

## Appendix 2 Landscape Survey Information

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115	053	Bruar O7
116	054	Blair Atholl H26
-	055/57	Blair Atholl H27/I7
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119	058a	An Camas Mor

I20	058b	Lairig Ghru Path End, Coylumbridge
I21	058c	Borrow Pit, Inverdrue
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I23	058e	Site at B970 Junction, Inverdrue
I24	059	Land either side of the River Spey between Aviemore and An Camas Mor
I25	060-63	Tomintoul H1/H2/H3/H4
I26	064	Lettoch, Ochilmore

Ref Number	001		
Site name and location	Land at Ruthven, Kingussie		
<b>LANDSCAPE ASSESSMENT</b>			
Nature and scale of development (including off site effects)	Very large site – spaced out sites for holiday chalets near wooded areas		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Generally free draining, sloping site. N.W. Generally exposed. Clumps of island and single trees, scattering or birch islands extending into stands down the hillside. Occasional stone dyke and 2 cottages.	
	Siting	Part of a much larger extent of similar character, hillside/grazing/birch woodland that forms backdrop to Kingussie and the setting to Ruthven barracks.	
	Design	The site is well outside the settlement boundary on the other side of A9 from Kingussie.	
Landscape Capacity for Housing Report – status of site	Not considered within assessment of Kingussie settlement.		
Visual issues and sensitivities	Backdrop for Kingussie, setting for Ruthven Barracks and context for A9. Noise/fumes from A9 issue		
Archaeological and Cultural/Built Heritage issues/sensitivity	Ruthven context/possibly some archaeological site. Free draining and grazing		
Potential for Mitigation	This site is very sensitive, the open ground and birch woodland is important in terms of the wider character of this part of the Strath and context for Ruthven.		
Potential to Complement?	X		
Potential to Enhance?	X		

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

**Notes:** might be possible to insert a couple of small single chalets/holiday units in to woodland associated with existing cottages or ruins – but not if high on slope.

Ref Number	002	
Site name and location	Drumuillie Croft, Lot 9	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	8.79ha for delivery of housing	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions  Behind and above a small village. Clearly in open landscape beyond village.
	Siting	Key characteristic of area – backdrop and setting to Drumuillie.
	Design	Wooded site – open birch wood and fields.
Landscape Capacity for Housing Report – status of site	N/A	
Visual issues and sensitivities	Intravisibility – gaps to site through housing.	
Archaeological and Cultural/Built Heritage issues/sensitivity	Croft landscape	
Potential for Mitigation	-limited.	
Potential to Complement?	X	
Potential to Enhance?	X	

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

**Notes:** N/A

Ref Number	003a	
Site name and location	Wood behind Lynstock Crescent and Badanfuran, Nethy	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	17ha – no specification.	
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b>  Woodland sig. (pine, birch, etc) Setting to village. Implications for L/S – entrance to village.
	Siting	Flat site – entirely covered in woodland outside of ... village setting
	Design	Extends village envelope
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	Trees enclose local views, clear views to mountains	
Archaeological and Cultural/Built Heritage issues/sensitivity	Possible but unlikely	
Potential for Mitigation	A little – small housing and improvements to woodland	
Potential to Complement?	X	
Potential to Enhance?	X	

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

**Notes:** N/A

Ref Number	003b	
Site name and location	Land adjacent to River Nethy	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	2ha	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions  Access may conflict with L/S area for 039. Very close to river flooding very likely. Small section adjacent to Lettoch Road infill.
	Siting	Infill section possible but existing heavy planted trees, good draining.
	Design	Need to complement lynstock, face road give continuity.
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	Adjacent to river tracks, maintain open space.	
Archaeological and Cultural/Built Heritage issues/sensitivity	X	
Potential for Mitigation	Limited to 2-3 adjacent to road	
Potential to Complement?	Only a smaller number.	
Potential to Enhance?	Limited – by careful design.	

Assessment					
<b>RED</b>	<b>X</b>	<b>AMBER</b>	<b>X (if 2/3)</b>	<b>GREEN</b>	

**Notes:** N/A



Ref Number	004	
Site name and location	Culsh Farm, Ballater	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Chalets x 20(approx.)	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Series of steep convex slopes. Mixed birch and juniper woodland.
	Siting	Very steep to develop, both access and built structures.
	Design	Design of buildings and access would need to integrate development into woodland setting.
Landscape Capacity for Housing Report – status of site	X	
Visual issues and sensitivities	Site is elevated, above the valley of the Dee and A939. Would potentially be very prominent	
Archaeological and Cultural/Built Heritage issues/sensitivity	Possible	
Potential for Mitigation	A small number of chalets could be sited in landscape but only with very careful siting of both buildings and access and careful design of chalets.	
Potential to Complement?	Only if numbers are much reduced.	
Potential to Enhance?	Only if numbers are much reduced.	

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

**Notes:** N/A

Ref Number	005a		
Site name and location	Land at Struan, near Calvine		
<b>LANDSCAPE ASSESSMENT</b>			
Nature and scale of development (including off site effects)	Small scale residential		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Felled conifer woodland with clumps of leggy birch and skinny pines sits within settlement boundary. Contained within drystone dykes. Sits slightly lower than road, drainage may be an issue but some areas clear with heather.	
	Siting	Struan is a small settlement of mixed age, development set in amongst woodland. One or two small clusters may work on this site with good woodland planting to define the layout and create shelter and backdrop.	
	Design	Pick up details of drystone dyke in boundary treatments.	
Landscape Capacity for Housing Report – status of site	X		
Visual issues and sensitivities	Open to Trinafour Road.		
Archaeological and Cultural/Built Heritage issues/sensitivity	None		
Potential for Mitigation	If development footprint kept small relative to new woodland planting		
Potential to Complement?	Yes		
Potential to Enhance?	Yes		

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

**Notes:** N/A

Ref Number	005b		
Site name and location	Chalets: Blair Castle Caravan Park		
<b>LANDSCAPE ASSESSMENT</b>			
Nature and scale of development (including off site effects)	Do phases 2, 3 & 4 have permission too?		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Woodland/with established walkways and big trees, has hermitage feel of a designed landscape especially beside river. Area well used by people from caravan site and public car park at old Bridge of Tilt	
	Siting	-	
	Design	-	
Landscape Capacity for Housing Report – status of site	X		
Visual issues and sensitivities	See Above		
Archaeological and Cultural/Built Heritage issues/sensitivity	Elements of designed landscape		
Potential for Mitigation	Perception of public forest walks sits awkwardly with chalet type development		
Potential to Complement?	X		
Potential to Enhance?	X		

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

**Notes:** N/A

Ref Number	005c		
Site name and location	Nursery Site, Blair Atholl		
<b>LANDSCAPE ASSESSMENT</b>			
Nature and scale of development (including off site effects)	Low density housing		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions On the 'home farm' ground behind Balir Castle. Amongst pasture fields, mature woodland, Avenue/hedgerow trees. Views into and out of castle. Access to site.	
	Siting	Low lying site so not overly prominent. Fairly sheltered. Surrounded high beech hedge <u>but</u> looks pretty wet and would need drained/made up ground. Aspect open to E & N (?).	
	Design	Area characterised v. strongly by estate architecture – only seen building type in area.	
Landscape Capacity for Housing Report – status of site	X		
Visual issues and sensitivities	Marked walks from Castle go past site. Overlooked in one or two places from road. Surrounded by substantial beech hedge.		
Archaeological and Cultural/Built Heritage issues/sensitivity	Designed landscape HGDL		
Potential for Mitigation	High quality development essential with design relating/responding to estate architecture.		
Potential to Complement?	Yes		
Potential to Enhance?	X		

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

**Notes:** N/A

Ref Number		005d
Site name and location		Black Island, Blair Atholl
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		Holiday lodges
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> Long narrow site woodland covered, mostly coniferous, occasional small clearing. Not public prominent in wider landscape as merges with river woodland. Site is between B8079 and the railway + River Garry.
	Siting	Access over railway and safety an issue flood risk?
	Design	The number of lodges would significantly affect nature of development.
Landscape Capacity for Housing Report – status of site		X
Visual issues and sensitivities		Most visible from railway. Possible glimpses from A9.
Archaeological and Cultural/Built Heritage issues/sensitivity		In HGDL
Potential for Mitigation		Careful felling and ongoing management of wetland, careful design of lodges.
Potential to Complement?		X
Potential to Enhance?		X

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

**Notes:** N/A

Ref Number		005e
Site name and location		Salt Store/Sawmill
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		Light industry (existing)
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Established Use
	Siting	X
	Design	May be some possibility to do some minor enhancements, but minimal scope
Landscape Capacity for Housing Report – status of site		X
Visual issues and sensitivities		X
Archaeological and Cultural/Built Heritage issues/sensitivity		X
Potential for Mitigation		X
Potential to Complement?		X
Potential to Enhance?		X

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

Notes: N/A

Ref Number	005f	
Site name and location	Garryside, Blair Atholl	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	30 Units (Third affordable) / capacity for 5 to 10 units	
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> Gently undulating grass field, free draining open to river. Flood risk! River Garry to east is well-wooded. Variety of old (estate style) housing and much newer bungalows back onto site, the character of these is richly eclectic, with many forms, terraces, ind. House, garden ground and boundaries. In the main units are not very large. There is scope to extend development into the field with careful layout and design.
	Siting	
	Design	Careful layout and design, substantial open green space and copses/tree belts of large-grown trees. Access to link through site.
Landscape Capacity for Housing Report – status of site	X	
Visual issues and sensitivities	Fleeting/partial views from A9 and train.	
Archaeological and Cultural/Built Heritage issues/sensitivity	Located within designed landscape	
Potential for Mitigation	Yes	
Potential to Complement?	Yes	
Potential to Enhance?	X	

Assessment					
<b>RED</b>		<b>AMBER</b>	<b>X</b>	<b>GREEN</b>	<b>X (5 - 10)</b>

**Notes:** N/A

Ref Number		005g
Site name and location		Fender
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		Small number of residential units Big Site
Landscape Character issues and sensitivities	Location X	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> Open field, part of a sweep of pasture, partially contained by mature woodland, rising from fender river to fender bridge. Character of open pasture an mature woodland edge an copses extends across these slopes.
	Siting X	A development here would be outside any need for apparent settlement envelope/boundary and have significant adverse impact on character. Access would need to be over fender fells or down steep hillside.
	Design X	
Landscape Capacity for Housing Report – status of site		X
Visual issues and sensitivities		Overlooked from Glen Fender road
Archaeological and Cultural/Built Heritage issues/sensitivity		Immediately outside/contiguous with designed landscape. Still has feel of being within.
Potential for Mitigation		X
Potential to Complement?		X
Potential to Enhance?		X

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

**Notes:** N/A



Ref Number	005h	
Site name and location	Pitagowan / Bruar	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Non specified	
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> An area of broadleaved, mainly birch, woodland (described as self-sown scrub) between railway and road. Many trees 10m+ high. S.E. end borders on to a number of large houses at Pitagowan. Woodland contributes to diversity of local character, separates railway line and road and gives an edge to Pitagowan and the Bruar and would need to fell substantial area of woodland to clear sites and make space for safety and a quality development.
	Siting	The site is wedge-shaped and on a corner and is important in terms of the way one perceives the site from the road. Changes ie felling and development would significantly impact on experience from the road.
	Design	
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities	Very visually sensitive from roads B847, A9 and Railway.	
Archaeological and Cultural/Built Heritage issues/sensitivity	X	
Potential for Mitigation	Poor	
Potential to Complement?	X	
Potential to Enhance?	X	

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

**Notes:** N/A

Ref Number	006a	
Site name and location	Lands at Mill of Garlyne, Nethy Bridge	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	20 Lodges over 3 ha	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Raised flat terrace, surrounded by wood to N. Steep dip to S. Isolated Site.
	Siting	-
	Design	- No coherence – few scattered dwellings. Very hummocky site Access through woodland and up a steep slope
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	- Open to surrounding area – views to mountains possible.	
Archaeological and Cultural/Built Heritage issues/sensitivity		
Potential for Mitigation	Limited if any screening	
Potential to Complement?	X	
Potential to Enhance?	X	

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

Notes: N/A

Ref Number	006b	
Site name and location	Land at Craigmore, Nethy Bridge	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	2-3 Units	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Well beyond main village but some existing units scattered around – eclectic mix of design.
	Siting	Flat open field – bounded by trees and other housing
	Design	Local housing of mixed design, very eclectic
Landscape Capacity for Housing Report – status of site	X	
Visual issues and sensitivities	Self contained – local views only	
Archaeological and Cultural/Built Heritage issues/sensitivity	X	
Potential for Mitigation	Yes - tree planting and support woodland and screen - Location / size of units crucial	
Potential to Complement?	Yes – harmonic – dominant	
Potential to Enhance?	Some - Good design	

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

Notes: N/A

Ref Number	007	
Site name and location	Ordie, Dinnet	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing – 7 Units	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Corner site in hamlet of Ordie currently free-draining grass field. Sight lines at cross-road poor.
	Siting	Site has potential to reflect existing settlement layout which is focussed round cross-roads.
	Design	Design of existing buildings varied but mostly one to one and half storey cottages.
Landscape Capacity for Housing Report – status of site	Very important that scale of development reflect existing. 7 too many – suggest 2 to 3	
Visual issues and sensitivities	Open to A97 and close to existing buildings. Sensitive site so design crucial.	
Archaeological and Cultural/Built Heritage issues/sensitivity	X	
Potential for Mitigation	Placement on site, design and access all crucial in achieving quality development – poor sight lines	
Potential to Complement?	Yes	
Potential to Enhance?	Yes	

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

Notes: N/A

Ref Number	008	
Site name and location	Auvhnerran Woods, Logie Coldstone	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Forest Park	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Forested, very mixed ground conditions
	Siting	Mature and semi-mature pinewood. Mixed ground storey Former sawmill site – made up ground
	Design	Extensive area could accommodate some recreational based development but depends very much on nature of development
Landscape Capacity for Housing Report – status of site	X	
Visual issues and sensitivities	Suggested car park area open to A97	
Archaeological and Cultural/Built Heritage issues/sensitivity	X	
Potential for Mitigation	Yes	
Potential to Complement?	Yes	
Potential to Enhance?	Potential to enhance experience	

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

Notes: N/A

Ref Number	009	
Site name and location	South of Pipers Croft, Catlodge	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	See previous DM advice under application 09/351/CP	
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> Expansive tracts of moorland and wide open views to hills in all directions, and that there are no buildings on the Cathar Mor. The proposed site is also within an area designated as a Special Landscape Area (Glen Banchor, Laggan and Ben Alder)
	Siting	-
	Design	Not indicated
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	Significant negative impact of the development on the landscape character of the surrounding area, and mentioned in particular its conflict with the remote, upland and uninhabited character of the area.	
Archaeological and Cultural/Built Heritage issues/sensitivity	Not known	
Potential for Mitigation	None	
Potential to Complement?	X	
Potential to Enhance?	X	

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

**Notes:** N/A

Ref Number	010	
Site name and location	Land at Kinaklye, Aviemore	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	300 units	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Flood plain – open field near to river
	Siting	Not known
	Design	Not known
Landscape Capacity for Housing Report – status of site	N/A	
Visual issues and sensitivities	Visible from wide area in road, railway, core-path and mountains	
Archaeological and Cultural/Built Heritage issues/sensitivity	Yes, nearby and visible from a designed landscape	
Potential for Mitigation	Non – excessive scale in wrong location	
Potential to Complement?	No	
Potential to Enhance?	No	

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

**Notes:** N/A

Ref Number	011A	
Site name and location	Lynchat (South)	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	7 / 8 Units Percentage affordable	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions North facing site, slopes steeply down from railway line to road. Relatively sheltered. Mature line of pine trees along northern edge of site and are a prominent feature in the village, as are the large pines within the site.
	Siting	This grazed field off-set these large trees – a parkland-esque setting that is unusual in the National Park.
	Design	No detail but access road with significant set back (busy road) would be required plus substantial cut/fill on slope. Difficult to accommodate 7/8 houses and not jeopardise trees.
Landscape Capacity for Housing Report – status of site	X	
Visual issues and sensitivities	Big trees / Parkland Check Views	
Archaeological and Cultural/Built Heritage issues/sensitivity	Big trees	
Potential for Mitigation	Mature Parkland character would be compromised. Cottage character of Lynchat dominated by new build	
Potential to Complement?	X	
Potential to Enhance?	X	

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

**Notes:** N/A



Ref Number	011B		
Site name and location	Lynchat (East)		
<b>LANDSCAPE ASSESSMENT</b>			
Nature and scale of development (including off site effects)	3 / 4 Units (% affordable in line with policy)		
Landscape Character issues and sensitivities	Location	<p><b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b>  At East end of village. Consists of a line of properties in North side of road. Lynchat unusual linear character. Settlement very dominated by road and traffic.  Area characterised by clumps of mature Scottish pines (and broad leaves).  Site open to South.</p>	
	Siting	<p>The east half of this site is wet ground and development here would mean considerable drainage/+ underbuilding.  Trees at eastern end of site provide edge to settlement</p>	
	Design	<p>Linearity of settlement breaks down here because farm and related buildings set back from road.</p>	
Landscape Capacity for Housing Report – status of site	-		
Visual issues and sensitivities	<p>Entrance to village/hamlet.  Characteristic mature pine tree farm focus.</p>		
Archaeological and Cultural/Built Heritage issues/sensitivity	X		
Potential for Mitigation	<p>A single terrace / semi detached building orientated gable to road only on drier west half of site could be designed to relate to the farm cluster, the access road and wall around Invercullen House. Strengthen up trees at eastern edge, make stronger edge to village.</p>		
Potential to Complement?	Yes		

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

Notes: N/A

Ref Number	012a	
Site name and location	West of play area, Dulnain Bridge (HI)	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	No no. specified	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions  E. facing slope in village boundary, adj. to play area, woodland and open fields, road.
	Siting	Some woodland and bogland on site.
	Design	Not known
Landscape Capacity for Housing Report – status of site	Not known	
Visual issues and sensitivities	Clear views from out of site from adjacent areas, long views not significant.	
Archaeological and Cultural/Built Heritage issues/sensitivity	Not apparent	
Potential for Mitigation	Yes	
Potential to Complement?	Yes	
Potential to Enhance?	Yes – better layout, enhanced design and peripheral planting.	

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

**Notes:** N/A

Ref Number	012b		
Site name and location	Former Nursery, Nethy Bridge		
<b>LANDSCAPE ASSESSMENT</b>			
Nature and scale of development (including off site effects)	See previous application and appeal statement - 09/024/CP		
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b>  Former Nursery site at Dell Road, previously used for tree and seed cultivation on the Seafield Estate. The site now comprises a mix of overgrown plantation, natural Birch regeneration and marshy and semi-improved grassland	
	Siting	-	
	Design	-	
Landscape Capacity for Housing Report – status of site	-		
Visual issues and sensitivities	Proposals would diminish the quality and integrity of this site by reducing and fragmenting the open space and imposing conflicting elements (buildings, road and domestic gardens). Some of the access functionality could be retained by provision of footpaths within the remaining open area but the intimacy of the space would be largely lost. The site has a well define character and is valued within the locality. The quality of the site and its contribution to the network of open space within the area, linking as it does to the various walks within the village, means that such a reduction in the amenity of the site is unacceptable in landscape terms.		
Archaeological and Cultural/Built Heritage issues/sensitivity	Not known		
Potential for Mitigation	x		
Potential to Complement?	x		
Potential to Enhance?	x		

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

Ref Number	012c	
Site name and location	Duack Bridge, Nethy Bridge	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	See previous application and appeal statement - 09/030/CP	
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> This site forms the edge of the village. There are dwellings further down the Boat road however they are visually separated from the main village by the landform and trees growing on the western edge of the site. The site itself and the field north of the road create an open space that forms the setting to the village edge. Housing as proposed would certainly interrupt this feature by extending the building line outward and fragmenting the open space structure here.
	Siting	-
	Design	-
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	See above	
Archaeological and Cultural/Built Heritage issues/sensitivity	None	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

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

**Notes:** N/A

Ref Number	012d	
Site name and location	East of Seafield Avenue/West of Castle Road, GoS	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Extensive development in gaps across the site.	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions  Flat and boggy – flooding areas. Open area, very strong part of L/S character of the area.
	Siting	Some adjacent to existing housing and some ‘infill potential.’
	Design	Small groups may work.
Landscape Capacity for Housing Report – status of site	Not known	
Visual issues and sensitivities	Views across the site – context of GoS. Important	
Archaeological and Cultural/Built Heritage issues/sensitivity	Walls	
Potential for Mitigation	Reduced nos. – small groups relating to existing buildings and entrance road to town.	
Potential to Complement?	Some	
Potential to Enhance?	Some	

<b>Assessment</b>					
<b>RED</b>	<b>X as is</b>	<b>AMBER</b>	<b>X</b> (with mitigation I.e. fewer numbers)	<b>GREEN</b>	

**Notes:** N/A

Ref Number	012e	
Site name and location	West of Cairngorm Avenue, GoS	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Not specified	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions  Wet site, boggy soils/woodland. Heavy distinction beyond natural village envelope, separated by topography
	Siting	Flat bottom, wet ground, boggy and liable to flooding.  Strong coherent identity.
	Design	-
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	Enclosed linear site. Adj. pine woodland and railway embankment.	
Archaeological and Cultural/Built Heritage issues/sensitivity	Adjacent railway embankment	
Potential for Mitigation	Little – only by design.	
Potential to Complement?	None	
Potential to Enhance?	None	

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

**Notes:** N/A

Ref Number	012f	
Site name and location	North of Breachen Court, GoS	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing (H1)	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions  Adjacent to existing housing and woodland. Natural extension of existing housing.
	Siting	Slope E facing terracing - stepped
	Design	-Keep roofs low in parts – strong character adjacent...
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities	Visible and open to N&S. – extensive views to Cairngorms from upper parts of site.	
Archaeological and Cultural/Built Heritage issues/sensitivity	Walling on site.	
Potential for Mitigation	Not all of site developed – barriers to n and W. Extend woodland across site to retain fields boundaries and plantation.	
Potential to Complement?	Some	
Potential to Enhance?	Some	

Assessment					
<b>RED</b>		<b>AMBER</b>	<b>X</b> as is	<b>GREEN</b>	<b>X(mitigation)</b>

**Notes:** N/A

Ref Number	012g		
Site name and location	North Dalfaber, Aviemore (H2 and H3)		
<b>LANDSCAPE ASSESSMENT</b>			
Nature and scale of development (including off site effects)	Housing – see detailed comments at planning application		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions  Ex. Woodland, edge of town – ex. permission	
	Siting	This area of the development is considered critical in terms of the relationship of the site with the National Scenic Area designation. The provision of blocks of planting is considered to offer the potential over time to establish a “rhythm of tree and building” that would ameliorate the effect of development.	
	Design	See above	
Landscape Capacity for Housing Report – status of site	Cairngorms Landscape Capacity for Housing study, which was carried out in August 2005, principle feature of the proposed site was noted as being its outstanding views to the Cairngorms Mountains.		
Visual issues and sensitivities	Views to mountains		
Archaeological and Cultural/Built Heritage issues/sensitivity	None		
Potential for Mitigation	Yes		
Potential to Complement?	Yes		
Potential to Enhance?	x		

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

**Notes:** N/A



Ref Number	012h	
Site name and location	South of Deishar Road, Boat of Garten	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	2.58ha housing	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Woodland site, adjacent to shops, village core, local housing, access good
	Siting	Would need to be closer to gardens and minimise visual impact on woodland.
	Design	Ex. Group of trees on site – access very popular, don't let road layout allow for extensions.
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	Well used and views to village along the OHL across the site	
Archaeological and Cultural/Built Heritage issues/sensitivity	N/A	
Potential for Mitigation	No number given but some potential for a small number on a reduced site area may be possible.	
Potential to Complement?	-	
Potential to Enhance?	-	

Assessment					
<b>RED</b>		<b>AMBER</b>	<b>X(3-4)</b>	<b>GREEN</b>	

**Notes:** N/A

Ref Number	012i	
Site name and location	S. of School Place & N. of Craignay, Dulnain Bridge	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing 4 ha – no. unspecified.	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions  Mature woodland, some plantation. Setting of village – approach feature. Amenity – close to housing.
	Siting	Woodland site – limited quality, mostly good – generally flat site.
	Design	-
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	On edge of village, restricted low level views into and across site/village.	
Archaeological and Cultural/Built Heritage issues/sensitivity	None seen.	
Potential for Mitigation	Some limited through residual woodland management	
Potential to Complement?	Very little	
Potential to Enhance?	Very little	

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

Notes: N/A

Ref Number	012j and 017	
Site name and location	W. of Craigie Avenue, Boat of Garten	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing 77no.	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions  See comments on current application – 08/272/CP
	Siting	The site is within young pine woodland on the western approaches to Boat of Garten. This pine woodland is important in terms of its contribution to the local landscape character and experience of the area, the landscape setting of the village and the sense of arrival from the west. The pine woodland also has an amenity value as a well-used recreational resource.
	Design	There is scope for some housing development on this site without significant adverse landscape effects. However, it will only be possible for this development to complement and enhance the landscape character and setting of Boat of Garten if major efforts are made to secure a high quality design solution.
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	-	
Archaeological and Cultural/Built Heritage issues/sensitivity	-	
Potential for Mitigation	-limited	
Potential to Complement?	-limited – must minor exit to existing housing to enclose open ended road	
Potential to Enhance?	X	

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

**Notes:** N/A

Ref Number		012k
Site name and location		North of CI, Boat of Garten
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		Business use on housing site
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions  In woodland on entrance to village – close to existing housing
	Siting	Connection to existing car park. Site is woodland.
	Design	Needs a landmark/entrance feature design of high quality.
Landscape Capacity for Housing Report – status of site		-
Visual issues and sensitivities		-
Archaeological and Cultural/Built Heritage issues/sensitivity		-
Potential for Mitigation		-
Potential to Complement?		-
Potential to Enhance?		-

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

Notes: N/A

Ref Number	0121		
Site name and location	Bonfire Site, Boat of Garten		
<b>LANDSCAPE ASSESSMENT</b>			
Nature and scale of development (including off site effects)	Housing site		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions  The site sits at the western approach to the village, occupying an open and prominent site, abutting existing housing at Grampian Crescent. It comprises an area of regenerating heathland, with emerging birch saplings which has been formerly grazed.	
	Siting	Appropriate, sympathetic and sensitive development along with appropriate structure planting could enhance this approach to the village	
	Design	-	
Landscape Capacity for Housing Report – status of site	-		
Visual issues and sensitivities	Sensitive prominent site		
Archaeological and Cultural/Built Heritage issues/sensitivity	-		
Potential for Mitigation	-		
Potential to Complement?	Possible		
Potential to Enhance?	-		

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

Ref Number	012m	
Site name and location	Former Village hall, Boat of Garten	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing site	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions  The site comprises the former village hall.
	Siting	-
	Design	Appropriate, sympathetic and sensitive conversion
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	Sensitive site	
Archaeological and Cultural/Built Heritage issues/sensitivity	Vernacular building	
Potential for Mitigation	-	
Potential to Complement?	Possible	
Potential to Enhance?	Quality conversion	

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

Ref Number	012n		
Site name and location	Rear of Birch Grove, Boat of Garten		
<b>LANDSCAPE ASSESSMENT</b>			
Nature and scale of development (including off site effects)	Housing site		
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> The site is located directly to the north of the settlement, directly to the rear of modern housing and adjacent to the caravan park. It comprises undulating tussocky grasslands.	
	Siting	The site is generally well-related to the settlement and could generally be viewed as infill which would consolidate the main body of the village, tying in with the caravan park and existing modern housing.	
	Design	Appropriate, sympathetic and sensitive development along with appropriate structure planting could enhance this approach to the village.	
Landscape Capacity for Housing Report – status of site	-		
Visual issues and sensitivities	Sensitive site		
Archaeological and Cultural/Built Heritage issues/sensitivity	None		
Potential for Mitigation	Possible		
Potential to Complement?	Possible		
Potential to Enhance?	Possible		

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

Ref Number	012o	
Site name and location	Adjacent to football pitch, Boat of Garten	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing site	
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> The site comprises an area of greenspace to the north of the existing community football field and to the rear of houses.
	Siting	The site is generally well-related to the settlement and could generally be viewed as infill.
	Design	Appropriate, sympathetic and sensitive development could enhance the village.
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	Sensitive site – loss of open space	
Archaeological and Cultural/Built Heritage issues/sensitivity	None	
Potential for Mitigation	Possible	
Potential to Complement?	Possible	
Potential to Enhance?	Possible	

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



Ref Number	012p	
Site name and location	Area next to Craigie Road, Boat of Garten	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing site	
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> The site comprises an area of woodland to the west of the existing residential cul-de-sac Craigie Avenue.
	Siting	The adjacent housing provides a courtyard on two sides and development of this area could effectively finish the cul-de-sac. In landscape terms this would be relatively self-contained.
	Design	See above
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	This small area of woodland between existing houses and the car park makes a modest contribution to the larger area of BoG wood. The area is fairly immature plantation and its value in habitat and natural heritage terms is less important given its proximity to existing housing.	
Archaeological and Cultural/Built Heritage issues/sensitivity	None	
Potential for Mitigation	Possible	
Potential to Complement?	Possible	
Potential to Enhance?	Possible	

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

Ref Number	013	
Site name and location	Newe Avenue, Strathdon	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions  Part of setting of former steading/stables, related to woodland. Well outwith any recognised settlement – isolated buildings only.
	Siting	-
	Design	Issues of form and scale in context of natural and built environment.
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	-	
Archaeological and Cultural/Built Heritage issues/sensitivity	Possible – mill lade.	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

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

Notes: N/A

Ref Number	014	
Site name and location	Bridge of Newe, Strathdon	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	5 – 7 Units	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Low lying football field beside River Don. Liable to flood.
	Siting	On corner, prominent site open to A949.
	Design	-
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	Prominent site.	
Archaeological and Cultural/Built Heritage issues/sensitivity	Not known.	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

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

Notes: N/A

Ref Number	015a	
Site name and location	Mill of Newe Steading (Site 1)	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Not specified	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Part of Mill of Newe farmstead, relates to farmland backed by coniferous woodland.
	Siting	
	Design	Issues of form and scale in relation to context (natural & built) important
Landscape Capacity for Housing Report – status of site	X	
Visual issues and sensitivities	Open to view from public road	
Archaeological and Cultural/Built Heritage issues/sensitivity	Poss	
Potential for Mitigation	Yes	
Potential to Complement?	Yes	
Potential to Enhance?	Yes	

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

Notes: N/A

Ref Number		015b
Site name and location		Mill of New Steading (Site 2)
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		Not specified
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> Level area on slope, (cut into slope with retaining wall). Drainage will be necessary to keep site dry. Old slope steading, built into more recent timber and tin and asbestos – 2 yards and storage. Plus area of disturbed ground adjoining sits alongside access track/road and in line of mature beech and lime trees contribute more substantially to character than building. Retention of stone steading. Scale and form of trees appropriate to setting.
	Siting	-
	Design	-
Landscape Capacity for Housing Report – status of site		X
Visual issues and sensitivities		X
Archaeological and Cultural/Built Heritage issues/sensitivity		X
Potential for Mitigation		Yes
Potential to Complement?		Yes
Potential to Enhance?		Yes

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

**Notes:** N/A

Ref Number		015c
Site name and location		Sites between Invernoughty Farmhouse and Bell
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		Gap Sites, affordable housing
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Eastern site – setting of Mott affected. Open space not gap. Site Lines problem. Western site – behind retaining wall, sycamore trees, arable fields. In line with existing pattern, but sits higher on landform.
	Siting	Both sites in capacity study. This advice consistent with recommendation for west but not east site.
	Design	
Landscape Capacity for Housing Report – status of site		Both sites in capacity study. This advice consistent with recommendation for west but not east site.
Visual issues and sensitivities		Easter site, Mott Site is promoted open space. Occupation would impact on Mott w. site on road side. Research any houses visible from side road to Buchatt (seen in relation to Mott)
Archaeological and Cultural/Built Heritage issues/sensitivity		X
Potential for Mitigation		East side No. West site. Siting and design issues (paths wide, height and form and materials when viewed from rear). Relative to hill form + tree planting and retaining wall.
Potential to Complement?		With careful design, siting and planting only.
Potential to Enhance?		

Assessment				
<b>RED</b>	<b>X</b> (Eastern)	<b>AMBER</b>	<b>X</b> (Western)	<b>GREEN</b>

**Notes:** N/A

Ref Number	015d	
Site name and location	Between former Kirk, Roughpark & Roughpark	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	4 units plus mini district heating	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Mature woodland, Scottish pine and spruce and limited understorey. Continuity of pattern. Line of settlement of Roughpark, hinterland farmland. Removal of Woodland. Retain.
	Siting	-
	Design	-
Landscape Capacity for Housing Report – status of site	Not included	
Visual issues and sensitivities	Along roadside – fit with character more of an issue.	
Archaeological and Cultural/Built Heritage issues/sensitivity	Probably not	
Potential for Mitigation	Changing site boundary to retain significant stands of Scots pine along roadside and at north edge of site. Layout of access and house sites important to reflect settlement pattern as far as possible.	
Potential to Complement?	Yes	
Potential to Enhance?	X	

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

Notes: N/A

Ref Number	015e	
Site name and location	East of No 1 Candacraig Cottages	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	2 x 2 semi detached	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Pattern and integrity of existing cottage arrangement – strong symmetry to grouping, coherent, centred on road. Extending line to the east would knock arrangement out of balance and into more prominent site. Unlikely to be able to repeat from and form and scale of units.
	Siting	-
	Design	-
Landscape Capacity for Housing Report – status of site	Not included	
Visual issues and sensitivities	Prominence from road and surrounding hillsides to south.	
Archaeological and Cultural/Built Heritage issues/sensitivity	Estate housing, repeated design pattern.	
Potential for Mitigation	Location is the issue – no potential for mitigation.	
Potential to Complement?	X	
Potential to Enhance?	X	

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

**Notes:** N/A



Ref Number	015f	
Site name and location	Former Steading, Inverarnan	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Not specified.	
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> On level ground, on slope. Very enclosed by coniferous woodland. Existing dwelling(s) in former steading (?). Some very nice mature trees give context and character.
	Siting	-
	Design	Careful retention of large feature trees whilst at same time opening up site to sunlight.
Landscape Capacity for Housing Report – status of site	X	
Visual issues and sensitivities	Very enclosed, a small number of nearby dwellings	
Archaeological and Cultural/Built Heritage issues/sensitivity	Poss	
Potential for Mitigation	Yes	
Potential to Complement?	Yes	
Potential to Enhance?	Yes	

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

**Notes:** N/A

Ref Number	016a		
Site name and location	Balgowan		
<b>LANDSCAPE ASSESSMENT</b>			
Nature and scale of development (including off site effects)	No number specified		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Sout facing sloping ground, mature woodland within policy woodland of Cluny Castle. Other part of site shown south of road on <u>flood</u> plain Neither bit of site appropriate	
	Siting	See above	
	Design	See above	
Landscape Capacity for Housing Report – status of site	X		
Visual issues and sensitivities	Rising above road, on bend of road, even in woodland would be prominent.		
Archaeological and Cultural/Built Heritage issues/sensitivity	HGDL		
Potential for Mitigation	X		
Potential to Complement?	X		
Potential to Enhance?	X		

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

**Notes:** N/A

Ref Number	016b	
Site name and location	South Creagdubh Lodge	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	No number specified	
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> Part of site on steep SE facing ground above road, part of steep sloping ground below road. Single house on elevated site above road. Most of area, rugged and rocky with birch woodland and scattered trees. Landscape character consistent with similar along this side of strath with road cutting through on terrace of glacial debris. Context for Creagdubh Lodge though cannot see lodge from site.
	Siting	See above
	Design	See above
Landscape Capacity for Housing Report – status of site	X	
Visual issues and sensitivities	Any development likely to be visible from road and strongly contrasting with existing character – likely to be prominent.	
Archaeological and Cultural/Built Heritage issues/sensitivity	Possible	
Potential for Mitigation	X	
Potential to Complement?		
Potential to Enhance?		

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

**Notes:** Any kind of multiple house development inappropriate in this location. Possible to locate a well designed and sensitively sited house in vicinity of agricultural buildings below road.

Ref Number	018	
Site name and location	Land at Lettoch Road	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	50 Houses	
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> <ul style="list-style-type: none"> <li>- At village edge (though a model one)</li> <li>- Otherwise outside village setting</li> <li>- Flooding (SAC)</li> </ul>
	Siting	Relatively flat undulating land – higher at East
	Design	50 units very high and higher land – very prominent.
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities	<ul style="list-style-type: none"> <li>- Open site at entrance to village</li> <li>- Clear views to mountain</li> <li>- Enclosed on North by woodland (039)</li> </ul>	
Archaeological and Cultural/Built Heritage issues/sensitivity	<ul style="list-style-type: none"> <li>- Probably</li> </ul>	
Potential for Mitigation	<ul style="list-style-type: none"> <li>- Possibly min 5-10 units adjacent to existing housing but designed to create an entrance feature to village.</li> </ul>	
Potential to Complement?	Small	
Potential to Enhance?	Small	

Assessment					
<b>RED</b>	<b>X</b>	<b>AMBER</b>	<b>X</b> 5-10 units only	<b>GREEN</b>	

**Notes:** N/A

Ref Number		019a
Site name and location		East of Blair Atholl
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		Adjacent to settlement boundary Housing ( affordable)
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> Proposed site is a field, looks like could be damp ground. The settlement boundary at this edge of Blair Atholl follows a pronounced break in slope with Victorian Villas sitting on top and gardens on the slope. This gives a strong and consistent character for a clear edge to the settlement.
	Siting	New development on this side of Blair Atholl would compromise rather than complement this characteristic.
	Design	See above
Landscape Capacity for Housing Report – status of site		X
Visual issues and sensitivities		Open views into site from eastern approach to Blair Atholl B8079
Archaeological and Cultural/Built Heritage issues/sensitivity		Designed Landscape ? Victorian Villas – period of tourism facilitated by railway and Guest Houses.
Potential for Mitigation		X
Potential to Complement?		X
Potential to Enhance?		X

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

**Notes:** N/A

Ref Number	019b		
Site name and location	Middlebridge		
<b>LANDSCAPE ASSESSMENT</b>			
Nature and scale of development (including off site effects)	Small chalet or holiday let development		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Upper edge of Bridge of Tilt, within settlement boundary. Character defining qualities. Clusters of development multi-form and aspect, stone and slate roofed. Very closely related to ground levels. Significant trees. Views across pasture land and hills. Sloping site, free draining (ditch above) South aspect, sheltered by woodland to North. Road sits below characteristic bank, access into site may be issue. Access depending	
	Siting	See above	
	Design	Scale, form, orientation of buildings critical to main characters, also access and entry off road. Timber chalet-type development not appropriate to character.	
Landscape Capacity for Housing Report – status of site	X		
Visual issues and sensitivities	Close to public road which is also popular walking route		
Archaeological and Cultural/Built Heritage issues/sensitivity	House and several stone built outbuildings on this site. The character of these should be reflected in any further development and their setting respected.		
Potential for Mitigation	Potential to mitigate greater if residential site. High level invert in design and quality of materials and workmanship to fit with character.		
Potential to Complement?	Yes		
Potential to Enhance?	As a house site rather than chalet development		

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

Notes: N/A

Ref Number	019c	
Site name and location	Bridge of Tilt, roadside site	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Residential development site, adjacent to / extending out from settlement boundary	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Linear development along roadside. Characteristic cluster type development ignores and infills open pasture. Would appear suburban and totally out of character
	Siting	Road, contained between walls within mature trees to west. Access would have to be cut through retaining wall
	Design	See above
Landscape Capacity for Housing Report – status of site	X	
Visual issues and sensitivities	Roadside development. Area very popular with walkers	
Archaeological and Cultural/Built Heritage issues/sensitivity	Dykes, designed landscape, HGDL	
Potential for Mitigation	Nil – strip development would effectively connect bridge of tilt and old bridge of tilt	
Potential to Complement?	X	
Potential to Enhance?	X	

Assessment				
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>

**Notes:** N/A

Ref Number	019d		
Site name and location	Site 4 Old bridge of tilt		
<b>LANDSCAPE ASSESSMENT</b>			
Nature and scale of development (including off site effects)	3-5 dwellings. Old bridge of tilt, within settlement boundary		
Landscape Character issues and sensitivities	Location	<p><b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b>  West of road – small field site – open to east. Mature trees to south. Track through site across to river. Free draining, rough pasture, sheltered. Western part of site offers scope for small development.  East of road – small area of woodland on knoll, sloping ground above road. Woodland. Contributes to small scale enclosed nature of road and settlement.  Development not appropriate.  West of road – design, form materials, scale and orientation of buildings key – also garden ground and boundary treatments. Each should have own character but read as a cluster in time with settlement, use landscape plan.</p>	
	Siting		
	Design		
Landscape Capacity for Housing Report – status of site	X		
Visual issues and sensitivities	Lower bit (west of site) partially overlooked from public road		
Archaeological and Cultural/Built Heritage issues/sensitivity	Track through site to bridge across fender falls, looks like it has been site of older bridge		
Potential for Mitigation	Only west side of road		
Potential to Complement?	Only west side of road		
Potential to Enhance?	Only west side of road		

Assessment				
<b>RED</b>	X (east)	<b>AMBER</b>	X( west)	<b>GREEN</b>

**Notes:** N/A



Ref Number	020	
Site name and location	Ruthven, kingussie	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	House sites, extensive site, but no number specified. Whole site hatched and within this a smaller area	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Free draining, glacial deposits, open and level. Raised above strath. Little shelter. Grazed field. Small cluster of houses most with mature gardens and some trees.
	Siting	Site not appropriate for housing development. Siting of housing wont make a difference
	Design	
Landscape Capacity for Housing Report – status of site	Outwith Kingussie settlement	
Visual issues and sensitivities	The site is overlooked from A9. When travelling north sightlines to Ruthven and backdrop of Cairngorm Massif look across this field. View from Ruthven look across the field though partially shielded by trees	
Archaeological and Cultural/Built Heritage issues/sensitivity	Ruthven context	
Potential for Mitigation	Housing development across this site either in whole or in part would have significant adverse impact on landscape character and experience. The area is part of the transitional into Strathspey as views to cairngorms open up and Ruthven is seen in foreground	
Potential to Complement?		
Potential to Enhance?		

Assessment				
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>

Notes: N/A

Ref Number	021a		
Site name and location	Bridgend steading, allargue		
<b>LANDSCAPE ASSESSMENT</b>			
Nature and scale of development (including off site effects)	Steading conversion, 3 units, car parking, utilising existing form/structure, roof		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Setting for Corgarff Castle. Stone/slate structure, site relates to other built development in vicinity. On river terrace, agricultural land and forestry. Relates to settlement pattern.	
	Siting	See above	
	Design	Quality of conversion, design and materials.	
Landscape Capacity for Housing Report – status of site	X		
Visual issues and sensitivities	On A939, very visible, viewed from Castle, opposite side of road from hotel		
Archaeological and Cultural/Built Heritage issues/sensitivity	Intact, stone steading, slate roof. Nice form		
Potential for Mitigation	Quality design. Windows and roofline an issue		
Potential to Complement?	yes		
Potential to Enhance?	yes		

Assessment					
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>x</b>

**Notes:** N/A

Ref Number	021b	
Site name and location	Corgarff church	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Treed setting to redundant church – policies.	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Raised area surrounding church – Scots Pine.
	Siting	Would be difficult not to detract from setting of churchyard – constrained with trees
	Design	See above
Landscape Capacity for Housing Report – status of site	X	
Visual issues and sensitivities	On A939, partly visible.	
Archaeological and Cultural/Built Heritage issues/sensitivity	Listed Church and policies	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

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

**Notes:** N/A

Ref Number		022
Site name and location		Carrbridge HI
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		Major housing development
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions See planning application comments – woodland site on edge of settlement.
	Siting	Capacity in horsefield site and on the entrance. Interior of site unsuitable
	Design	-
Landscape Capacity for Housing Report – status of site		See doc.
Visual issues and sensitivities		Woodland context
Archaeological and Cultural/Built Heritage issues/sensitivity		X
Potential for Mitigation		X
Potential to Complement?		Possibly
Potential to Enhance?		X

Assessment					
<b>RED</b>	<b>X</b>	<b>AMBER</b>	<b>X</b> if reduced considerably	<b>GREEN</b>	

**Notes:** N/A

Ref Number	023	
Site name and location	Nethybridge H2/ED I	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing and commercial	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Outwith village boundary, with characteristic woodland on village entrance
	Siting	Woodland landscape character of village
	Design	Relatively flat site
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	Self contained site except for SE side which is on the road side. View in from school a bit – surrounded by woodland	
Archaeological and Cultural/Built Heritage issues/sensitivity	-	
Potential for Mitigation	little	
Potential to Complement?	no	
Potential to Enhance?	no	

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

**Notes:** N/A

Ref Number	024a,b,c,d,e,f	
Site name and location	Dinnet	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Various housing, tourism, commercial, subject to pre application inquiry – located within mature woodland context.	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions  A,b,c,d,e – amber F - red  Sensitive design essential
	Siting	
	Design	
Landscape Capacity for Housing Report – status of site	See doc.	
Visual issues and sensitivities	Roadside setting partly screened by trees	
Archaeological and Cultural/Built Heritage issues/sensitivity	Some potential	
Potential for Mitigation	Yes	
Potential to Complement?	Yes	
Potential to Enhance?	Yes	

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

**Notes:** N/A

Ref Number	025	
Site name and location	Land at Baddengorm, Carrbridge	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	6 houses, 8ha holiday chalets	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Close to road, wrong side of village, outside boundary - not infill SW facing
	Siting	Site very high quality with pine woodland and open space – grass bog
	Design	Part of village setting. Very influenced by woodland
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities	Visible site. Slopes towards village. Extensive views to S and E	
Archaeological and Cultural/Built Heritage issues/sensitivity	None seen	
Potential for Mitigation	none	
Potential to Complement?	none	
Potential to Enhance?	none	

Assessment				
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>

Notes: N/A

Ref Number	026	
Site name and location	Ballater HI	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Existing development plan site – 16 ha fields on prominent approaches to village.	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Flat-lying agricultural fields to east of village
	Siting	Masterplan
	Design	Masterplan
Landscape Capacity for Housing Report – status of site	See doc.	
Visual issues and sensitivities	Prominent site – structure planting	
Archaeological and Cultural/Built Heritage issues/sensitivity	None seen	
Potential for Mitigation	Yes	
Potential to Complement?	Yes	
Potential to Enhance?	Yes	

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

Notes: N/A



Ref Number	027	
Site name and location	Land at Dalwhinnie	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Low density housing, community woodland, playing field	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Part (W) of site is poorly drained and would be inappropriate for housing development. But development in NE part of site would relate to existing residential development and would help to develop a more nucleated settlement. Additional housing would give opportunity to develop and enhance the built form and layout of Dalwhinnie with woodland providing a resilient and consistent framework throughout. A playing field development would further add to the creation of a village heart.
	Siting	
	Design	
Landscape Capacity for Housing Report – status of site	Consistent with landscape capacity study for housing	
Visual issues and sensitivities	Potential enhancement	
Archaeological and Cultural/Built Heritage issues/sensitivity	None seen	
Potential for Mitigation		
Potential to Complement?	yes	
Potential to Enhance?	yes	

Assessment					
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>x</b>

Notes: N/A

Ref Number	028	
Site name and location	Land at Craggan Grantown on Spey	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	4 units, access tricky	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Well enclosed, undulating site with flat central portion
	Siting	Flat open land limited
	Design	Trees on site (despite description) well enclosed but may mean removal of landform and trees
Landscape Capacity for Housing Report – status of site	See doc.	
Visual issues and sensitivities	Well contained from views outside. As long as peripheral trees and landform is maintained	
Archaeological and Cultural/Built Heritage issues/sensitivity	Ruins not apparent but possible – many in the area	
Potential for Mitigation	some	
Potential to Complement?	Not really	
Potential to Enhance?	Interior of site is not high quality	

Assessment				
<b>RED</b>		<b>AMBER</b>	x	<b>GREEN</b>

**Notes:** some potential but significant site constraints. Aspen extensive – existing woodland and naturalising

Ref Number	029a	
Site name and location	Land at Auchroisk, Cromdale	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	40 houses	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Gently undulating site – irregular boundary. Generally flat
	Siting	
	Design	Adjacent to housing on 2 sides. – housing on east and track/burn to N – old station housing. Isolated. Probably could integrate and consolidate
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities	Flat site – well contained. Extended village setting. Always seen in context of village and housing.	
Archaeological and Cultural/Built Heritage issues/sensitivity	None apparent	
Potential for Mitigation	Yes – form a village centre and focal point – ‘greater gravity’	
Potential to Complement?	yes	
Potential to Enhance?	Consolidation of extended and scattered settlement with no clear form	

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

Notes: N/A

Ref Number	029b	
Site name and location	Land at Balmenach, Cromdale	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	50 houses	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Beyond historic core of distillery in open landscape
	Siting	Flat site, dips towards burn
	Design	Scale very big compared with settlement
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities	Very exposed to all but north side – hidden by slope	
Archaeological and Cultural/Built Heritage issues/sensitivity	Little/ none apparent – interaction of water works and old railway line	
Potential for Mitigation	little	
Potential to Complement?	none	
Potential to Enhance?	none	

Assessment				
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>

Notes: N/A

Ref Number	030	
Site name and location	Land at Coylum road, Coylumbridge	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Domestic gardens	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Between garden and woodland
	Siting	Potential issue re housing developed here
	Design	Rough land – lending with existing woodland landscape setting (in time)
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities	Link between dwellings and woodland over looked by housing	
Archaeological and Cultural/Built Heritage issues/sensitivity		
Potential for Mitigation	?	
Potential to Complement?	none	
Potential to Enhance?	Little – not through domestication – only through renaturalising woodland	

Assessment				
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>

Notes: N/A

Ref Number		031a
Site name and location		Braemar Linn of Dee Road
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		Housing no number specified
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> Site falls away from road to north, hummocky, free draining ground, covered in mature birch pasture, woodland. Forms the edge to the settlement when approaching from Linn of Dee
	Siting	The lower part of the site is on the floodplain, though protected by the levee. These fields form part of the characterisation – open strath
	Design	Building on this site would involve significant loss of woodland, manipulation of ground levels, building up of access
Landscape Capacity for Housing Report – status of site		consistent with capacity study recommendation
Visual issues and sensitivities		Overlooked from public road on approaches to settlement. Check core paths in this area
Archaeological and Cultural/Built Heritage issues/sensitivity		Possible in woodland
Potential for Mitigation		no
Potential to Complement?		no
Potential to Enhance?		no

Assessment					
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>	

**Notes:** N/A

Ref Number	031b	
Site name and location	Chapel Brae	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing no number specified	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions North of chapel brae, free draining, 1 very large larch tree. (Veteran) slopes northward to Linn of Dee road. Grassland with track linking Linn of Dee road and chapel brae.
	Siting	Open birch woodland and a few larches on site. Defines edge of settlement. Housing would be very prominent from Linn of Dee road.
	Design	Possible scope for 1 or 2 house sites at eastern extreme of site
Landscape Capacity for Housing Report – status of site	Consistent with capacity study recommendation	
Visual issues and sensitivities	Site important in views as one approaches village from Linn of Dee road. Good views out across this area on to flood plain and up strath.	
Archaeological and Cultural/Built Heritage issues/sensitivity		
Potential for Mitigation		
Potential to Complement?		
Potential to Enhance?		

<b>Assessment</b>					
<b>RED</b>	x	<b>AMBER</b>	X(limited opp for 1 or 2 units	<b>GREEN</b>	

**Notes:** N/A

Ref Number	031c	
Site name and location	Chapel Brae, Braemar	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing site no number specified	
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> North facing slope, exposed, lightly treed, edge settlement, open to views from Linn of Dee road. Free draining heather moorland with one patch of grassland/modified ground, (former farm dump?) at eastern extremity
	Siting	No access shown
	Design	-
Landscape Capacity for Housing Report – status of site	Consistent with landscape study recommendation	
Visual issues and sensitivities	Open to views from Linn of Dee road Area used for recreation to gain views up and down strath	
Archaeological and Cultural/Built Heritage issues/sensitivity	None seen	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

Assessment				
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>

**Notes:** N/A



Ref Number	031d	
Site name and location	West Auchendryne, Braemar	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing no number specified	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Exposed site, most of which feels like it is outwith the village envelope. Slopes fall away to the east much of site wet, large part of site has been modified and is now hard core carpark, and area below lodge. The whole area needs rationalised (as much as is effectively brownfield site) and edge of village clearly defined
	Siting	
	Design	
Landscape Capacity for Housing Report – status of site	Consistent with landscape study recommendation	
Visual issues and sensitivities	Site is fairly enclosed and would only be overlooked from summit at some distance	
Archaeological and Cultural/Built Heritage issues/sensitivity	Don't know former land use	
Potential for Mitigation	Yes in terms of improving a brownfield site but unlikely to be all housing. Need better structure to village edge.	
Potential to Complement?		
Potential to Enhance?	yes	

Assessment				
<b>RED</b>		<b>AMBER</b>	x	<b>GREEN</b>

**Notes:** possible limited opportunity for housing but would need masterplan approach

Ref Number		031e
Site name and location		Broombank terrace, braemar
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		Housing no number specified
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Between Broombank terrace and cluniebank road, mostly wood, pasture – birch, some more open areas in western part. areas of poorly draining ground.
	Siting	This woodland provides the visual contrast/setting for this edge of Braemar, possible to site a very small number of houses in western part of site, without jeopardising function of woodland.
	Design	
Landscape Capacity for Housing Report – status of site		Consistent with landscape study recommendation
Visual issues and sensitivities		South/eastern half of site forms setting for village as seen from Cluniebank road
Archaeological and Cultural/Built Heritage issues/sensitivity		Not seen
Potential for Mitigation		X
Potential to Complement?		On part of site
Potential to Enhance?		X

Assessment					
<b>RED</b>	x	<b>AMBER</b>	x	<b>GREEN</b>	

Notes: N/A

Ref Number	031f	
Site name and location	Cluniebank Braemar	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing no number specified	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Open grass field, backed by woodland. Part of open farmland that characterises this approach and allows views to distant fields. Possible flooding? The woodland at the north edge of this site provides a strong edge to the settlement. Any new housing on this site would compromise that.
	Siting	
	Design	
Landscape Capacity for Housing Report – status of site	partially	
Visual issues and sensitivities	Site open to public road and access routes	
Archaeological and Cultural/Built Heritage issues/sensitivity	Not seen	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

Assessment				
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>

Notes: N/A

Ref Number	031g	
Site name and location	Linn of dee place, braemar	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing no number specified	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Within village, north sloping site, grassland. Free draining. Between 2 roads
	Siting	Offers scope for housing layout that relates to form of settlement and builds in adequate greenspace
	Design	Height and form of housing important to link to existing and not dominate small scale feel of existing buildings
Landscape Capacity for Housing Report – status of site	Design brief preferred for this site Consistent with landscape study recommendation	
Visual issues and sensitivities	Not particularly sensitive but good to keep opportunities for distant views from Chapel Brae through any new housing.	
Archaeological and Cultural/Built Heritage issues/sensitivity		
Potential for Mitigation		
Potential to Complement?	yes	
Potential to Enhance?	yes	

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

Notes: N/A

Ref Number	031h		
Site name and location	Land adj to Carinadrochit braemar		
<b>LANDSCAPE ASSESSMENT</b>			
Nature and scale of development (including off site effects)	Small site on north edge of settlement		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Awkwardly shaped site on edge of village contains power transformer on double pole. Site looks dry and free draining. Evidence of dumping/material storage. Small site	
	Siting		
	Design		
Landscape Capacity for Housing Report – status of site	yes		
Visual issues and sensitivities	Look into site from public road		
Archaeological and Cultural/Built Heritage issues/sensitivity			
Potential for Mitigation	Careful design of house and garden ground and boundary treatment could give better quality definition to village edge		
Potential to Complement?	yes		
Potential to Enhance?	yes		

Assessment					
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>x</b>

Notes: N/A

Ref Number	031i	
Site name and location	Braemar west	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing no number specified	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions South of Linn of Dee road, north facing, heather moorland and light birch woodland, western context for settlement.
	Siting	Well outwith the settlement envelope
	Design	-
Landscape Capacity for Housing Report – status of site	yes	
Visual issues and sensitivities	Very sensitive in approaches to village from Linn of Dee. Access route (way marked) through site.	
Archaeological and Cultural/Built Heritage issues/sensitivity	Not seen	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

Assessment				
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>

Notes: N/A

Ref Number	031j	
Site name and location	Sheepwash/land adj to St Andrews Terrace, Braemar	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing, no number specified	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Site slopes slightly to north east. Partially (birch) woodland, much of central part very wet where burn spreads as it flows through
	Siting	Edge of settlement location between settlement and WWTW (I think). Wooded area is part of wooded settlement context
	Design	Open part of site would need to be substantially altered, drainage and culverting of burn, and levelling, without this probably only space for 1 house, and this likely to appear as a bit of an outlier.
Landscape Capacity for Housing Report – status of site	X	
Visual issues and sensitivities	Not prominent in views from road. Footpath passes	
Archaeological and Cultural/Built Heritage issues/sensitivity	X	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

Assessment					
<b>RED</b>	x	<b>AMBER</b>	x	<b>GREEN</b>	

**Notes:** part of site could be developed

Ref Number	032a	
Site name and location	Site at Corarnstalbeg Farm	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	See previous advice given on planning application – single house	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions
	Siting	-
	Design	-
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	-	
Archaeological and Cultural/Built Heritage issues/sensitivity	-	
Potential for Mitigation	-	
Potential to Complement?	-	
Potential to Enhance?	-	

Assessment				
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>

**Notes:** N/A



Ref Number	032b	
Site name and location	New Gate House/Lodge	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	No detail	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Specific location unclear. A site on farm access road different from site by river/lodge access road
	Siting	Carful siting necessary. There is an old quarry between farm and lodge access. Gatehouse by would be in fairly prominent location.
	Design	Design of building and surrounds crucial to lowering impact
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	At point where views begin to open out into upper glen	
Archaeological and Cultural/Built Heritage issues/sensitivity	possible	
Potential for Mitigation	By use of landform and tree planning and good design	
Potential to Complement?	yes	
Potential to Enhance?	yes	

Assessment				
<b>RED</b>		<b>AMBER</b>	x	<b>GREEN</b>

Notes: N/A

Ref Number	032c	
Site name and location	Glac Ghiubhsathan tourism development	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Self catering development (size/number not mentioned)	
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> On site of existing development land. Rough track access through woodland
	Siting	Possible to get one unit on this site with minimal change to landform and open character of strath side. Raised on free alluvial draining material above floodplain
	Design	
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities	Particularly visible from other side of glen	
Archaeological and Cultural/Built Heritage issues/sensitivity	Possible/existing ruins	
Potential for Mitigation	yes	
Potential to Complement?	yes	
Potential to Enhance?	yes	

Assessment					
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>X for one unit</b>

**Notes:** N/A

Ref Number	032d	
Site name and location	Tolvah	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	House site	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Ruin in open ground slightly raised, bit of floodplain. Open pasture. Relates to Balcritten on opposite side of river. Possible flood risk. Access track to site is recently constructed. Design quality would be crucial on open site
	Siting	
	Design	
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities	Open views from west side of glen	
Archaeological and Cultural/Built Heritage issues/sensitivity	probable	
Potential for Mitigation	High quality design using vernacular local materials essential	
Potential to Complement?	yes	
Potential to Enhance?	yes	

Assessment					
<b>RED</b>		<b>AMBER</b>	X (flood risk)	<b>GREEN</b>	

**Notes:** N/A

Ref Number	033	
Site name and location	Dalachapple, Cromdale	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Single house only	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions
	Siting	-
	Design	-
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	-	
Archaeological and Cultural/Built Heritage issues/sensitivity	-	
Potential for Mitigation	-	
Potential to Complement?	-	
Potential to Enhance?	-	

Assessment					
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	

**Notes:** N/A

Ref Number	034a	
Site name and location	Site 1 – land east of Dulnain Bridge Ballintomb Wood	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	10-15 units on a 4.5 ha site	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Wooded site (plantation) entrance in village. Vistas from A95 and Carrbridge Road
	Siting	Landscape character of periphery of village is woodland
	Design	-
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	Site visible include from Roche Morton viewpoint Visibility into site but trees block these into and out of site	
Archaeological and Cultural/Built Heritage issues/sensitivity	Not known	
Potential for Mitigation	Replacement of wood with native woodland	
Potential to Complement?	Small – good housing perhaps as part of landscape improvements	
Potential to Enhance?	Not really unless replaced with native woodland	

Assessment				
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>

Notes: N/A

Ref Number	034b	
Site name and location	Land E of Ballintomb woodland	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	5-10 houses	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Away fro village Open site Views to mountains
	Siting	Part of land at important road junction Flat topography – some trees on boundary
	Design	-
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	Open site – views across and into Housing would interrupt Roche Montanne viewpoint	
Archaeological and Cultural/Built Heritage issues/sensitivity	Stone dyking	
Potential for Mitigation	Small	
Potential to Complement?	No	
Potential to Enhance?	No	

Assessment				
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>

Notes: N/A

Ref Number	034c	
Site name and location	Braes of Muckrach	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	5-10 houses	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions South facing slope of variable angle Close to main road
	Siting	Undulating site covered in birch woodland
	Design	Birch woodland is characteristic of landscape Mixed housing types present including alpine chalets
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities	Visible from road side – thins out to distant hill side – interesting constraint	
Archaeological and Cultural/Built Heritage issues/sensitivity	Walling – maybe some settlement ruins	
Potential for Mitigation	Smaller number 1 or 2 set outside of woodland	
Potential to Complement?	Difficult - mixed housing and woodland	
Potential to Enhance?	As above	

Assessment				
<b>RED</b>	X (less possible)	<b>AMBER</b>	X (1 or 2)	<b>GREEN</b>

**Notes:** N/A

Ref Number	034d	
Site name and location	Land at wester laggan Dulnain Bridge	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	4-5 houses	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Away from village, isolated site, no housing context – rural feel
	Siting	S/SE facing slope – trees to N&E
	Design	-
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	Visible from S but otherwise well enclosed and trees blocked/filtered by peripheral trees	
Archaeological and Cultural/Built Heritage issues/sensitivity	Good boundary wall	
Potential for Mitigation	little	
Potential to Complement?	none	
Potential to Enhance?	none	

Assessment				
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>

Notes: N/A



Ref Number	035a	
Site name and location	Quarry, crathie	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	2 units	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Former sand/gravel quarry. Partially revegetated and dumped material. Within village envelope. Close to church
	Siting	See above
	Design	Design of site and units to fit with wider village setting. Woodland design and management important
Landscape Capacity for Housing Report – status of site	?check study	
Visual issues and sensitivities	Limited	
Archaeological and Cultural/Built Heritage issues/sensitivity	None seen	
Potential for Mitigation	Scope to fit 2x carefully designed units into site and to improve groundform and landscape treatment	
Potential to Complement?	yes	
Potential to Enhance?	yes	

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

Notes: N/A

Ref Number	035b	
Site name and location	Keiloch	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Mixed use – not specified	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Level ground in vicinity of sawmill, made up ground been used for timber storage. Site sits within clearing in woodland and between existing stone and timber estate buildings. Any built development here will need to relate to these buildings and generally wood nature of surrounds.
	Siting	
	Design	
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	At end of public road but close to popular car park and overlooked from way marked routes.	
Archaeological and Cultural/Built Heritage issues/sensitivity	None seen	
Potential for Mitigation	Depends on nature of development	
Potential to Complement?	Yes	
Potential to Enhance?	Yes	

Assessment					
<b>RED</b>		<b>AMBER</b>	<b>x</b>	<b>GREEN</b>	<b>x</b>

Notes: N/A

Ref Number	035c	
Site name and location	Bridge of Gairn	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing no number specified	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions 3x pasture fields close to river Dee (May be prone to flooding) Outwith village envelope
	Siting	Important area of strongly rural character at junction of A939 and A93
	Design	-
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities	See above	
Archaeological and Cultural/Built Heritage issues/sensitivity	possibly	
Potential for Mitigation	no	
Potential to Complement?	no	
Potential to Enhance?	no	

Assessment				
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>

Notes: N/A

Ref Number	035d	
Site name and location	South of caravan park Braemar	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	housing	
Landscape Character issues and sensitivities	Location	<p><b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b>  South of caravan part on glen shee road. Grass field, fairly flat, relatively free draining but may be prone to flooding. Part of open farmland character. Caravan site and associated trees plus woodland value provide a fairly strong visual edge to the settlement. Caravans have a transition appearance.  Housing here would breach an already clear settlement edge and adversely affect the gateway to the village on busy road.</p>
	Siting	
	Design	
Landscape Capacity for Housing Report – status of site	X	
Visual issues and sensitivities	Site next to busy A93 Road	
Archaeological and Cultural/Built Heritage issues/sensitivity	None seen	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

Assessment				
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>

**Notes:** N/A

Ref Number		035e
Site name and location		Invercauld Farm, Braemar
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Grazed pasture fields, sloping west facing. Abutting village edge and on main A93 road. Free draining. The existing residential buildings and hotel and other buildings behind are generally of a traditional Victorian architecture and provide an attractive image of the settlement of Braemar against the backdrop of Morrone and Signr Dubh. Putting additional new housing in front of this would compromise this village composition and detract from the settlement in the landscape.
	Siting	
	Design	
Landscape Capacity for Housing Report – status of site		yes
Visual issues and sensitivities		Views from A93 look into and across the site
Archaeological and Cultural/Built Heritage issues/sensitivity		X
Potential for Mitigation		X
Potential to Complement?		X
Potential to Enhance?		X

Assessment				
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>

Notes: N/A

Ref Number	035f		
Site name and location	Braemar east of Cluniewater		
<b>LANDSCAPE ASSESSMENT</b>			
Nature and scale of development (including off site effects)	housing		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Grassland (part of which is made up ground) close to river Clunie, may flood. The open farmland character acts as a foil for woodland and moorland and allows open views on the approach to the settlement. The northern edge of site abuts a fairly recent housing development on Balnellan Road. Some possible scope for expansion from this edge up to the burn that divides the site.	
	Siting		
	Design		
Landscape Capacity for Housing Report – status of site	Yes		
Visual issues and sensitivities	Footpath along river skirts the edge of site		
Archaeological and Cultural/Built Heritage issues/sensitivity	X		
Potential for Mitigation	Potential to strengthen the settlement edge using planting along the burn		
Potential to Complement?	X		
Potential to Enhance?	X		

Assessment				
<b>RED</b>	x	<b>AMBER</b>	x	<b>GREEN</b>

**Notes:** some scope on part of site

Ref Number	035g	
Site name and location	Parliament knowe	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Chalet development within forest ground	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Sloping open birch, very wet ground, flushes backing onto conifer woodland
	Siting	No obvious site in terms of ground conditions for access. No development in vicinity
	Design	X
Landscape Capacity for Housing Report – status of site	X	
Visual issues and sensitivities	Part of site open to views from public road	
Archaeological and Cultural/Built Heritage issues/sensitivity	X	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

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

**Notes:** N/A

Ref Number		036
Site name and location		Land at kinrara
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		Housing/retail
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Open landscape – no similar development. Very rural. Routeway. Out of settlement boundary
	Siting	Close to visitor entrance Flat site
	Design	Out of scale
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities		Very visible, clear views from Craigellachie
Archaeological and Cultural/Built Heritage issues/sensitivity		X
Potential for Mitigation		some
Potential to Complement?		X
Potential to Enhance?		Unlikely – scale too big

Assessment				
<b>RED</b>	x	<b>AMBER</b>		<b>GREEN</b>

**Notes:** N/A



Ref Number		037a
Site name and location		Tomintoul I.I
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		Housing
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Linear field area adjacent to planned form of settlement. The long eastern edge of the village is open with little containment in the form of woodlands or other planting.
	Siting	Beyond existing built envelope
	Design	Access and layout reflect the existing pattern of settlement it could become green, i.e. no dead end or 'court' type developments.
Landscape Capacity for Housing Report – status of site		See doc.
Visual issues and sensitivities		Intervisibility with much of surrounding area
Archaeological and Cultural/Built Heritage issues/sensitivity		X
Potential for Mitigation		X
Potential to Complement?		X
Potential to Enhance?		X

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

**Notes:** N/A

Ref Number		037b
Site name and location		Tomintoul 1.2
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		Housing
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Linear field area adjacent to planned form of settlement.Grass area to sw of village
	Siting	X
	Design	X
Landscape Capacity for Housing Report – status of site		See doc.
Visual issues and sensitivities		Intervisibility with much of surrounding area
Archaeological and Cultural/Built Heritage issues/sensitivity		X
Potential for Mitigation		X
Potential to Complement?		X
Potential to Enhance?		X

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

**Notes:** N/A

Ref Number	037c	
Site name and location	Tomintoul 2.1	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Linear field area adjacent to planned form of settlement. NW of village edge.
	Siting	X
	Design	X
Landscape Capacity for Housing Report – status of site	See doc.	
Visual issues and sensitivities	Intervisibility with much of surrounding area	
Archaeological and Cultural/Built Heritage issues/sensitivity	X	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

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

**Notes:** N/A

Ref Number	037d	
Site name and location	Tomintoul 2.2	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Linear field area adjacent to planned form of settlement
	Siting	NE of village edge.
	Design	x
Landscape Capacity for Housing Report – status of site	See doc.	
Visual issues and sensitivities	The long eastern edge of the village is open with little containment in the form of woodlands or other planting.	
Archaeological and Cultural/Built Heritage issues/sensitivity	X	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

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

**Notes:** N/A

Ref Number	037e	
Site name and location	Tomintoul 2.3	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions SW Linear field area adjacent to planned form of settlement.
	Siting	X
	Design	X
Landscape Capacity for Housing Report – status of site	X	
Visual issues and sensitivities	Intervisibility with much of surrounding area	
Archaeological and Cultural/Built Heritage issues/sensitivity	X	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

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

**Notes:** N/A

Ref Number		037f
Site name and location		Tomintoul 2.4
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		Housing
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions SE Linear field area adjacent to planned form of settlement.
	Siting	X
	Design	X
Landscape Capacity for Housing Report – status of site		See doc.
Visual issues and sensitivities		The long eastern edge of the village is open with little containment in the form of woodlands or other planting.
Archaeological and Cultural/Built Heritage issues/sensitivity		X
Potential for Mitigation		X
Potential to Complement?		X
Potential to Enhance?		X

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

**Notes:** N/A

Ref Number	038 Kincaig a, b, c		
Site name and location	N/W/E of war memorial kincaig		
<b>LANDSCAPE ASSESSMENT</b>			
Nature and scale of development (including off site effects)	18 houses, 7 houses, 30 houses		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Site is undulating and convoluted knolls, emphasised by open birch woodland. Grazed apart from football field which has been cleared and levelled. Free draining, open/exposed site, sits between A9 and B9152. Lots of traffic noise. This kind of undulating landform (a result of fluvial glacial deposition) and interlocking pattern of woodland is characteristic of the wider area. Is overlooked from Kincaig house. The B9152 and landuse form a strong robust edge to settlement.	
	Siting		
	Design		
Landscape Capacity for Housing Report – status of site	These fields identified as very sensitive in housing capacity study in terms of character, settlement form, edge, views.		
Visual issues and sensitivities	Area open to views from B9152 and A9. Views across the area from B9152 to rugged edged of Monaldlaith		
Archaeological and Cultural/Built Heritage issues/sensitivity	Evidence of field stone and old track, possibly more. Dykes, war memorial		
Potential for Mitigation	X		
Potential to Complement?	X		
Potential to Enhance?	X		

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

Notes: N/A

Ref Number	039	
Site name and location	Dalfaber – see 12g	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	-	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions
	Siting	-
	Design	-
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	-	
Archaeological and Cultural/Built Heritage issues/sensitivity	-	
Potential for Mitigation	-	
Potential to Complement?	-	
Potential to Enhance?	-	

Assessment				
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>

Notes: N/A



Ref Number	040	
Site name and location	Aviemore HI – not assessed – existing PP	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions
	Siting	
	Design	
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities		
Archaeological and Cultural/Built Heritage issues/sensitivity		
Potential for Mitigation		
Potential to Complement?		
Potential to Enhance?		

Assessment				
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>

**Notes:** N/A

Ref Number		042
Site name and location		Kingussie HI – not assessed – existing PP
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions
	Siting	
	Design	
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities		
Archaeological and Cultural/Built Heritage issues/sensitivity		
Potential for Mitigation		
Potential to Complement?		
Potential to Enhance?		

Assessment					
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	

**Notes:** N/A

Ref Number	043	
Site name and location	Newtonmore HI	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Visually prominent agri. Fields to settlement edge
	Siting	Dev. Brief prepared
	Design	Dev. Brief prepared
Landscape Capacity for Housing Report – status of site	See doc.	
Visual issues and sensitivities	Prominent – structure planting req.	
Archaeological and Cultural/Built Heritage issues/sensitivity	None	
Potential for Mitigation	Yes	
Potential to Complement?	Yes	
Potential to Enhance?	Yes	

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

Ref Number	044	
Site name and location	Newtonmore H2	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Visually prominent agri. Fields to settlement edge
	Siting	Dev. Brief prepared
	Design	Dev. Brief prepared
Landscape Capacity for Housing Report – status of site	See doc.	
Visual issues and sensitivities	Prominent	
Archaeological and Cultural/Built Heritage issues/sensitivity	X	
Potential for Mitigation	Yes	
Potential to Complement?	Yes	
Potential to Enhance?	Yes	

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

**Notes:** N/A

Ref Number	045	
Site name and location	Cromdale Kirk Road	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Various	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Curtilage of contractors premises – sloping site
	Siting	-
	Design	-
Landscape Capacity for Housing Report – status of site	See doc.	
Visual issues and sensitivities	Partly visible from roadside	
Archaeological and Cultural/Built Heritage issues/sensitivity	X	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

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

**Notes:** N/A

Ref Number	046/47/48	
Site name and location	Dalwhinnie H1/H2/H3	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing – various nos.	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Various pocket sites within settlement boundary
	Siting	-
	Design	-
Landscape Capacity for Housing Report – status of site	See doc.	
Visual issues and sensitivities	Intervisibility within settlement	
Archaeological and Cultural/Built Heritage issues/sensitivity	X	
Potential for Mitigation	Yes	
Potential to Complement?	Yes	
Potential to Enhance?	Yes	

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

Notes: N/A

Ref Number		049
Site name and location		Dulnain Bridge HI –see 012a
<b>LANDSCAPE ASSESSMENT</b>		
<b>Notes:</b> and scale of development (including off site effects)		
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b>
	Siting	
	Design	
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities		
Archaeological and Cultural/Built Heritage issues/sensitivity		
Potential for Mitigation		
Potential to Complement?		
Potential to Enhance?		

Assessment				
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>

Ref Number	050	
Site name and location	Dulnain H2 – existing PP – not assessed	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions
	Siting	
	Design	
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities		
Archaeological and Cultural/Built Heritage issues/sensitivity		
Potential for Mitigation		
Potential to Complement?		
Potential to Enhance?		

Assessment				
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>

**Notes:** N/A



Ref Number	051	
Site name and location	Kincraig HI	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Agri. Field on edge of village envelope adj. new housing
	Siting	Dev. Brief prepared
	Design	Dev. Brief prepared
Landscape Capacity for Housing Report – status of site	See Doc.	
Visual issues and sensitivities	Some landscaping req.	
Archaeological and Cultural/Built Heritage issues/sensitivity	X	
Potential for Mitigation	Yes	
Potential to Complement?	Yes	
Potential to Enhance?	Yes	

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

**Notes:** N/A

Ref Number	052	
Site name and location	H31 Killiecrankie	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Not clear	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Site on edge of settlement, sits at a level above houses, though same as hotel. Some very large and attractive beech and oak trees and prominent knolls. The steep step up onto site would need to be protected and free of development. Settlement in area is characterised by woodland setting. Would need to build additional substantial space into development for planting so as to maintain this character. Design of houses important in high quality setting – constraint access tricky.
	Siting	
	Design	
Landscape Capacity for Housing Report – status of site	X	
Visual issues and sensitivities	May be overlooked from elevated view points to south (site visit misty day)	
Archaeological and Cultural/Built Heritage issues/sensitivity	Possible – would advise walk over survey	
Potential for Mitigation	Yes	
Potential to Complement?	With very careful layout and design	
Potential to Enhance?	Yes	

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

Notes: N/A

Ref Number	053	
Site name and location	Bruar 07	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Retail/Commercial	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions House of Bruar Car park
	Siting	-
	Design	-
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	X	
Archaeological and Cultural/Built Heritage issues/sensitivity	X	
Potential for Mitigation	Yes	
Potential to Complement?	Yes	
Potential to Enhance?	Yes	

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

Notes: N/A

Ref Number	054	
Site name and location	Blair Atholl H26 – see 005f	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	See previous	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions
	Siting	Access for this site
	Design	
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities		
Archaeological and Cultural/Built Heritage issues/sensitivity		
Potential for Mitigation		
Potential to Complement?		
Potential to Enhance?		

Assessment				
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>

**Notes:** N/A

Ref Number	055/057	
Site name and location	Blair Atholl H27/i7	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Central roadside development site seen as part of main street, stone built frontage, and opposite Blair castle parkland wall – compact site	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Clearly urban/settlement character. Currently clear gap site of slightly degraded character
	Siting	Care to retain trees at rear of site as foil for development and separate with railway station
	Design	Seen in close association with strongly traditional built form – design will be crucial. Possible need for design statement
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities	Roadside – main route	
Archaeological and Cultural/Built Heritage issues/sensitivity	Estate architecture	
Potential for Mitigation	yes	
Potential to Complement?	yes	
Potential to Enhance?	yes	

Assessment					
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>x</b>

**Notes:** N/A

Ref Number	056	
Site name and location	H28 Riverside site off Tulloch road, Blair Atholl	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing site	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Enclosed grass field. Enclosed by low rise recent housing on north and river/riparian trees on south, overlooked from high hills but not A9 (check flooding)
	Siting	Contained site within settlement envelope. Access into site – care not to jeopardise traditional character of Garryside
	Design	Scale of houses important not to overpower traditional character of garryside. Important to retain large riverside trees
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities	On walkway to river and bridge	
Archaeological and Cultural/Built Heritage issues/sensitivity	Unlikely other than traditional character of settlement	
Potential for Mitigation	Depends on density and design	
Potential to Complement?	As above	
Potential to Enhance?	As above	

Assessment					
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	<b>x</b>

**Notes:** N/A

Ref Number		058a
Site name and location		An Camas Mor
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		104ha mixed use new community
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> Moor/woodland site in NSA by River Spey
	Siting	Masterplan prepared
	Design	Masterplan prepared
Landscape Capacity for Housing Report – status of site		See doc.
Visual issues and sensitivities		Extent and size of the development creates visual impacts to adjacent areas – mitigation by structure planting
Archaeological and Cultural/Built Heritage issues/sensitivity		Kettleholes etc
Potential for Mitigation		Yes
Potential to Complement?		Yes
Potential to Enhance?		Yes

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

**Notes:** N/A

Ref Number	058b	
Site name and location	Car park, Lairig Ghru Path end, Coylumbridge	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Toursim	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Enclosed site with potential to develop on some bits where trees are immature
	Siting	-
	Design	-
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	X	
Archaeological and Cultural/Built Heritage issues/sensitivity	X	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

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

**Notes:** N/A



Ref Number	058c	
Site name and location	Coylumbridge borrow pit	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	housing	
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b>  Current estate aggregates working faces, birch/woodland to periphery of site.  Significant adverse visual effects possible.
	Siting	
	Design	
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	Sensitive area	
Archaeological and Cultural/Built Heritage issues/sensitivity	-	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

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

**Notes:** N/A

Ref Number		058d
Site name and location		Single house only
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)		
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b>
	Siting	
	Design	
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities		
Archaeological and Cultural/Built Heritage issues/sensitivity		
Potential for Mitigation		
Potential to Complement?		
Potential to Enhance?		

Assessment					
<b>RED</b>		<b>AMBER</b>		<b>GREEN</b>	

**Notes:** N/A

Ref Number	058e	
Site name and location	Site at B970 junction, inverdrue	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Office and retail	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions busy junction, settlement on north side of road
	Siting	Elevated site – open tree canopy, very visible
	Design	Open site – mature trees
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities	Visible – elevated position above road junction. Near visitor car park	
Archaeological and Cultural/Built Heritage issues/sensitivity	Historic site and settlement	
Potential for Mitigation	minimal	
Potential to Complement?	no	
Potential to Enhance?	no	

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

Notes: N/A

Ref Number	059	
Site name and location	Land either side of River Spey	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Country Park	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions x
	Siting	x
	Design	x
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	None	
Archaeological and Cultural/Built Heritage issues/sensitivity		
Potential for Mitigation	Yes	
Potential to Complement?	Yes	
Potential to Enhance?	Yes	

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

Ref Number	060-063	
Site name and location	Tomintoul H1/H2/H3/H4	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Housing	
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Various sites located near settlement edge
	Siting	Masterplan to be prepared
	Design	See above
Landscape Capacity for Housing Report – status of site	See doc.	
Visual issues and sensitivities	Intervisibility from number of sites	
Archaeological and Cultural/Built Heritage issues/sensitivity	x	
Potential for Mitigation	Yes	
Potential to Complement?	Yes	
Potential to Enhance?	Yes	

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

Ref Number	064	
Site name and location	Lettoch, Ochilmore	
<b>LANDSCAPE ASSESSMENT</b>		
Nature and scale of development (including off site effects)	Not known	
Landscape Character issues and sensitivities	Location	<b>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</b> This site sits well outside any obvious settlement envelope with steep access under the A9. The open slopes are within the identified site of the Battle of Killiecrankie. There are a number of houses and farms outlying on a shelf above the valley. There are a number of mature plantation woodlands on steeper sides – would require extensive cut and fill.
	Siting	-
	Design	-
Landscape Capacity for Housing Report – status of site	-	
Visual issues and sensitivities	Slopes are very open to views from A9. Shelf is particularly visible.	
Archaeological and Cultural/Built Heritage issues/sensitivity	Very high sensitivity.	
Potential for Mitigation	X	
Potential to Complement?	X	
Potential to Enhance?	X	

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