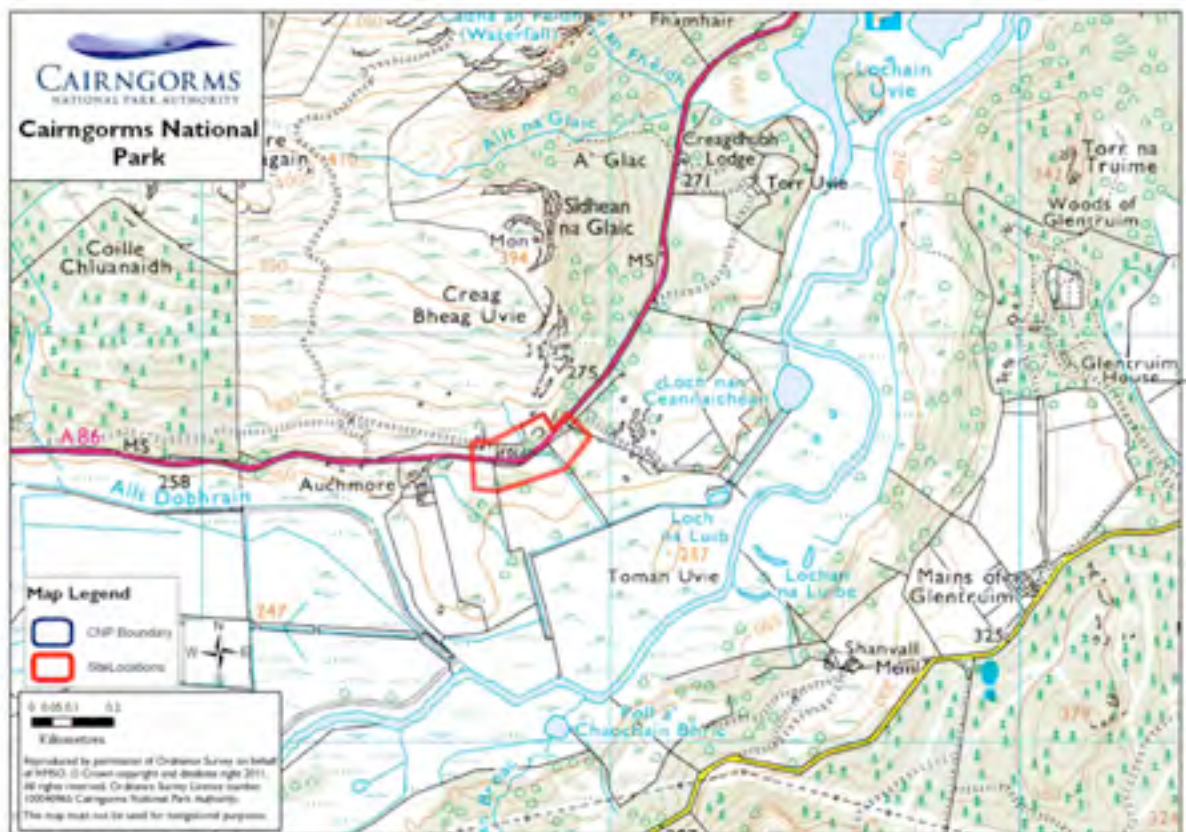
Accessibility to local transport

Red

Access to services and facilities

Red

Issues	Landscape, ecology, settlement relationship, services	
Overall Rating	Red	



Site 017/012j **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

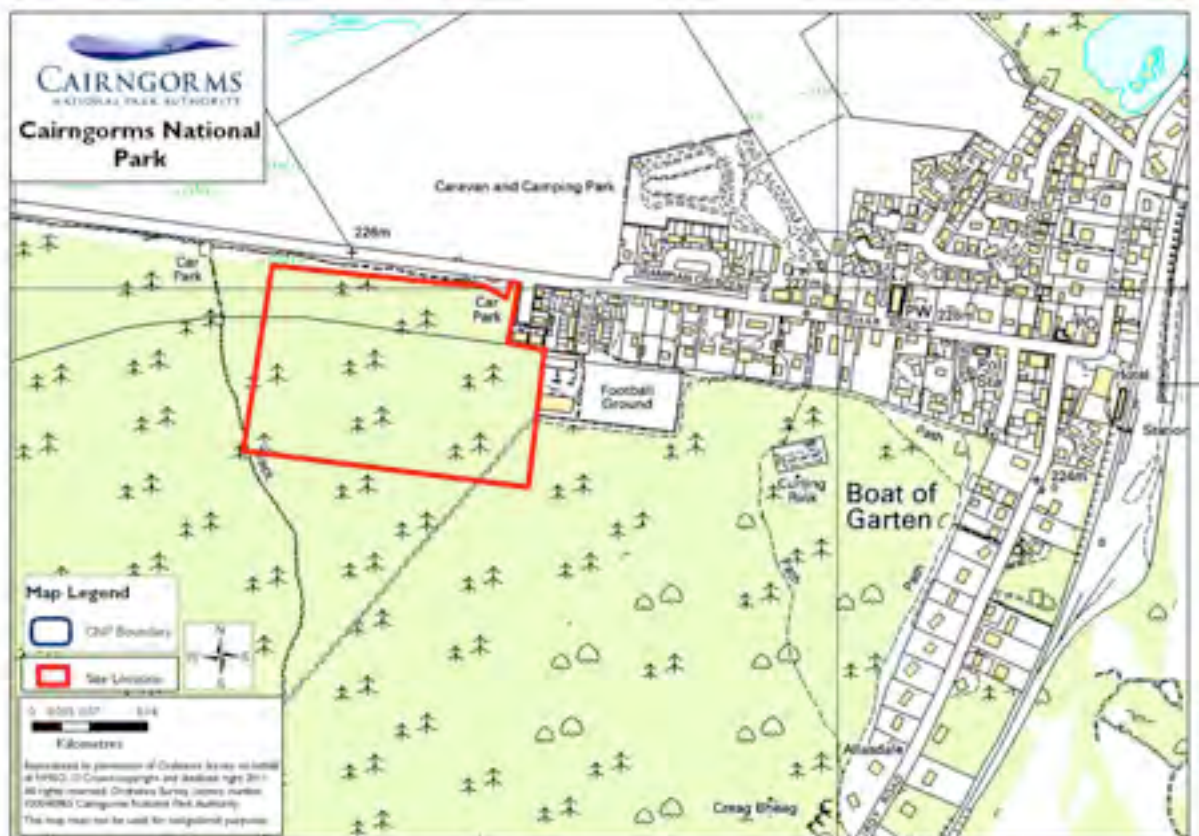
Green

Issues

Landscape, ecology

Overall Rating

Red



Site 018 **Site Lettoch Road, Nethy Bridge**
Size -

Proposals Housing/Affordable

Ecology sensitivity

Green - see survey

General Landscape

Grassland

Landscape

Red/amber – see survey

Risk of Flooding

Red

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, flooding	
Overall Rating	Red	



Site 019a **Site Site I Blair Atholl**
Size -

Proposals Housing

Ecology sensitivity

Green – see survey

General Landscape

Existing attractive edge to settlement

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access


Green

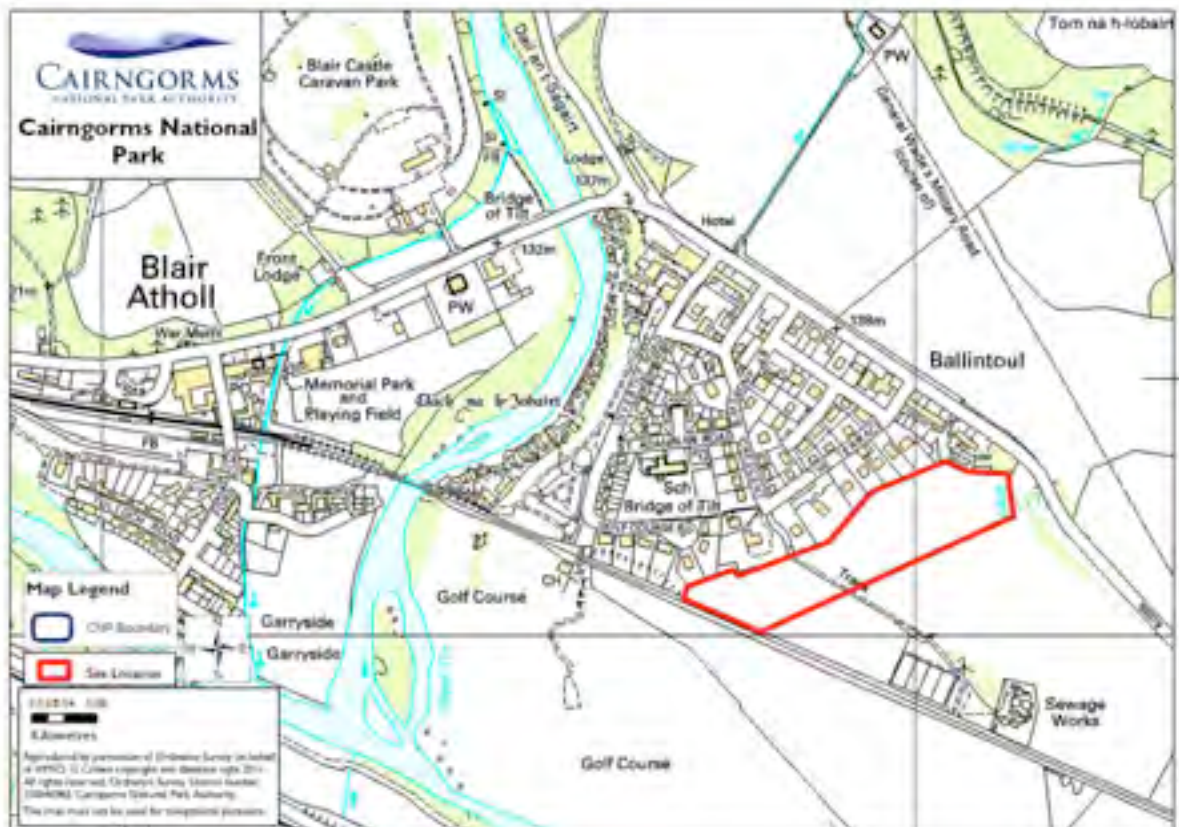
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 019b **Site Site 2 Middleridge**
Size -

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General Landscape

Within settlement area

Landscape

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	Settlement relationship, access and facilities	
Overall Rating	Red	



Site 019c **Site Site 3 Old Bridge of Tilt**
Size -

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General Landscape

Site important gap between bridge of Tilt and Old B. of Tilt

Landscape

Red

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

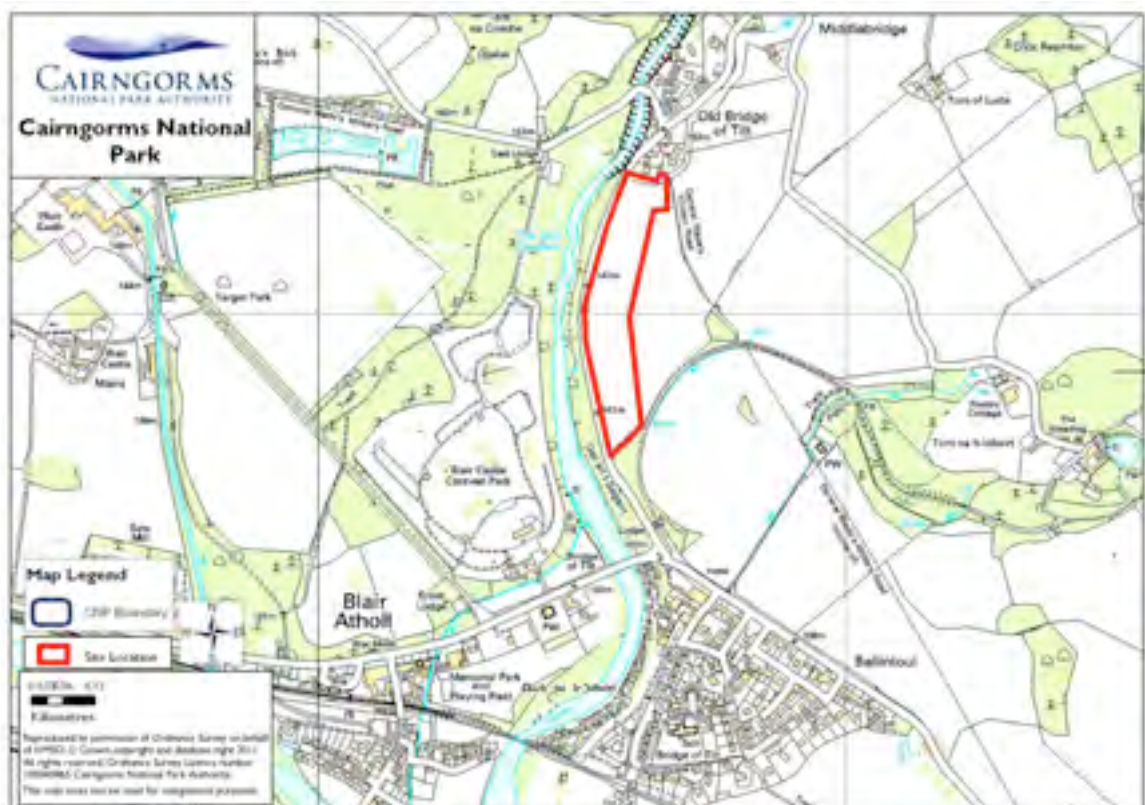
Accessibility to local transport

Red

Access to services and facilities

Amber

Issues	Landscape, settlement relationship, accessibility and facilities
Overall Rating	Red



Site 019d **Site Site 4 Old Bridge of Tilt**
Size -

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General Landscape

2 bits to site(E&W), open field and woodland copse

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 020 **Site Ruthven Farm, Kingussie**
Size 7.0

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Outwith settlement

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, accessibility and facilities	
Overall Rating	Red	



Site 021a **Site Bridgend steading, Allargue**
Size -

Proposals Housing – 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

-

Issues	-
Overall Rating	Single House – see Table 2



Site 021b **Site Corgarff Church**
Size 2.0

Proposals Housing

Ecology sensitivity

Green - see survey

General Landscape

19th C church and policies

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

Red

Issues	Settlement relationship, landscape, services and access
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Overall Rating	Red
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Site 022 **Site Carrbridge (HI)**
Size N/A

Proposals Housing/Affordable/Industrial

Ecology sensitivity

Amber – see survey

General Landscape

Woodland

Landscape

Red/Amber – see survey

Risk of Flooding

Green

Other considerations

Green⁶

Relationship to existing settlement

Amber

Immediate site access


Green

Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Natural heritage landscape etc	
Overall Rating	Red	



⁶ Highland Council Housing Audit 2010 – HI- 10 effective to 2012

Site 023 **Site Nethy Bridge H2/ED I**
Size -

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Woodland

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber⁷

Relationship to existing settlement

Amber

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Ecology	
Overall Rating	Red	



⁷ Highland Council Housing Audit 2010 – H2- constrained ‘ownership’ N.B CNPA recognises existing OPP

Site 024a **Site The Clarack, Dinnet**
Size 1.77ha

Proposals Leisure/Tourism

Ecology sensitivity

Green – see survey

General Landscape

Steading conversion to commercial/retail

Landscape

Amber – 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

Red

Issues	Services and facilities	
Overall Rating	Amber	



Site 024b **Site Chalets/Caravan Site T1, Dinnet**
Size -

Proposals Leisure/Tourism

Ecology sensitivity

Amber – see survey

General Landscape

Mature pine woodland/ old sawmill site

Landscape

Amber – 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

Red

Issues Landscape, ecology, settlement relationship, services and facilities

Overall Rating Amber



Site 024c **Site Housing site HSI, Dinnet**
Size 0.3ha

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Edge of village site

Landscape

Amber – 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

Red

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



Site 024d **Site Housing site HS2a, Dinnet**
Size 1.4ha

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Woodland

Landscape

Amber – see survey

Risk of Flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Amber

Accessibility to local transport

Green

Access to services and facilities

Red

Issues Landscape, ecology, settlement relationship, flooding, services and facilities

Overall Rating Amber



Site 024e **Site Housing site HS2b, Dinnet**
Size -

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Edge of village site, partially in woodland

Landscape

Amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

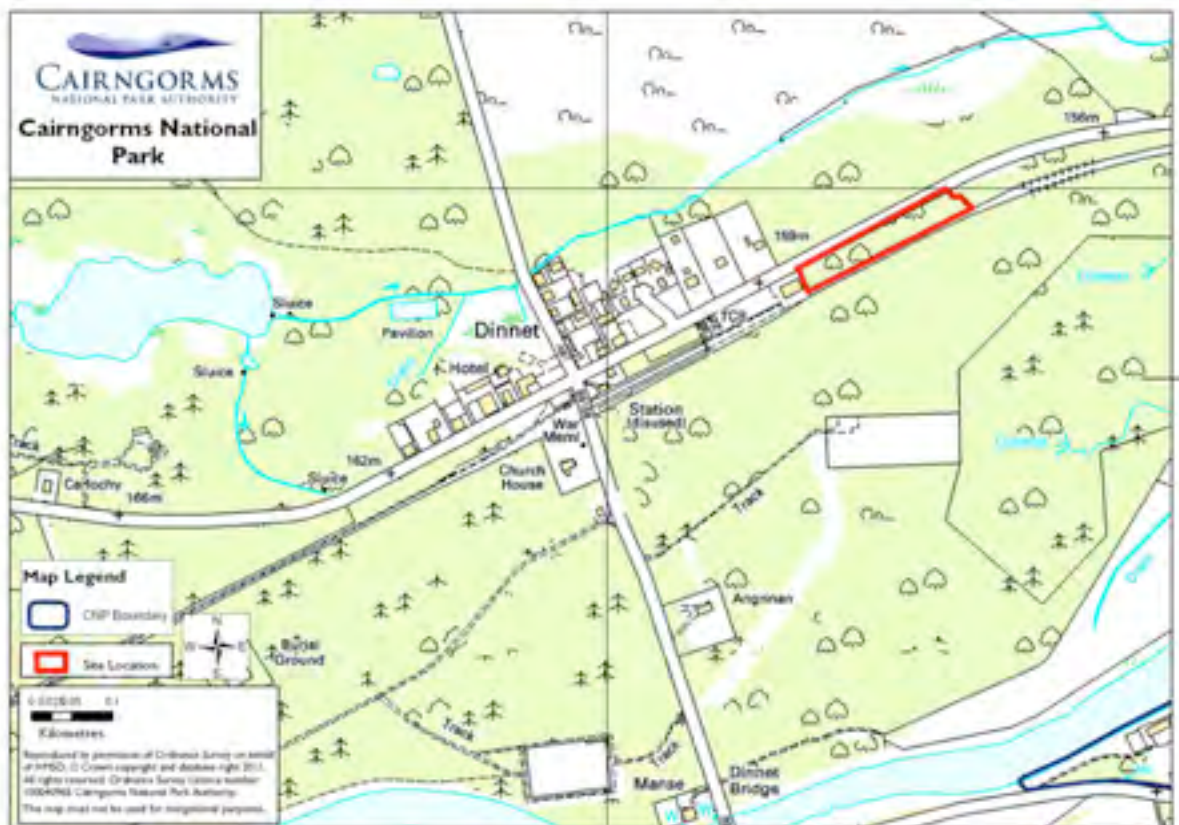
Accessibility to local transport

Green

Access to services and facilities

Red

Issues	Settlement relationship, services and facilities	
Overall Rating	Red	



Site 024f **Site Housing site HS3, Dinnet**
Size 3.4ha

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Established birch woodland outside village

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Amber

Accessibility to local transport

Green

Access to services and facilities

Red

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



Site 025 **Site Land at Baddengorm, Carrbridge**
Size 8.3ha

Proposals Housing/Affordable/Leisure/Tourism

Ecology sensitivity

Red – see survey

General Landscape

High quality woodland, outside of village, village setting

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, ecology, settlement relationship	
Overall Rating	Red	



Site 026 **Site Land NE of Monaltrie Park, Ballater (HI)**
Size 16.12ha

Proposals Housing/Affordable – existing allocation

Ecology sensitivity

Green – see survey

General Landscape

Flat-lying agricultural fields to east of village

Landscape

Green – see survey

Risk of Flooding

Amber

Other considerations

Amber⁸

Relationship to existing settlement

Amber

Immediate site access

Green

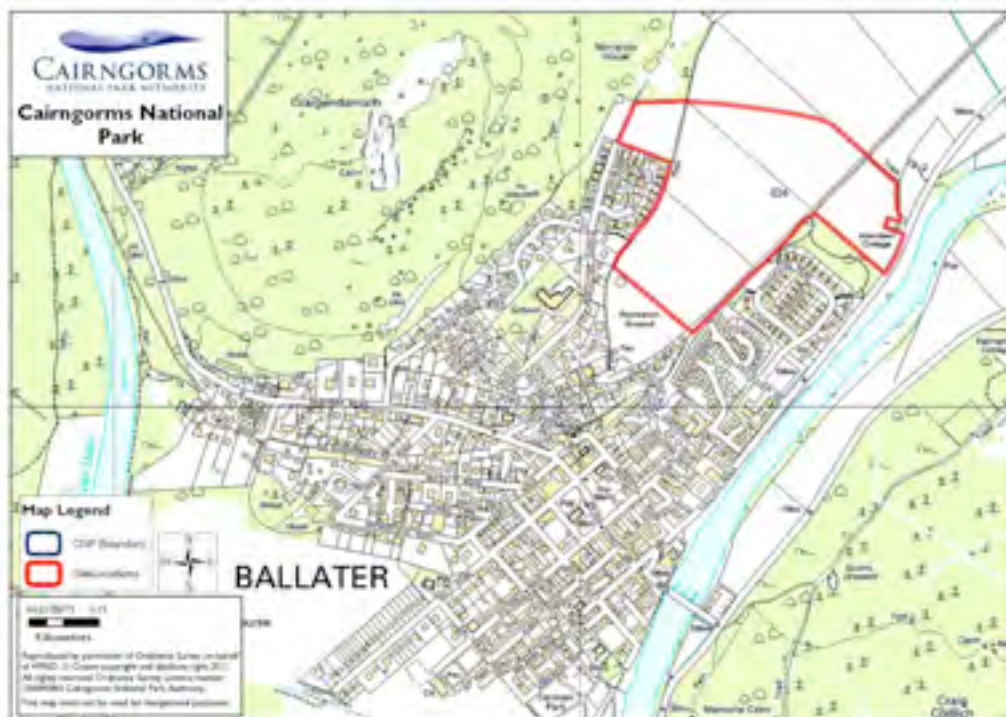
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Flooding, settlement relationship	
Overall Rating	Amber	



⁸ Aberdeenshire Housing Land Audit 2010 – 39 units effective Ballater HI ‘Monaltrie Park’

Site 027 **Site Land at Dalwhinnie**
Size 14.5ha

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Opportunity to enhance village structure and environment

Landscape

Green – 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

Amber

Issues	Settlement relationship, services and facilities	
Overall Rating	Amber	



Site 028 **Site Land at Craggan, Grantown on Spey**
Size 1.06ha

Proposals Housing/Affordable

Ecology sensitivity

Green – walk over survey

General Landscape

Outside of town, well enclosed, Aspen woods

Landscape

Amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Amber

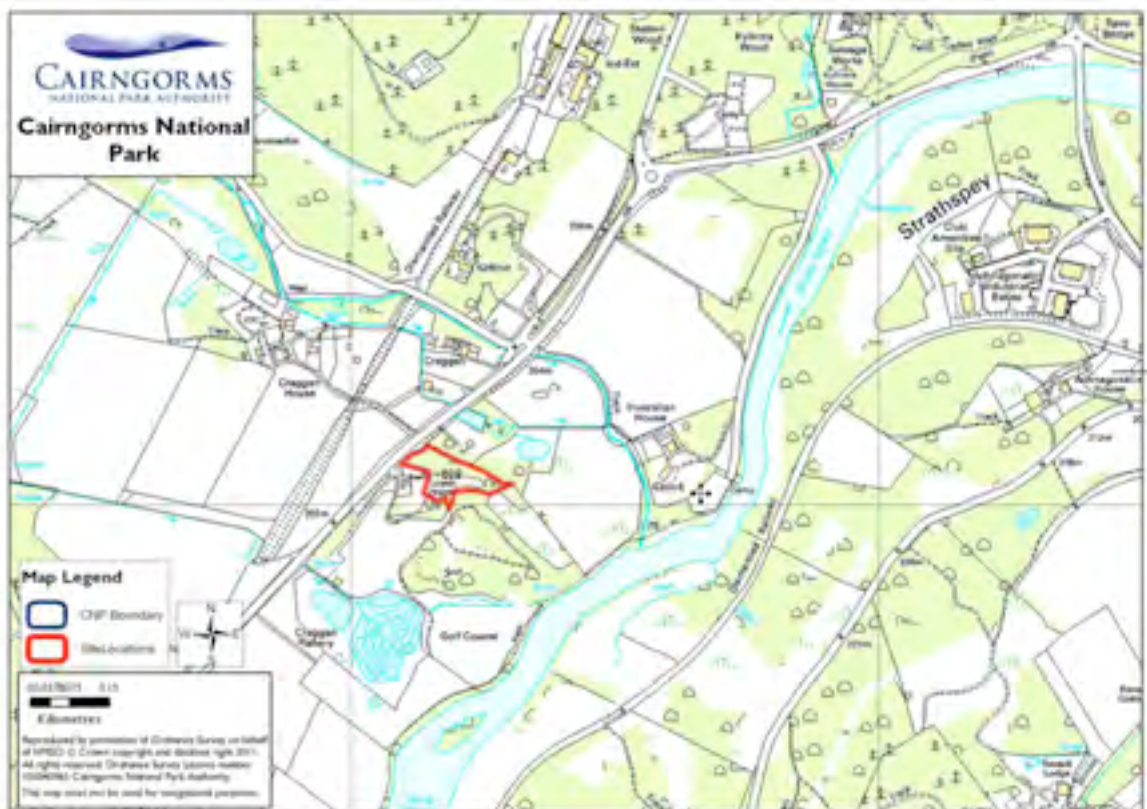
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Settlement Relationship	
Overall Rating	Red	



Site 029a **Site Land at Auchroisk, Cromdale**
Size 4.7ha

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General Landscape

Potential contribution to village setting

Landscape

Green – see survey

Risk of Flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Green

Immediate site access

Green

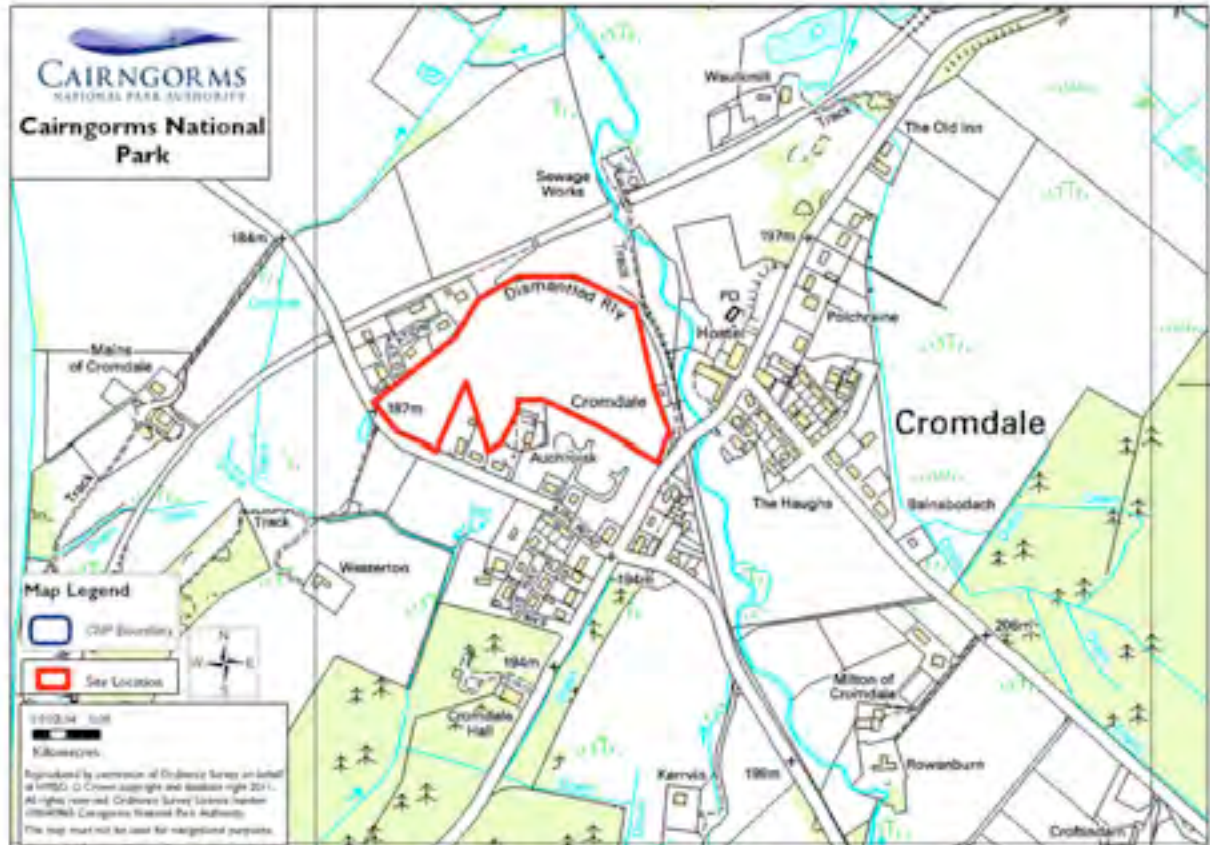
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Access, services and facilities	
Overall Rating	Amber	



Site 029b **Site Land at Balmenach, Cromdale**
Size 1.0ha

Proposals Housing/Affordable/Industrial

Ecology sensitivity

Amber – see survey

General Landscape

Open countryside, out of scale with Balmenach

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

Red

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



Site 030 **Site Coylum Road, Coylumbridge**
Size -

Proposals Env. Designation

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	see Table 2



Site 031a **Site Linn of Dee Road, Braemar(M1)**
Size 8.1ha

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Open strath character, important in approach to settlement

Landscape

Red – see survey

Risk of Flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Amber

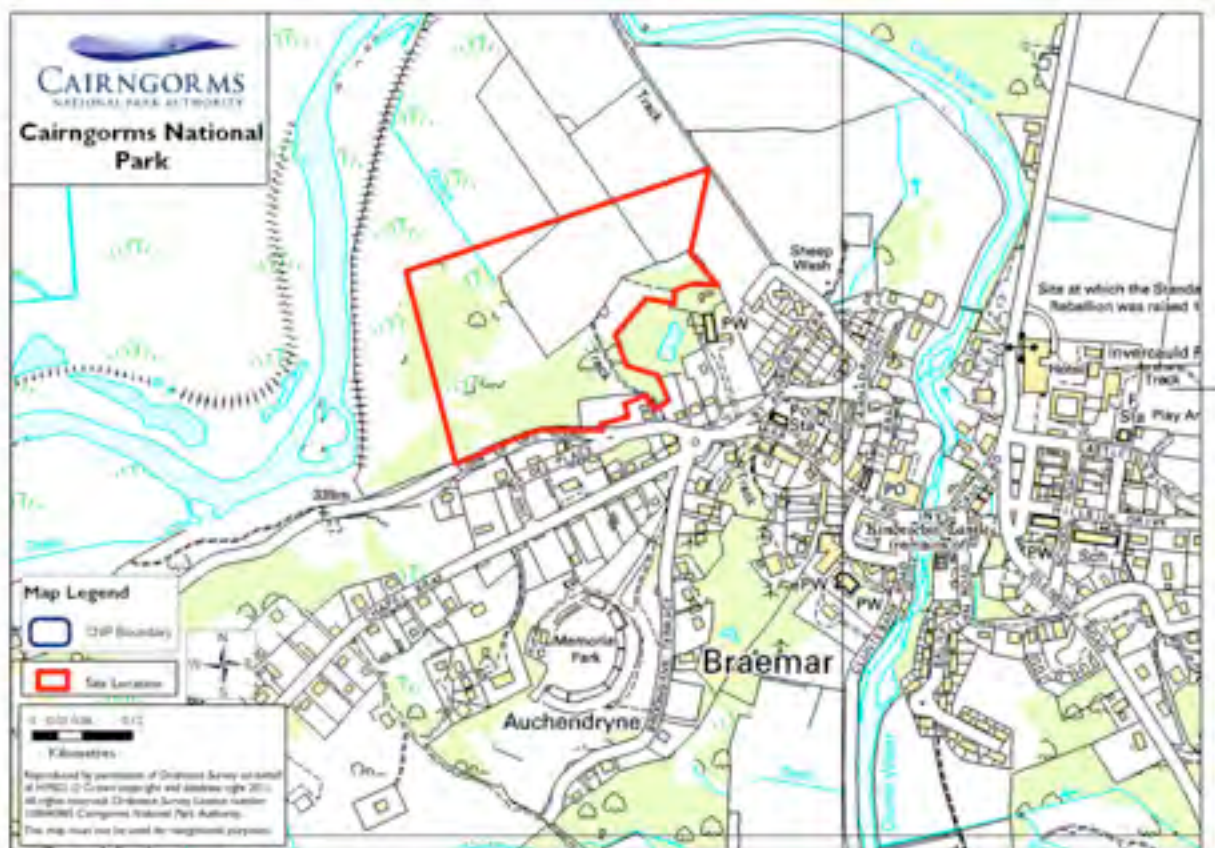
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, flooding, settlement relationship	
Overall Rating	Red	



Site 031b **Site Chapel Brae, Braemar(M2)**
Size 0.9ha

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Site defines edge of settlement

Landscape

Red/Amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Amber

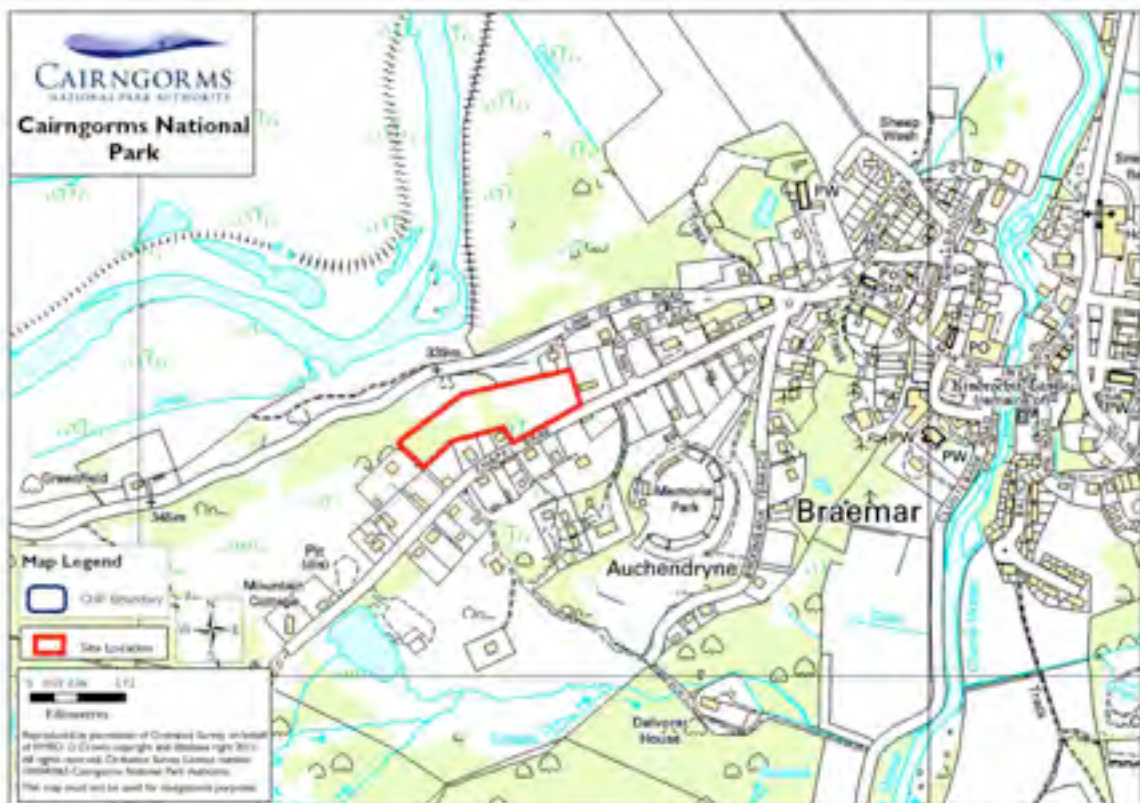
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 031c **Site Chapel Brae 2, Braemar (M3)**
Size 0.4ha

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General Landscape

Lightly treed settlement edge, open to views from Linn of Dee

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Amber

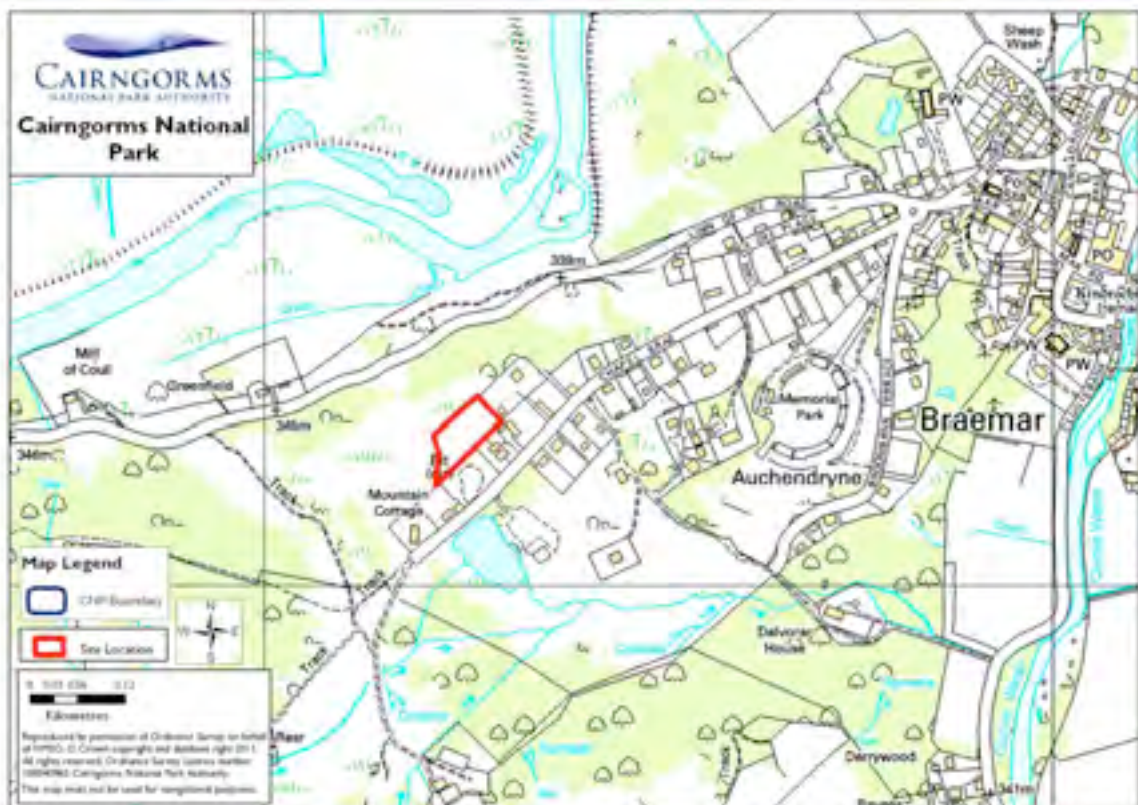
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 031d **Site West Auchendryne, Braemar(M4)**
Size 2.6ha

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Exposed site, outwith the natural village envelope

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

Green

Issues	Landscape, access	
Overall Rating	Amber	



Site 031e **Site Broombank Terrace, Braemar (M5)**
Size 2.5ha

Proposals Housing/Affordable

Ecology sensitivity

Red– see survey

General Landscape

Mostly wooded pasture

Landscape

Red/amber – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

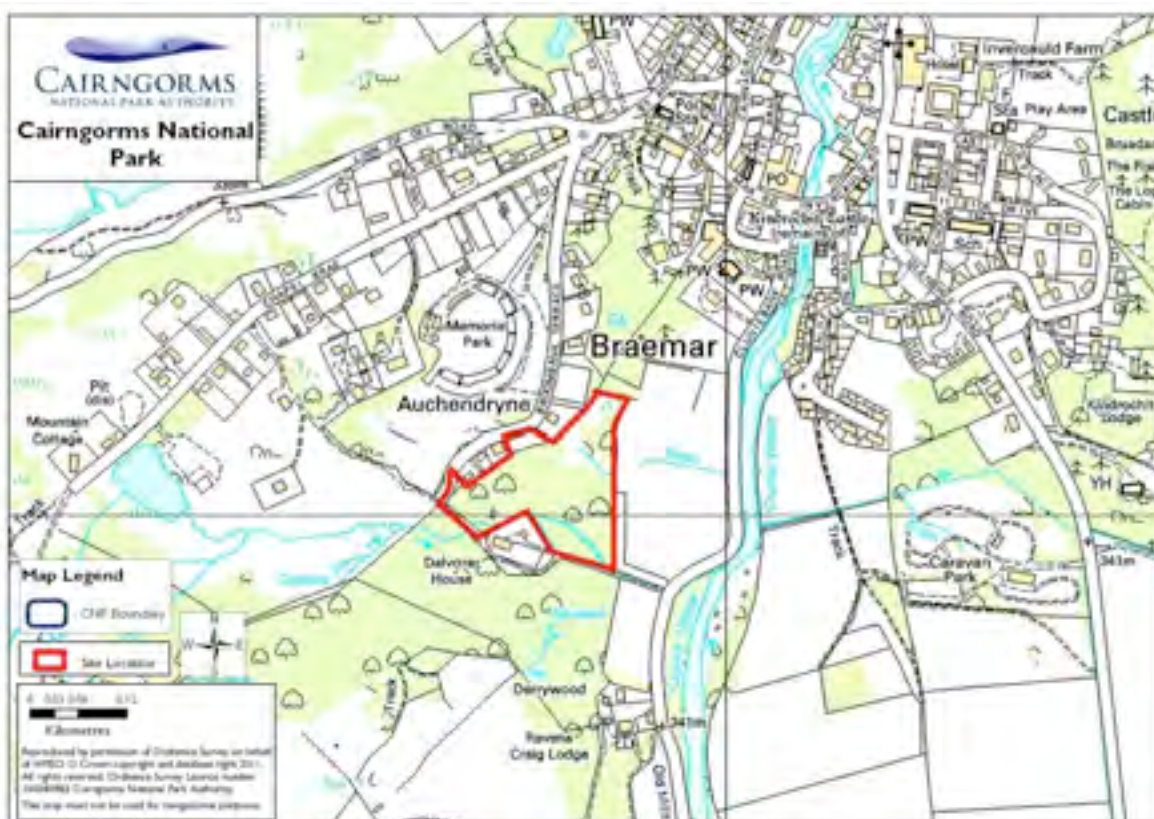
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, ecology, settlement relationship	
Overall Rating	Red	



Site 031f **Site Cluniebank, Braemar(M6)**
Size 24.5ha

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General Landscape

Open pasture backed by woodland

Landscape

Red – see survey

Risk of Flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Amber

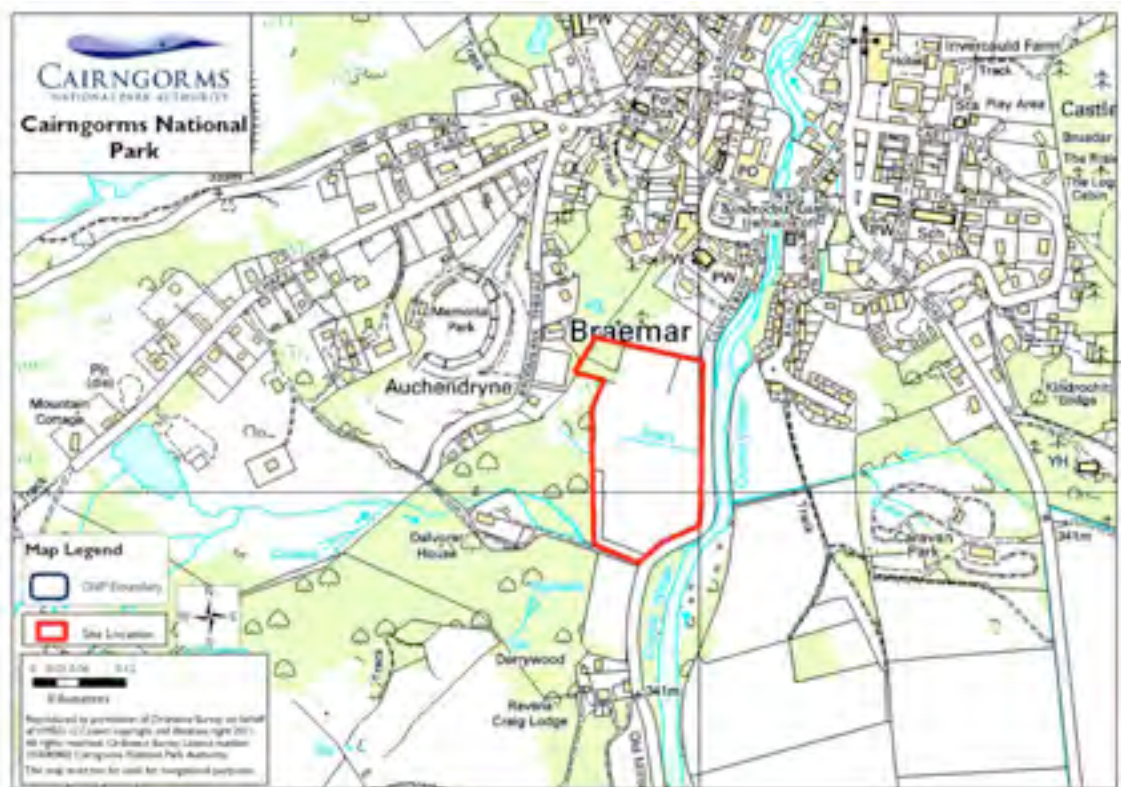
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 031g
Size 0.4ha

Site Linn of Dee Place, Braemar (M7)

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General Landscape

Within village

Landscape

Green – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Green

Immediate site access

Green

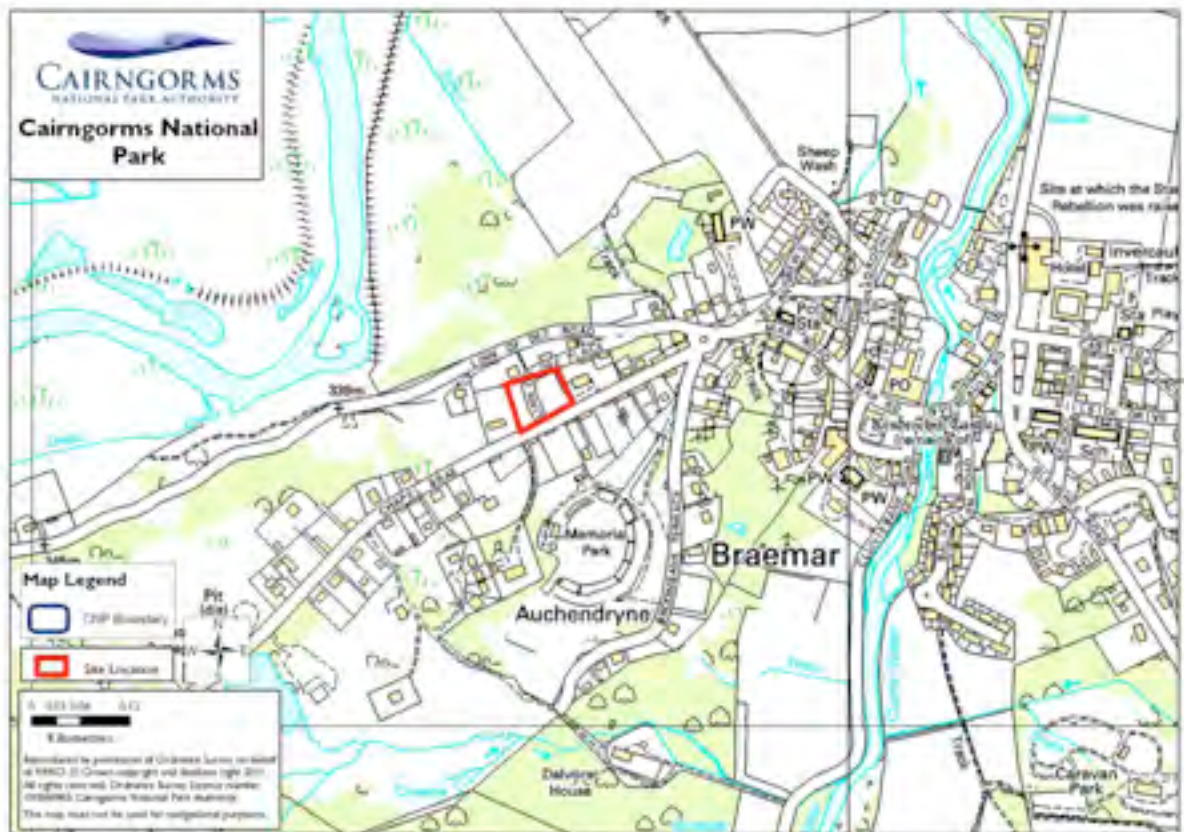
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Access	
Overall Rating	Green	



Site 031h **Site Land adj to Cairnadrochit, Braemar (M8)**
Size N/A

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 031i
Size 5.4ha

Site Braemar West (M9)

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

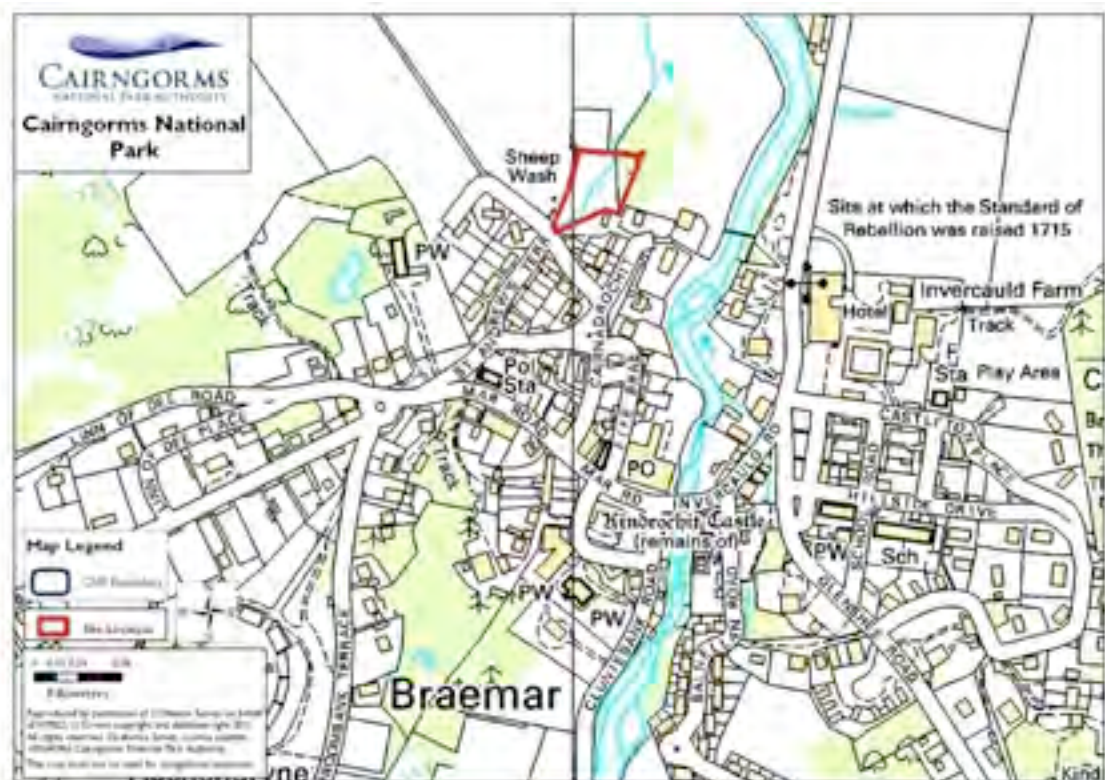
Green

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
Size -

Site Glac Ghiubhsathan tourism development

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

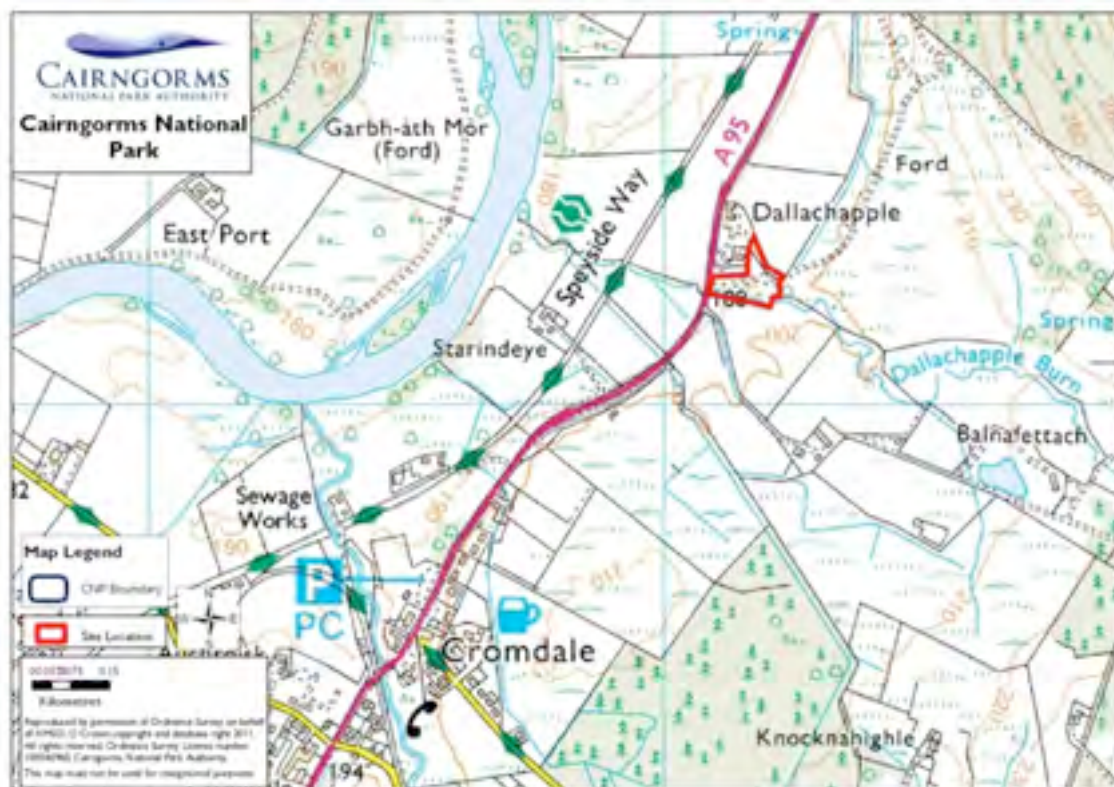
-

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

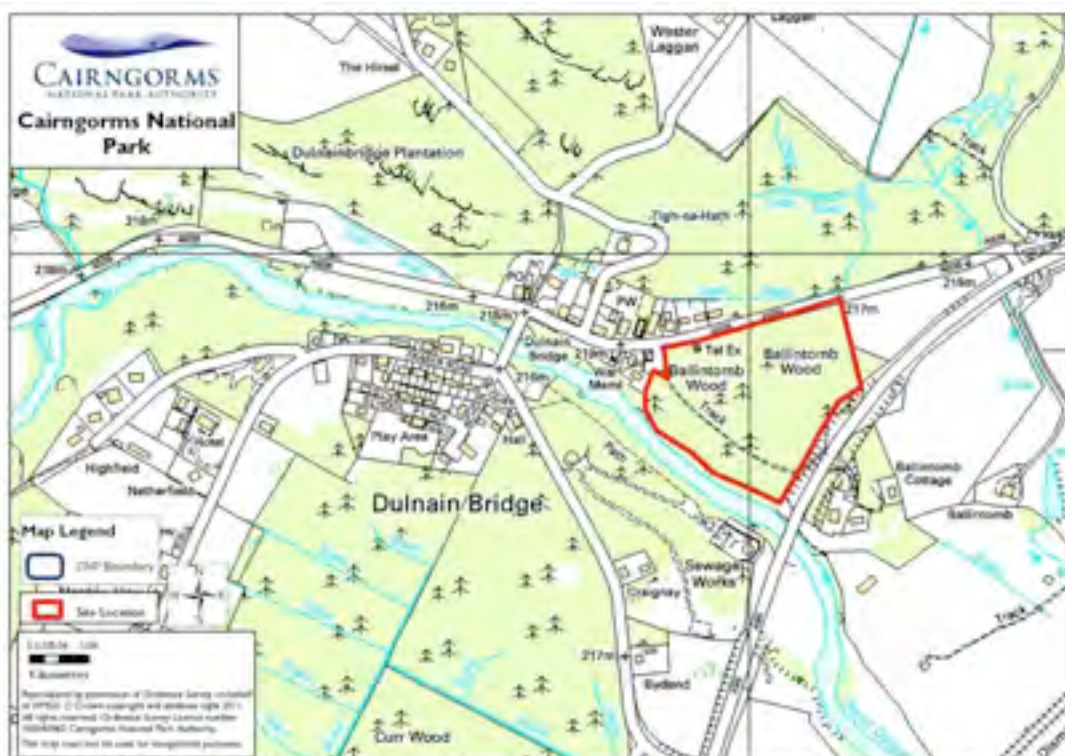
Amber

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

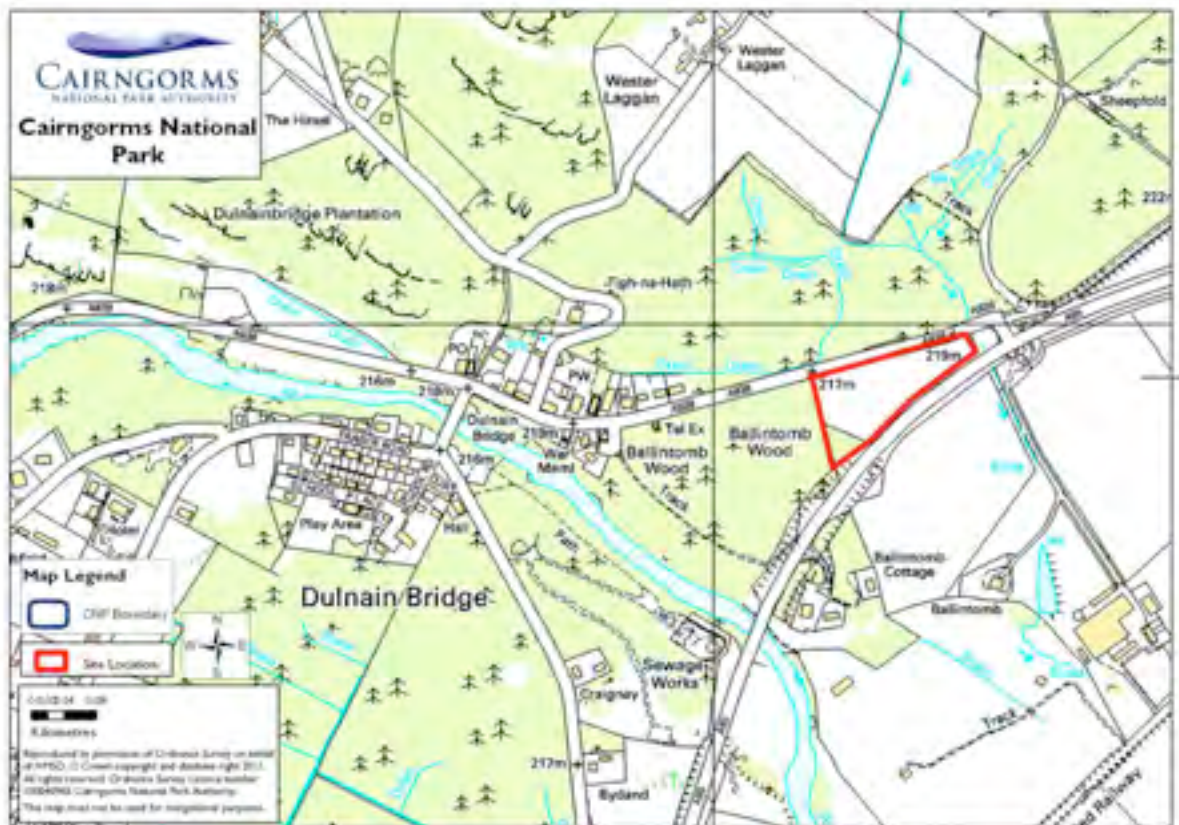
Accessibility to local transport

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

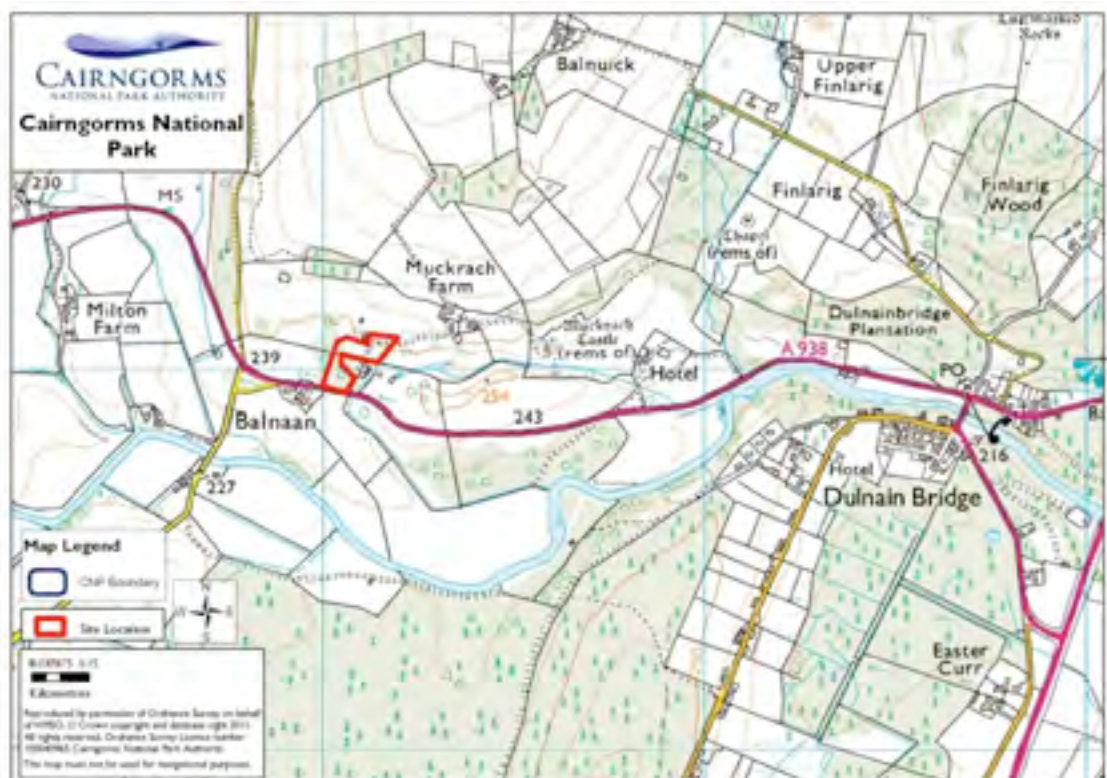
Accessibility to local transport

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

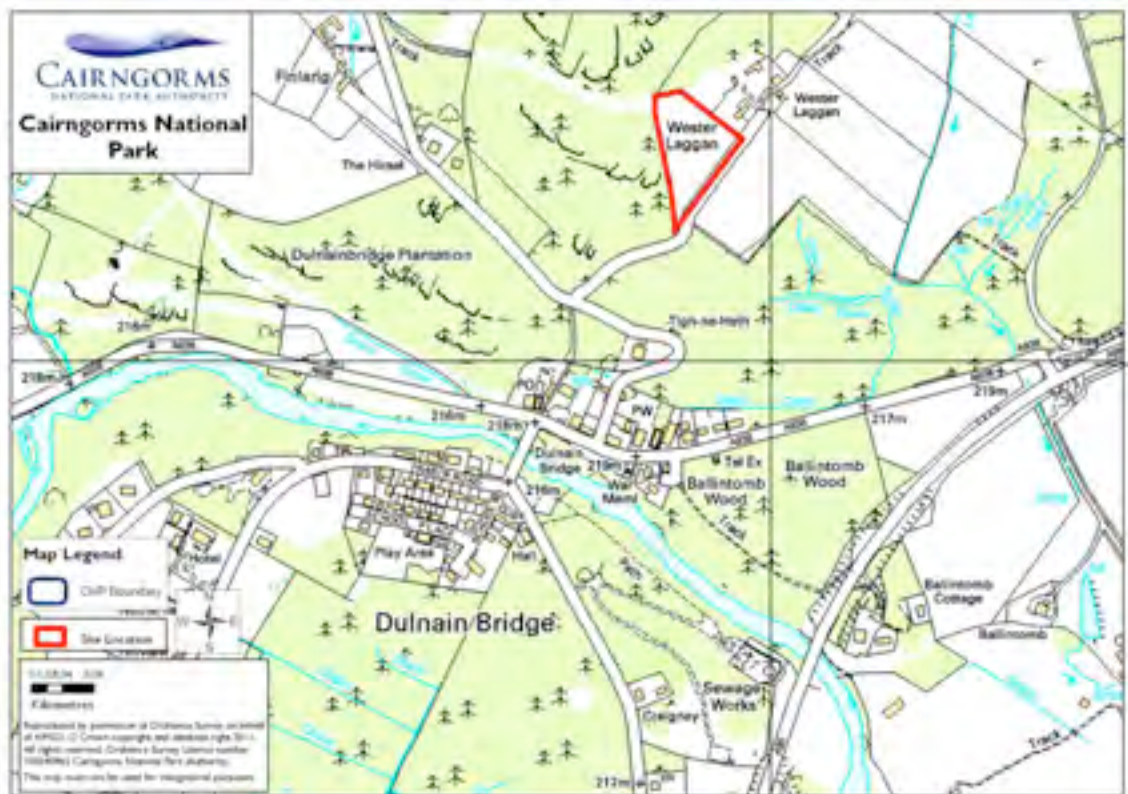
Accessibility to local transport

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

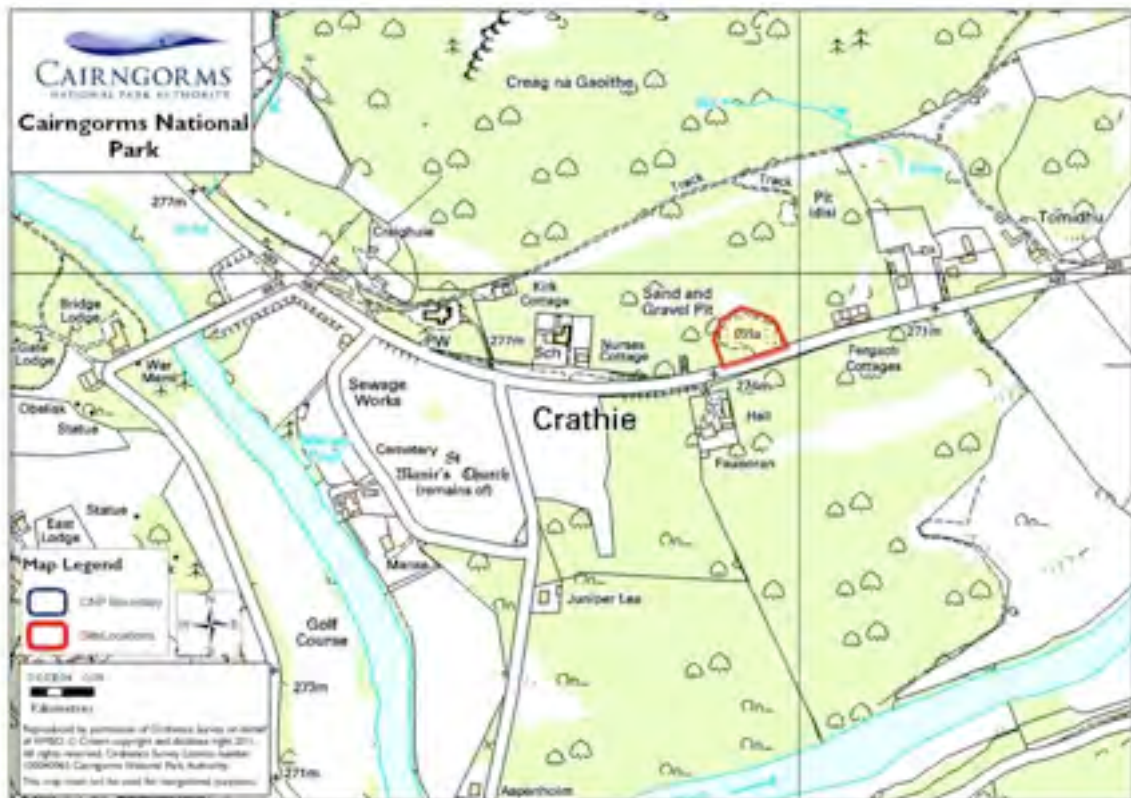
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Settlement relationship	
Overall Rating	Red	



Site 035b
Size 1.0ha

Site Keiloch

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

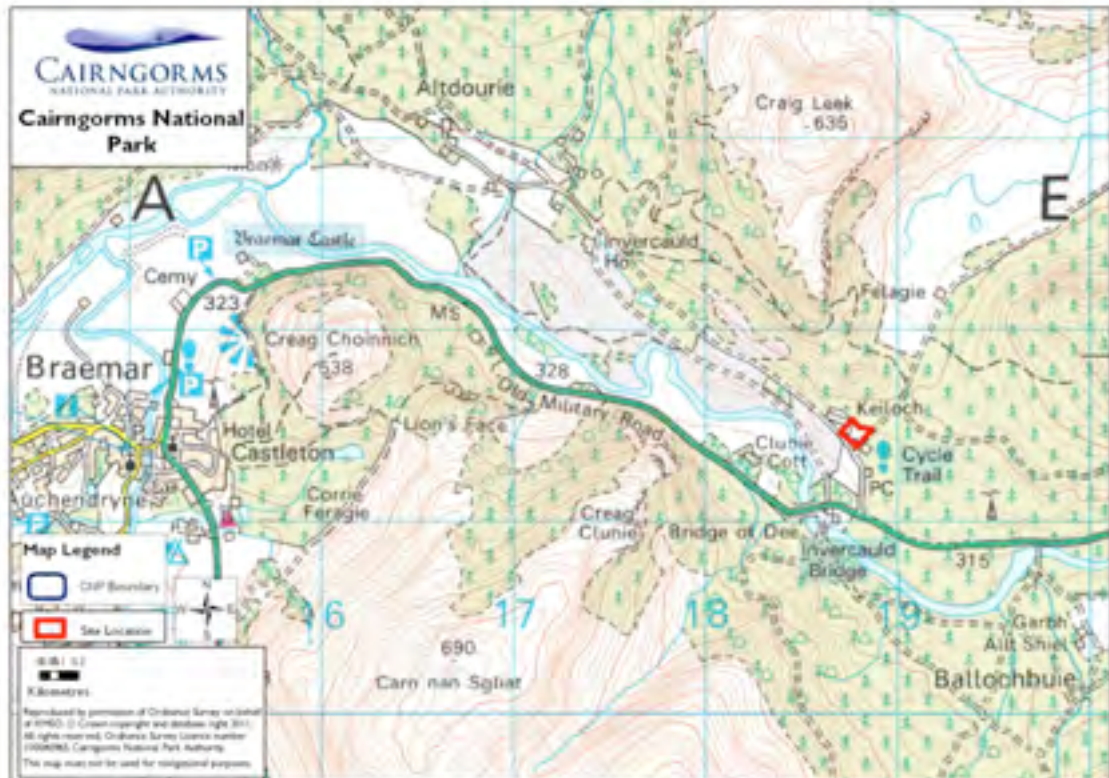
Amber

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

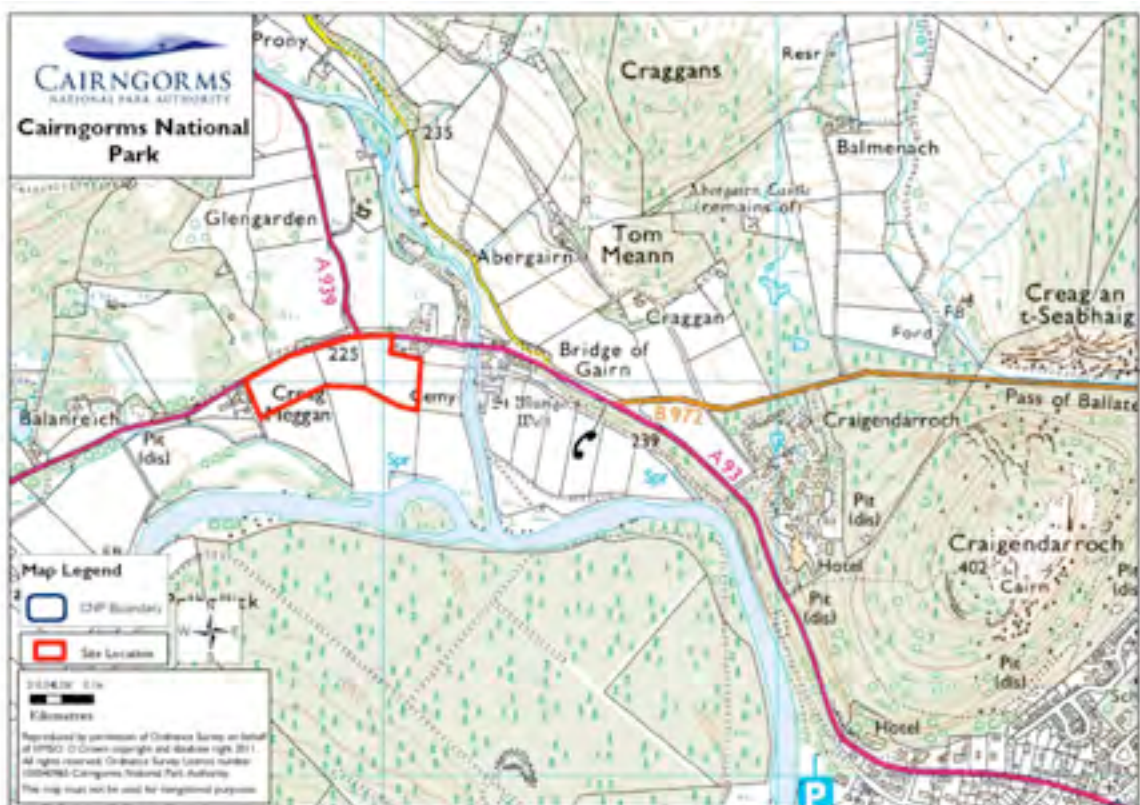
Accessibility to local transport

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

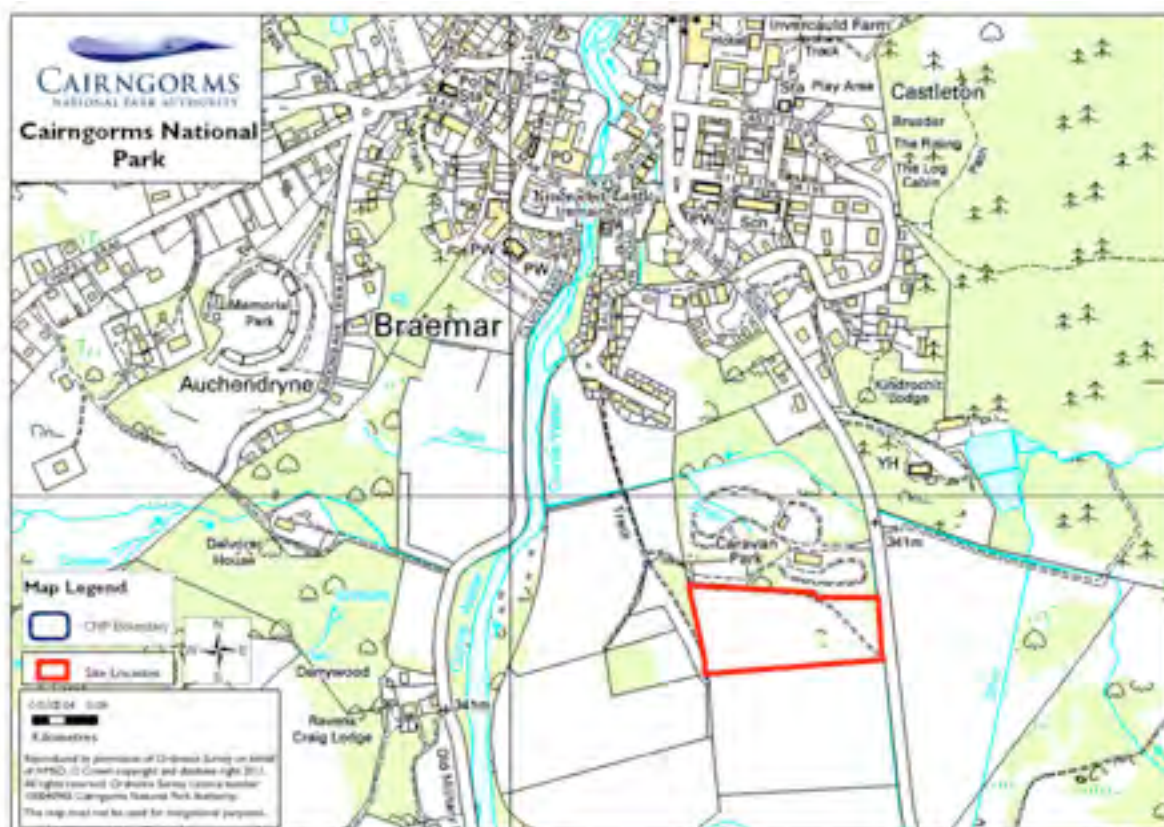
Accessibility to local transport

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

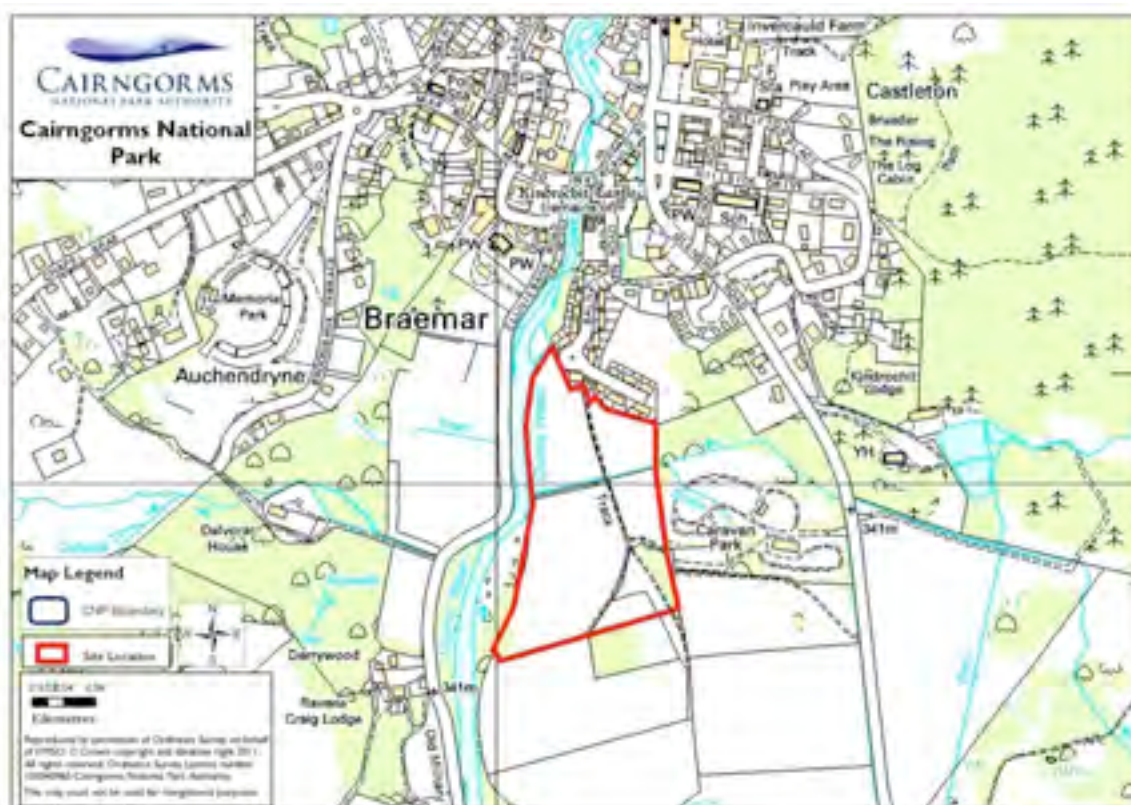
Accessibility to local transport

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 1.1**
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

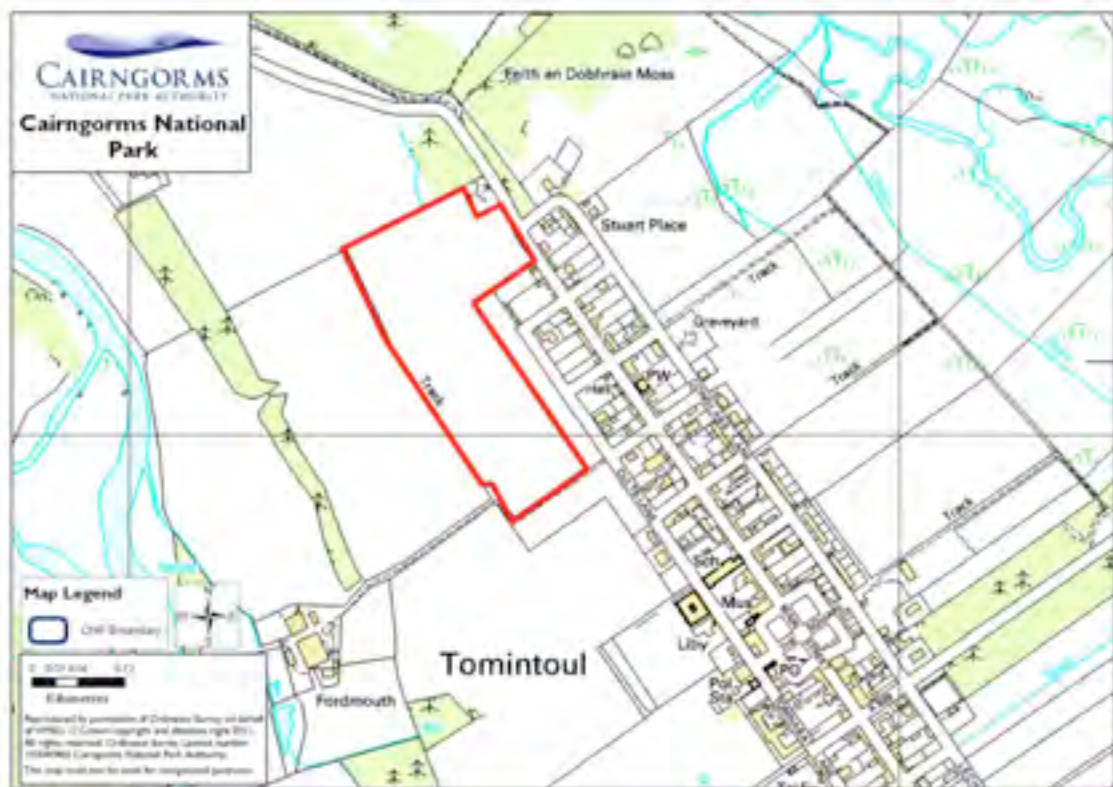
Accessibility to local transport

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

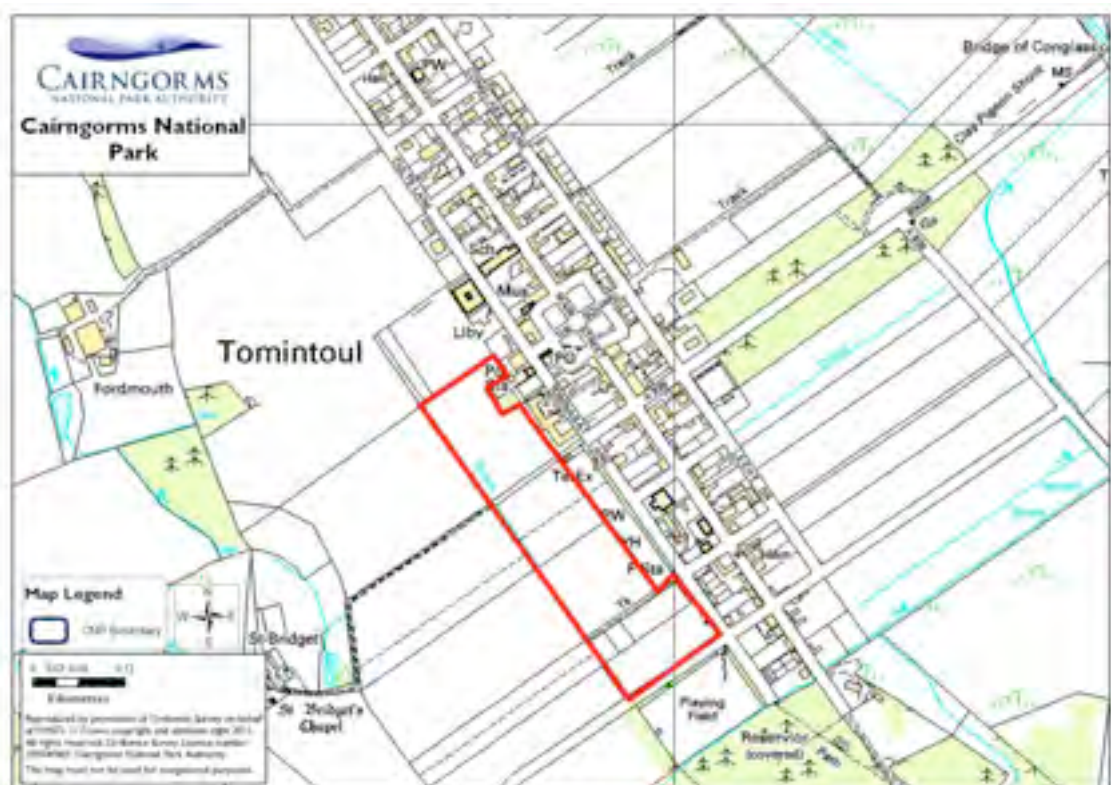
Accessibility to local transport

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

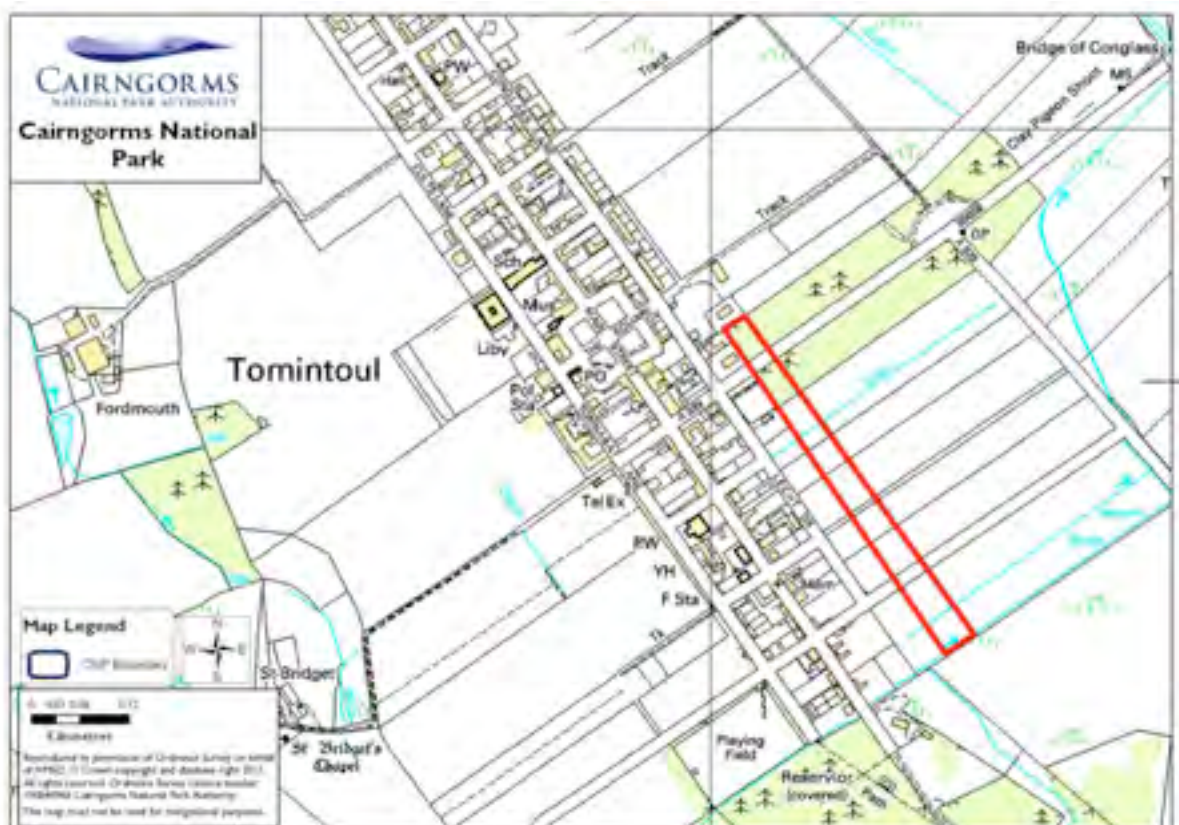
Accessibility to local transport

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

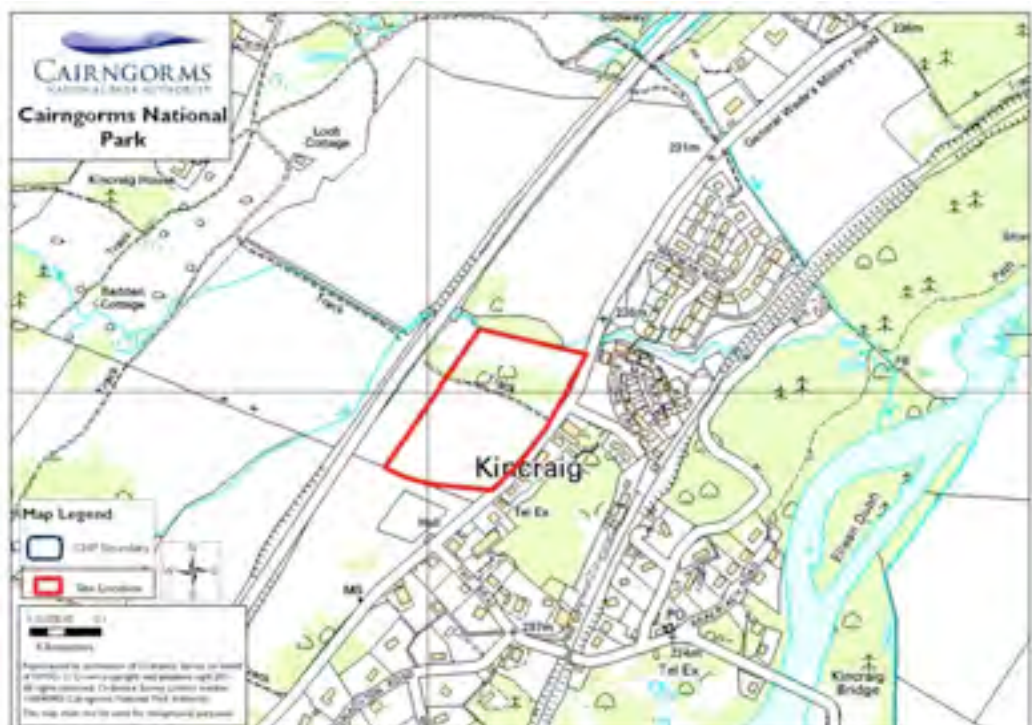
Accessibility to local transport

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 045 **Site Cromdale Kirk Road**
Size -

Proposals Housing

Ecology sensitivity

No survey – See Table 3

General Landscape

In settlement – employment site

Landscape

Amber – see survey

Risk of Flooding

Red

Other considerations

Amber

Relationship to existing settlement

Green

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Flooding	
Overall Rating	Red	



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

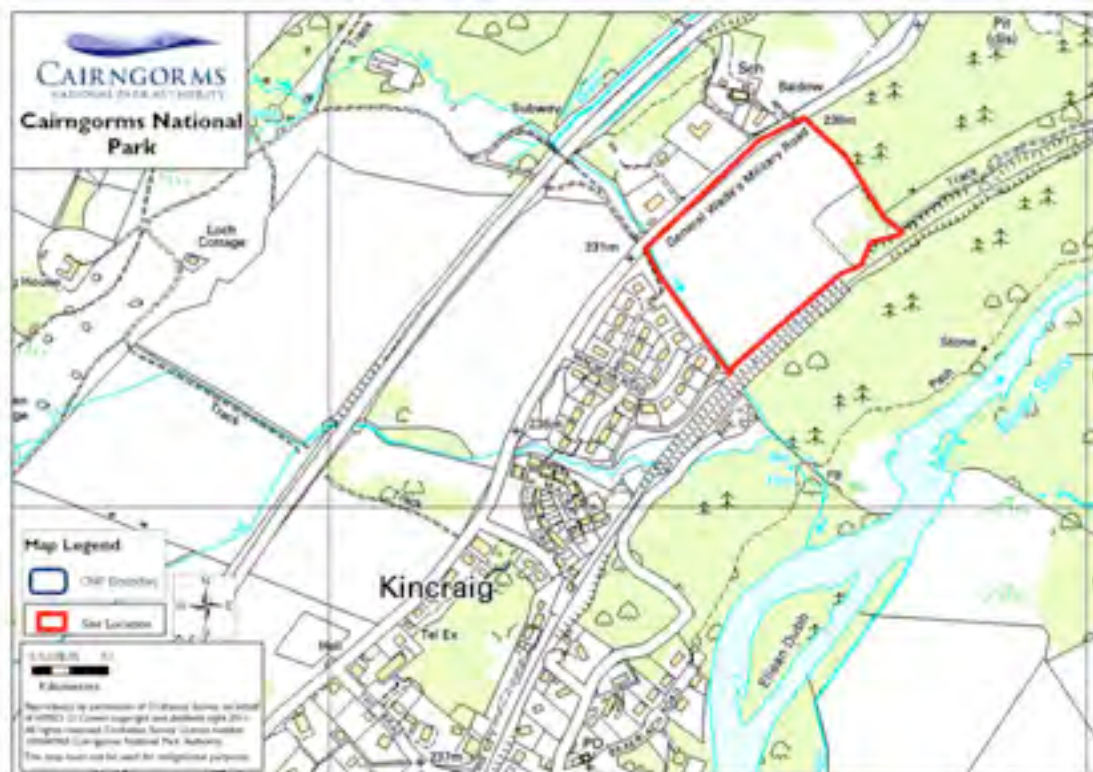
Amber

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

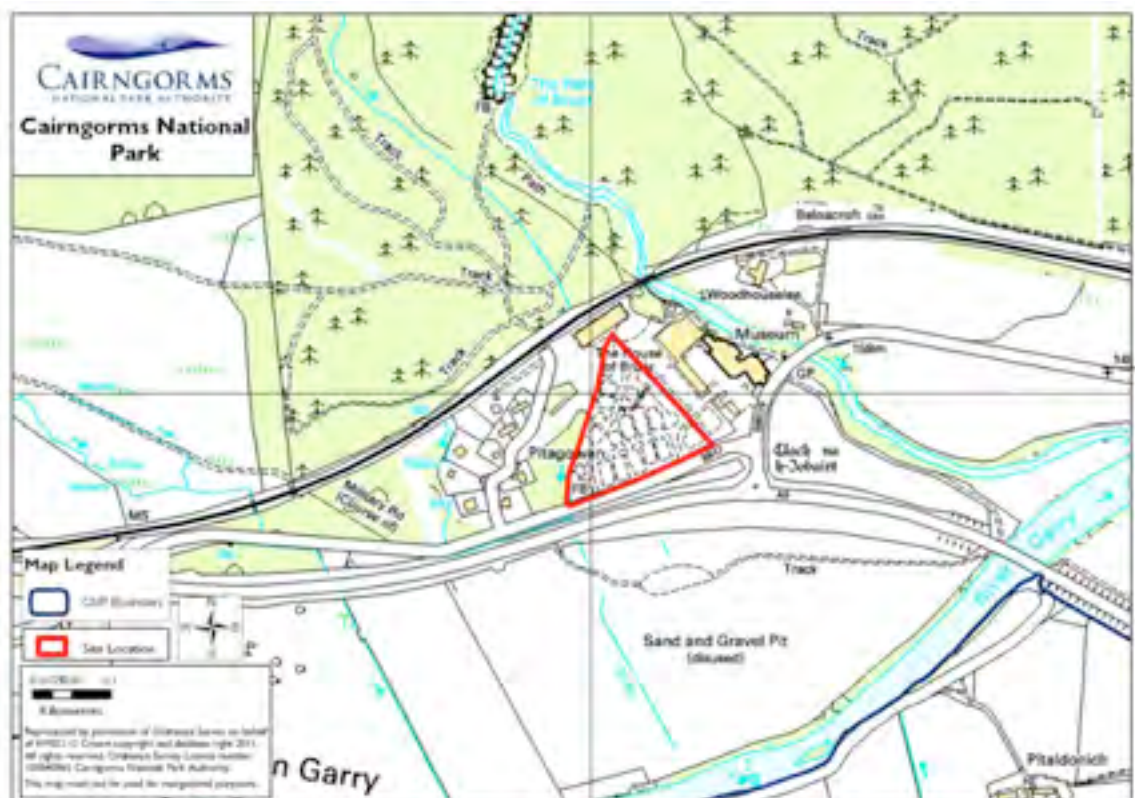
Green

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

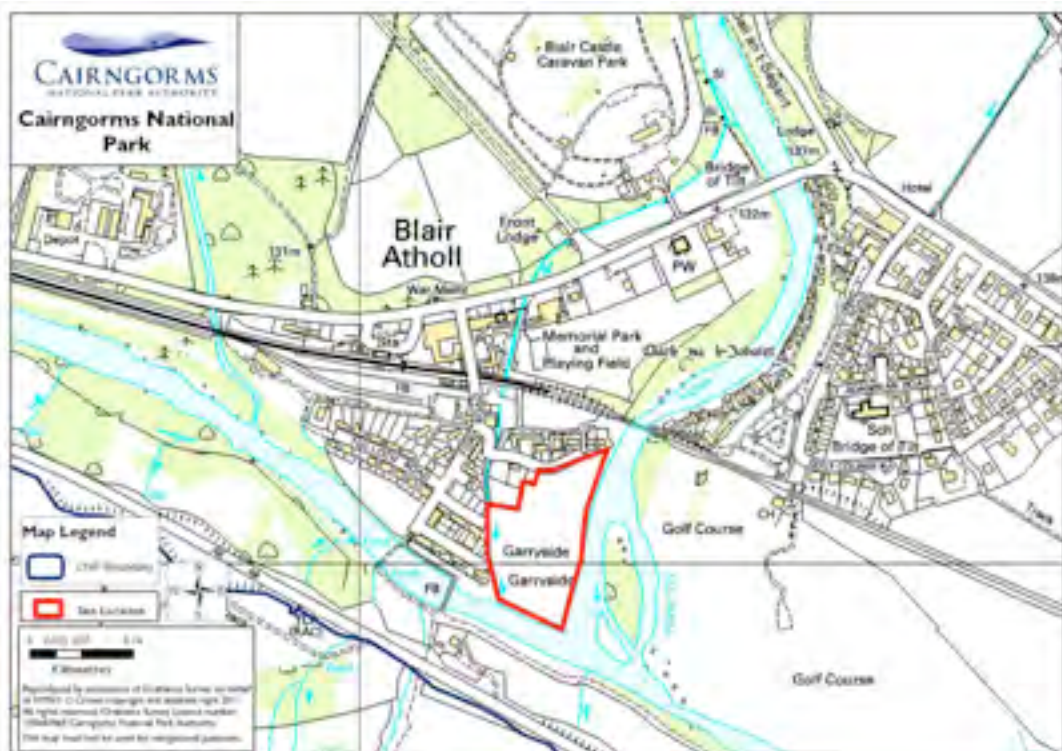
Accessibility to local transport

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

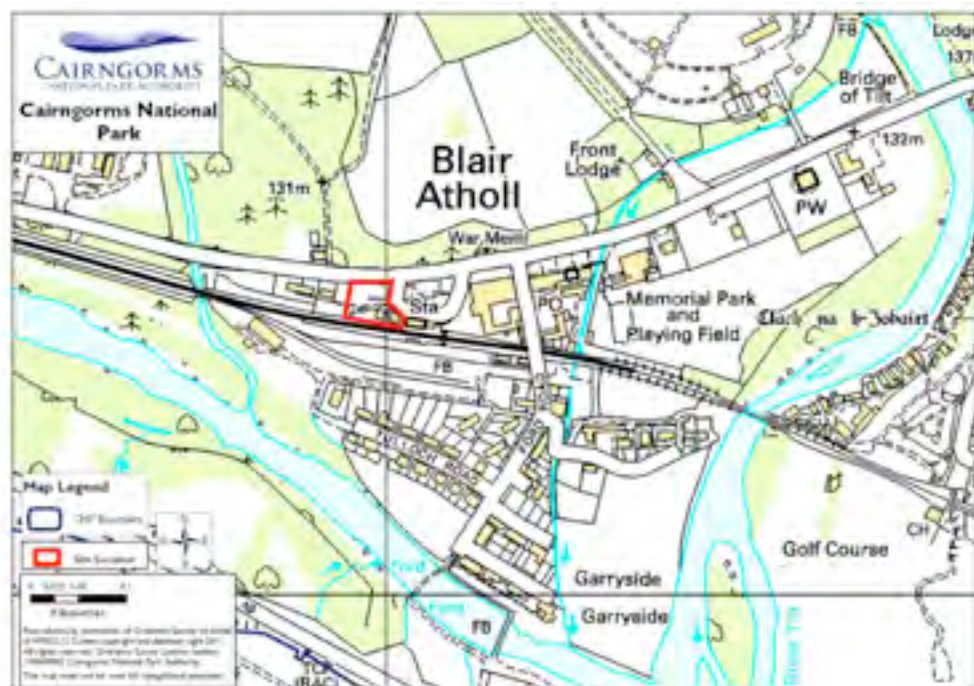
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	None	
Overall Rating	Green	



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

Site 056 Site Blair Atholl H28
 Size -

Proposals Housing

Ecology sensitivity

Green– see survey

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

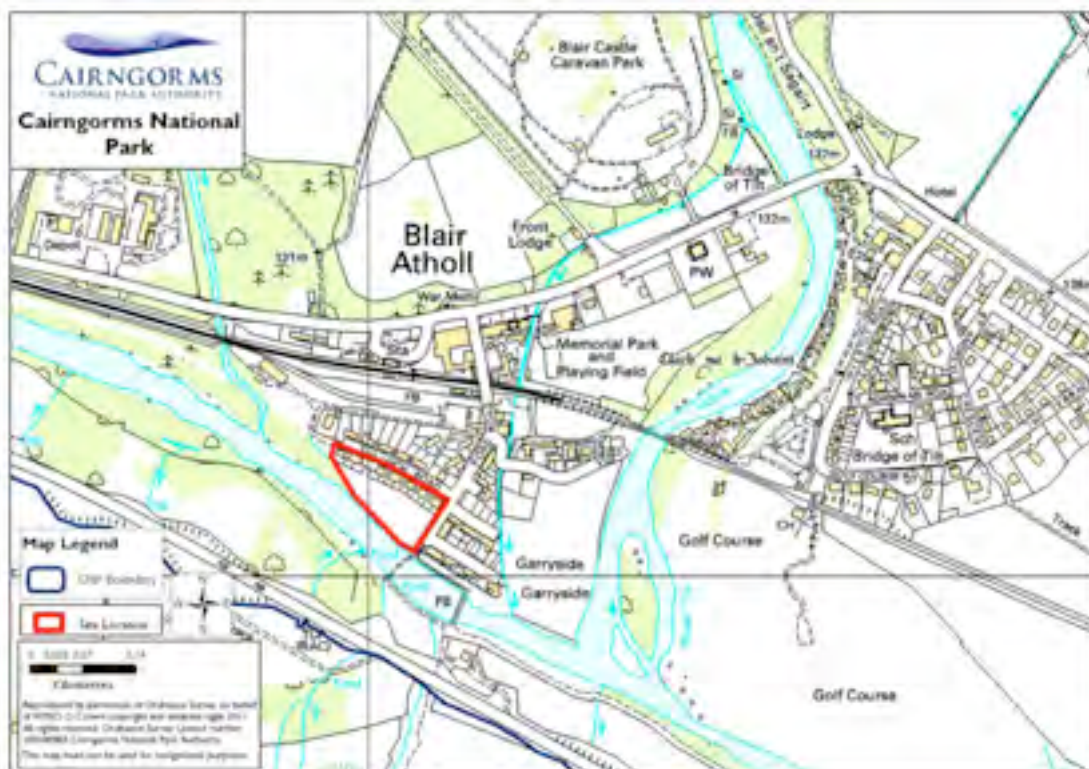
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Flooding	
Overall Rating	Red	



Site 057

Site Blair Atholl I7

Size -

Proposals Industrial

Ecology sensitivity

Green– see survey

General Landscape

Former goods yard

Landscape

Green– see survey

Risk of Flooding

Green

Other considerations

Green¹⁷

Relationship to existing settlement

Green

Immediate site access

Green

Accessibility to local transport

Green

Access to services and facilities

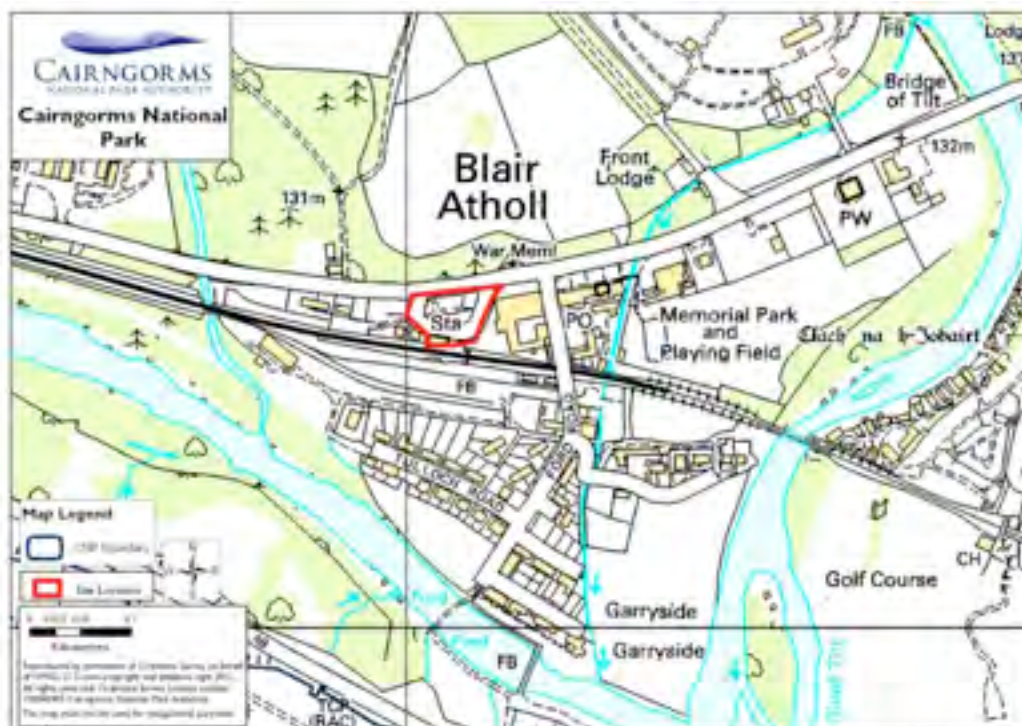
Green

Issues

None

Overall Rating

Green



¹⁷ PKC Housing Land Audit 2010 – H27 – effective – 5 effective

Site 058a **Site An Camas Mor**
Size 105ha

Proposals Mixed use new community

Ecology sensitivity
 Amber– see application Env. Statement

General Landscape
 Moor/woodland site in NSA by River Spey

Landscape
 Amber– see survey

Risk of Flooding Amber

Other considerations Amber¹⁸

Relationship to existing settlement Amber

Immediate site access Amber

Accessibility to local transport Amber

Access to services and facilities Amber

Issues	Landscape, ecology, flood risk – addressed through existing planning application
Overall Rating	Amber



¹⁸ Highland Council Housing Land Audit 2010 - An Camas Mor – 95 units effective

Site 058b **Site Lairig Ghru car park**
Size -

Proposals Leisure/Tourism

Ecology sensitivity

Red – see survey

General Landscape

Woodland

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	Ecology, settlement relationship	
Overall Rating	Red	



Site 058c **Site Borrow Pit, Inverdrue**
Size 2.5ha

Proposals Housing/Affordable

Ecology sensitivity
 Amber – see survey

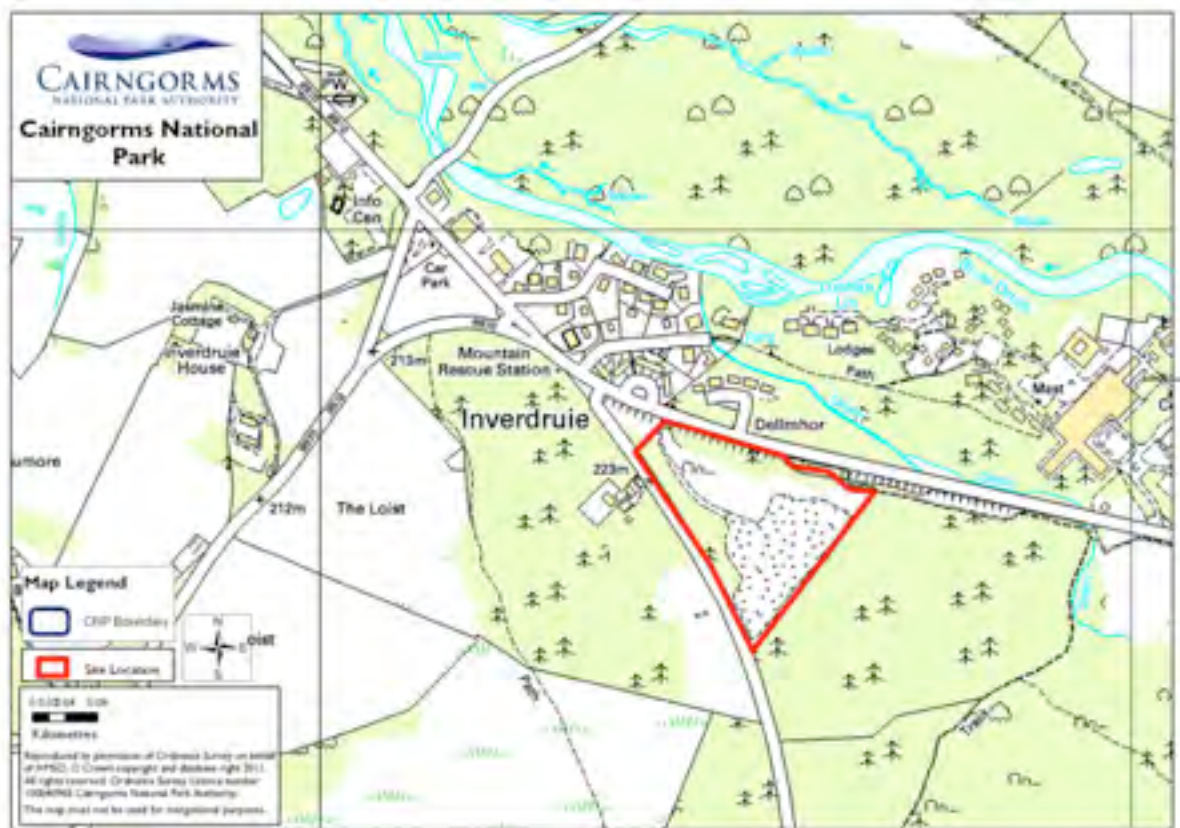
General Landscape
 Borrow pit

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, settlement relationship	
Overall Rating	Red	



Site 058d **Site Gate House to An Camas Mor**
Size -

Proposal – Housing – Single House

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

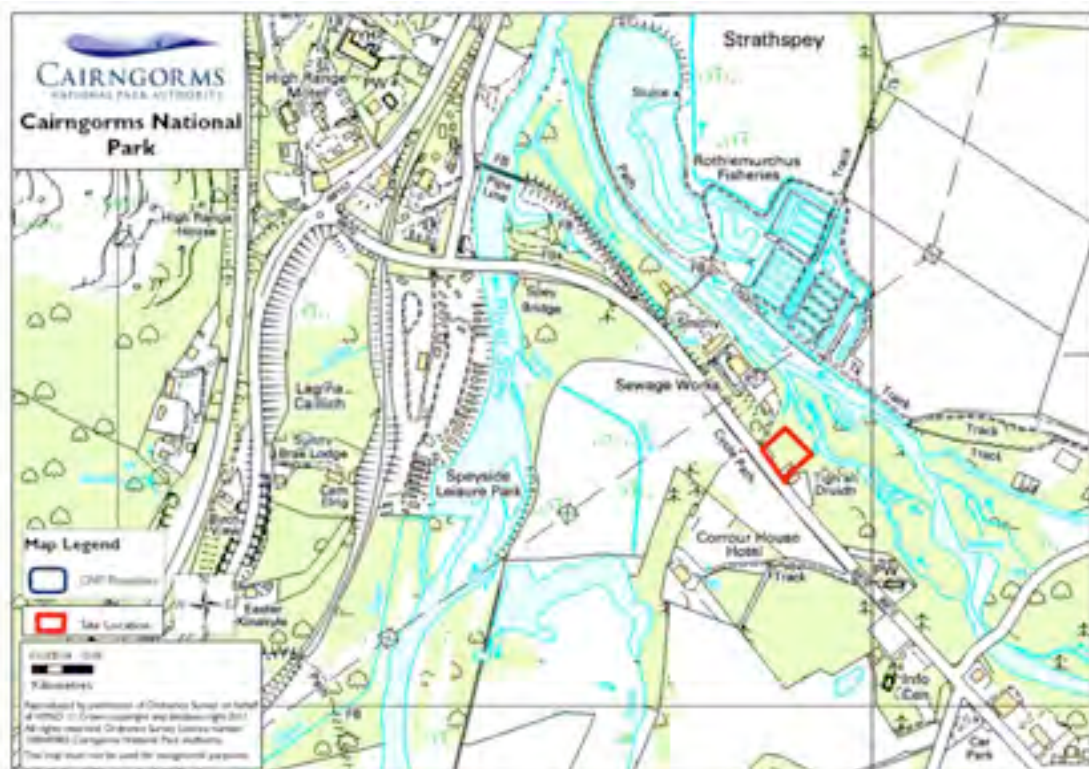
-

Issues

-

Overall Rating

Single house only – see Table 2



Site 058e **Site Inverdrue junction**
Size 0.5ha

Ecology sensitivity

Amber – see survey

General Landscape

Open site, mature trees

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Green

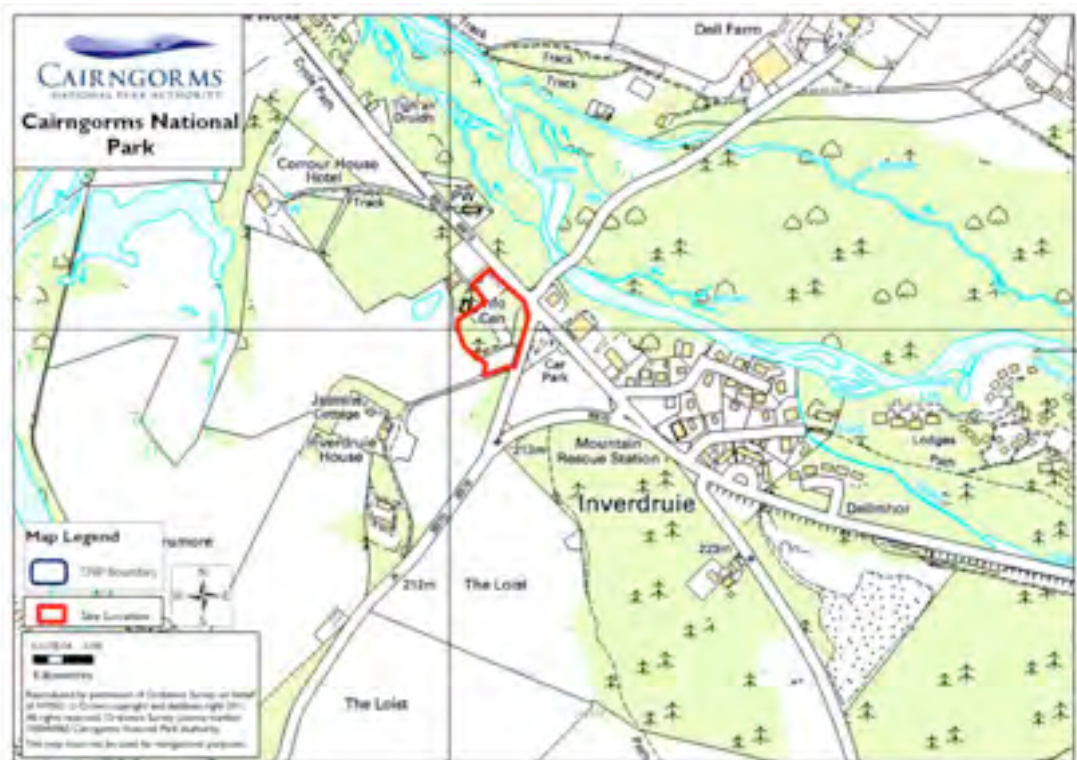
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape, settlement relationship	
Overall Rating	Red	



Site 059 **Site** Land either side of the River Spey between Aviemore
Size -

Proposal – Country Park

Ecology sensitivity
No survey – See Table 3

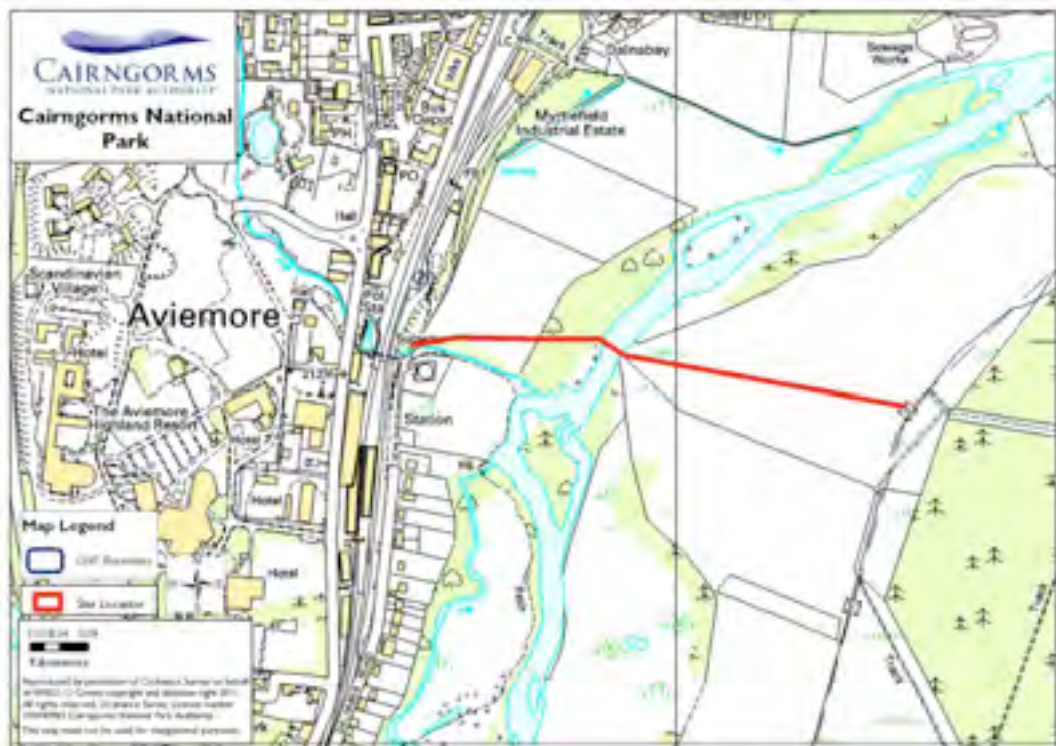
General Landscape
Countryside park

Landscape
Green– 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	Flooding - countryside park only	
Overall Rating	Amber	



Site 060 **Site Tomintoul H1**
Size -

Proposal – Housing – existing allocation

Ecology sensitivity

Green – walkover survey only

General Landscape

Edge settlement

Landscape

Green – see survey

Risk of Flooding

Green

Other considerations

Green¹⁹

Relationship to existing settlement

Green

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	access	
Overall Rating	Green	



¹⁹ Moray Council Housing Land Audit 2010 – 10 units effective H2,H3,H4

Site 061 **Site Tomintoul H2**
Size -

Proposal – Housing – existing allocation

Ecology sensitivity

Green – walkover survey only

General Landscape

Edge settlement

Landscape

Green – see survey

Risk of Flooding

Green

Other considerations

Green²⁰

Relationship to existing settlement

Green

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Access	
Overall Rating	Green	



²⁰ Moray Council Housing Land Audit 2010 – 10 units effective H2,H3,H4

Site 062 **Site Tomintoul H3**
Size -

Proposal – Housing – existing allocation

Ecology sensitivity

Green – walkover survey only

General Landscape

Edge settlement

Landscape

Green – see survey

Risk of Flooding

Green

Other considerations

Green²¹

Relationship to existing settlement

Green

Immediate site access


Green

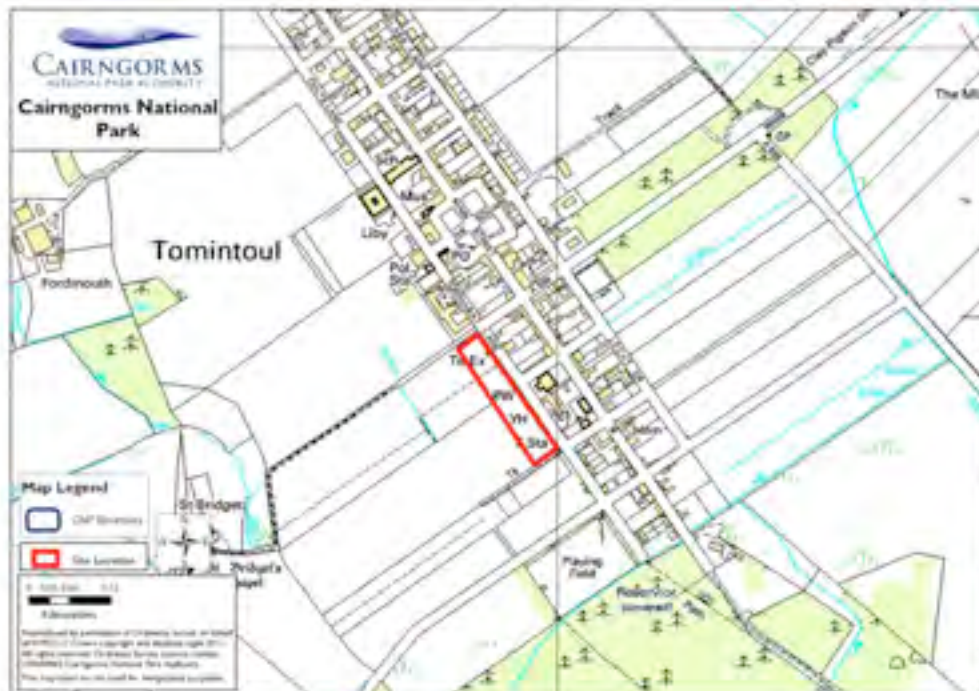
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Access	
Overall Rating	Green	



²¹ Moray Council Housing Land Audit 2010 – 10 units effective H2,H3,H4

Site 063 **Site Tomintoul H4**
Size -

Proposal – Housing – existing allocation

Ecology sensitivity

Green – walkover survey only

General Landscape

Edge settlement

Landscape

Green – see survey

Risk of Flooding

Green

Other considerations

Green²²

Relationship to existing settlement

Green

Immediate site access

Green

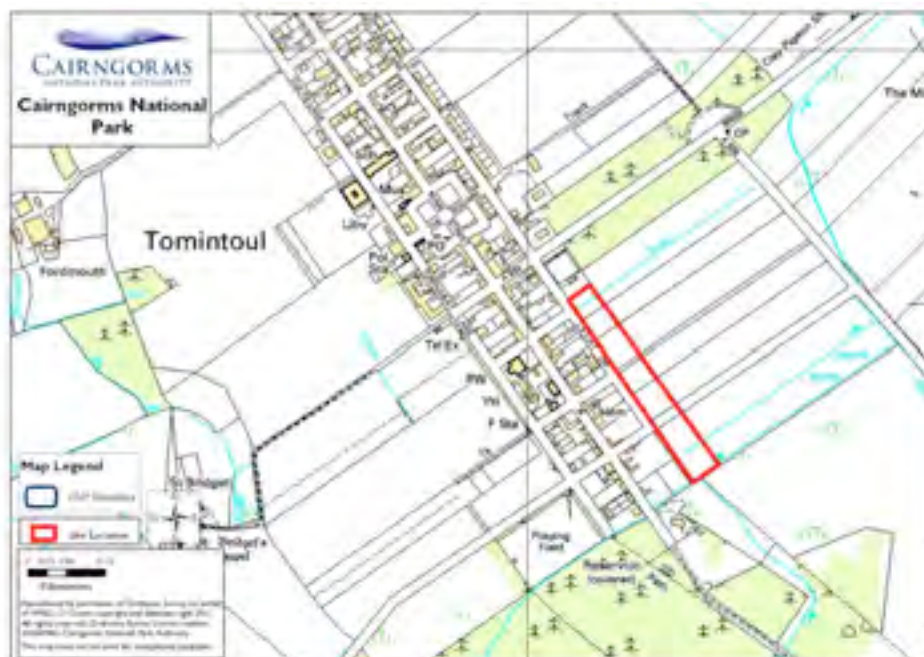
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Access	
Overall Rating	Green	



²² Moray Council Housing Land Audit 2010 – 10 units effective H2,H3,H4

Site 064 **Site Lettoch Ochilmore, Killiecrankie**
Size 42.3ha

Proposal -

Ecology sensitivity

Green– see survey

General Landscape

Outside any settlement, battlefield

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

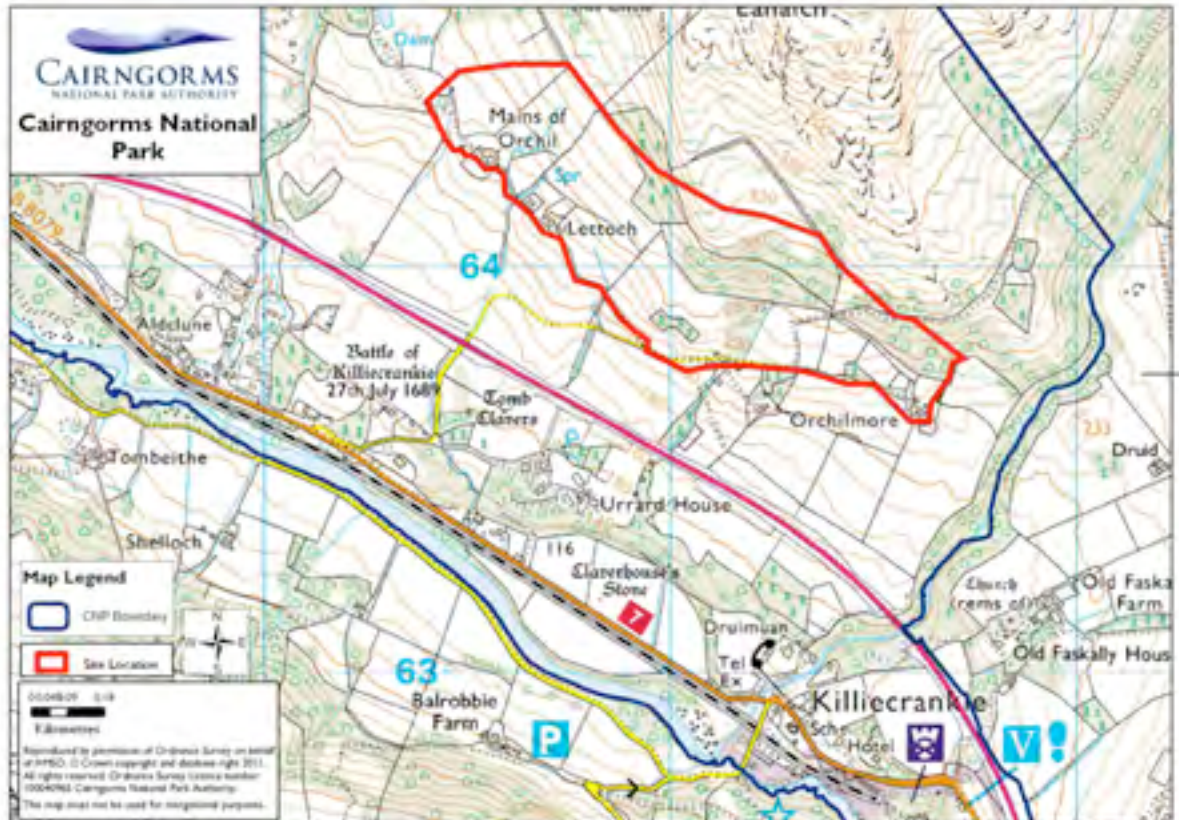
Accessibility to local transport

Amber

Access to services and facilities

Red

Issues	Landscape, settlement relationship, services	
Overall Rating	Red	



Appendices

Appendix 1 Habitat Surveys

Appendix 2 Landscape Surveys