



Cairngorms National Park Local Development Plan
Main Issues Report - Background Evidence

5. Site Analysis - Part I



Main Issues Report - Background Evidence

5. Site Analysis

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

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

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

**Cairngorms National Park
Main Issues Report Consultation
Monday 19 September – Friday 9 December 2011**

Any comments or responses to the content of these reports should be included within your consultation response on that part of the Main Issues Report and should not form a separate comment or response. Comment forms, and copies of all the Main Issues Report documents, are available from the CNPA offices or online at **www.cairngorms.co.uk**

Responses should be sent to:
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1. Introduction

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

2. Methodology

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

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

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

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

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

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

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

3. Sites Not Assessed

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

Table 2: Sites not assessed		
Ref.	Address	Reason
015a	Mill of Newe Steading	Single House steading conversion
015f	Former Steading, Inverernan	Single House steading conversion
021a	Bridgend Steading, Corgarff	Single House steading conversion
030	Coylum Road, Coylumbridge	Garden grounds – not suitable for allocation
031h	Land adj to Cairnadrochit, Braemar (M8)	Single House
032a	Site at Coranstillbeg Farm	Single House
032b	Gate Lodge north of Farm, Coranstillbeg	Single House
032d	Site at Tolvah	Single House
033	Dallachapple, Cromdale	Single House
058d	An Camas Mòr Gatehouse	Single House

4. Sites Not Assessed for Ecology

- 4.1 Several sites have not been surveyed for ecological purposes.

Ref.	Address	Reason
005e	Goods Yard, Blair Atholl	Industrial area
009	South of Pipers Croft, Catlodge off A989	Inadequate information on nature of proposed development
012k	North of CI, Boat of Garten	Car parking area
014	Bridge of Newe, Strathdon	Felled plantation area
032c	Glac Ghiubhsathan	Grass site suitable for one building
040	Tulloch's, Aviemore	Detailed information submitted as part of planning application
042	Kingussie H1	Detailed information submitted as part of planning application
045	Kirk Road, Cromdale	Industrial area
050	Dalnain Bridge H2	Felled plantation area
053	Bruar O7	Car parking area
058a	An Camas Mòr	Detailed information submitted as part of planning application
059	Land either side of River Spey between Aviemore and An Camas Mòr	Not development
065d	Adjacent to football pitch, Boat of Garten	Grass area only

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

Proposals Housing/Affordable/Leisure/Tourism/Other

Ecology sensitivity

Red – see survey

General landscape

Outwith settlement, context for Ruthven Barracks

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Red

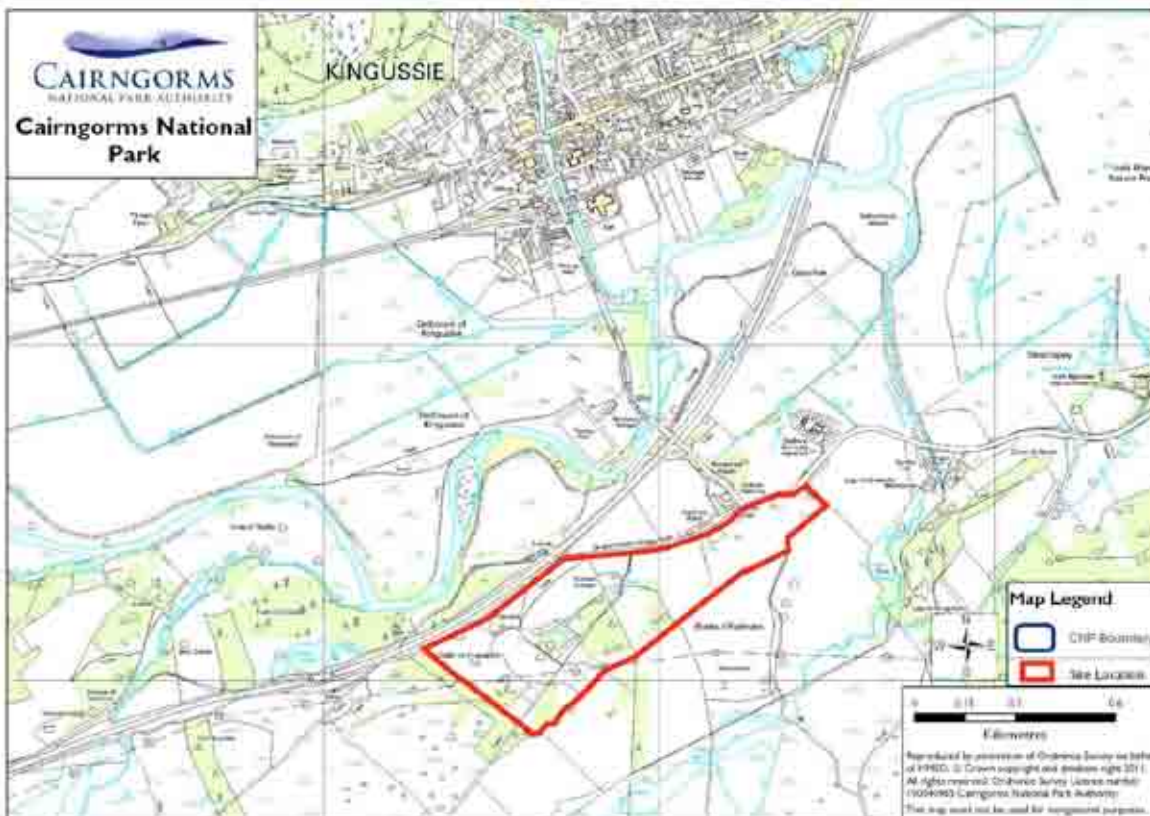
Accessibility to local transport

Red

Access to services and facilities

Red

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



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

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General landscape

Raised area. Open woodland.

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Amber

Accessibility to local transport

Amber

Access to services and facilities

Red

Issues	Landscape, services and facilities, access	
Overall Rating	Red	



Site 003a Site Wood behind Lynstock Crescent and Badanfhuarain, Nethy Bridge
Size 17ha

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

Ecology sensitivity

Amber – see survey

General landscape

Beyond natural village body in woodland setting

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

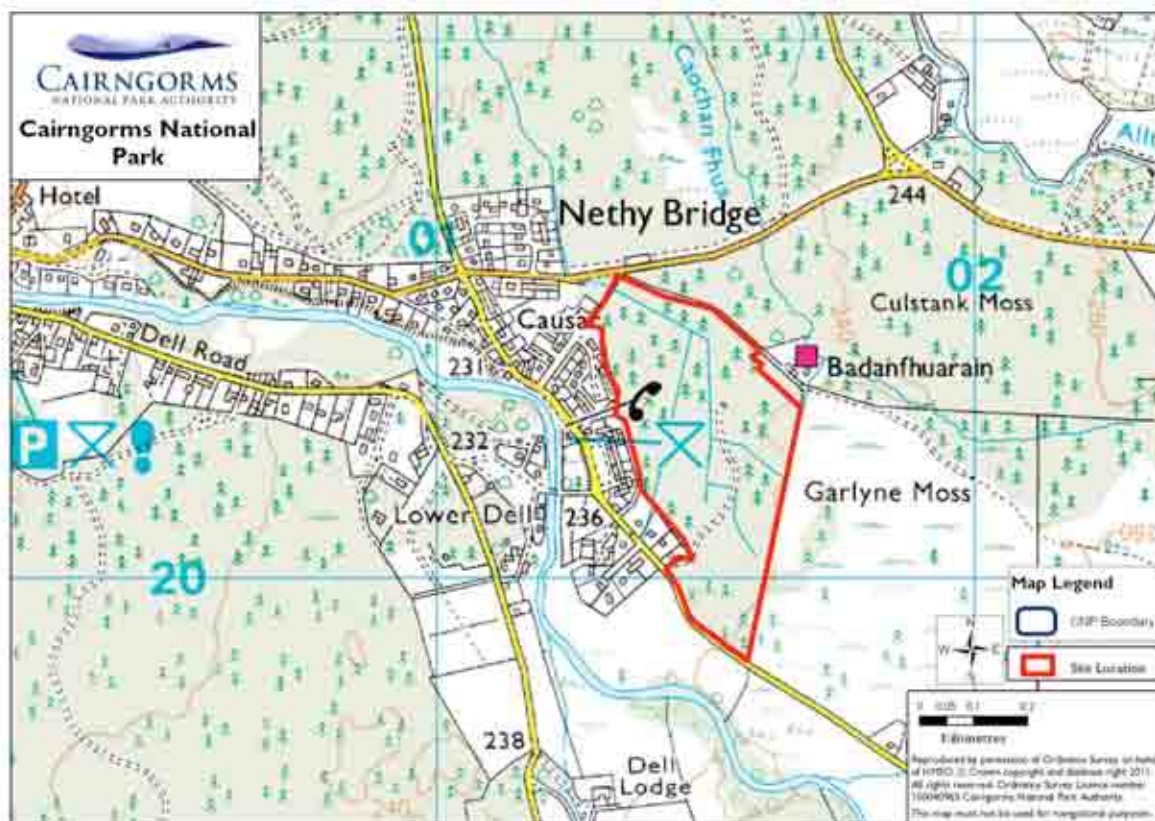
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



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

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

Ecology sensitivity

Amber – see survey

General landscape

Paddocks, setting, flood plain

Landscape

Red – see survey

Risk of flooding

Red

Other considerations

Red

Relationship to existing settlement

Amber

Immediate site access


Green

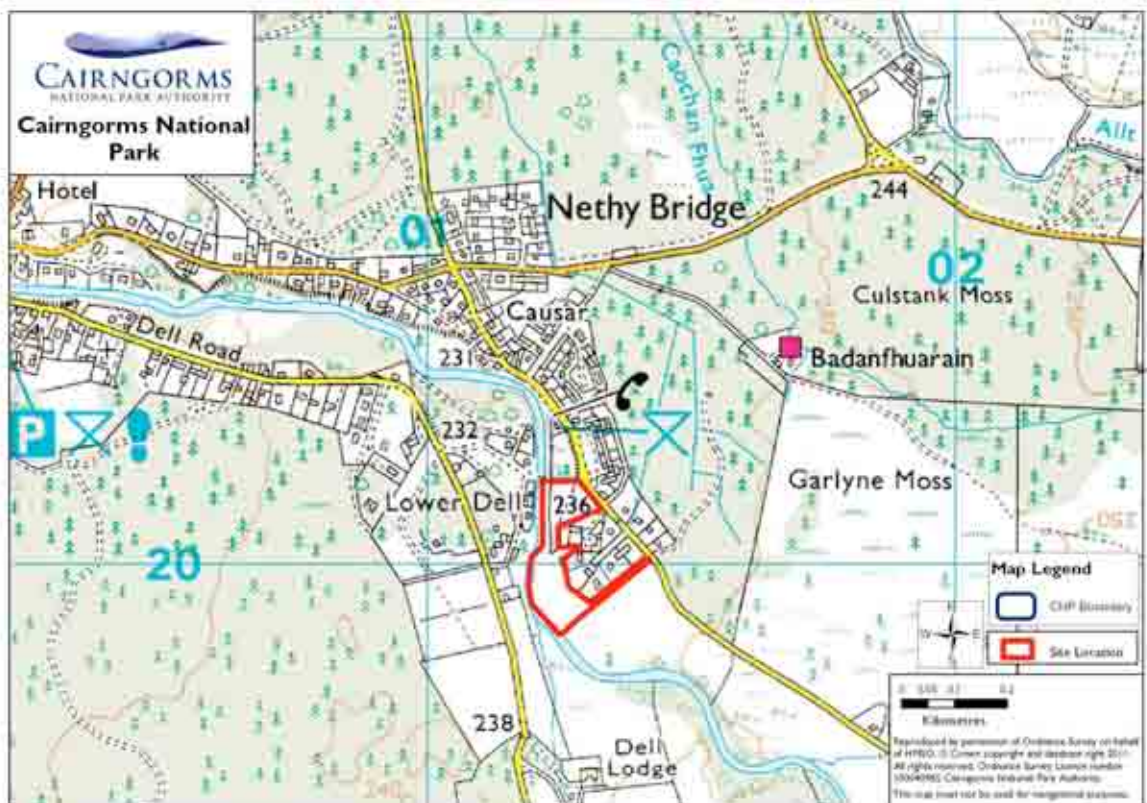
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, flooding	
Overall Rating	Red	



Site 004
Size 1ha

Site Culsh Farm, Ballater

Proposals Leisure/Tourism

Ecology sensitivity

Red – see survey

General landscape

Woodland setting, visible hillside

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Amber

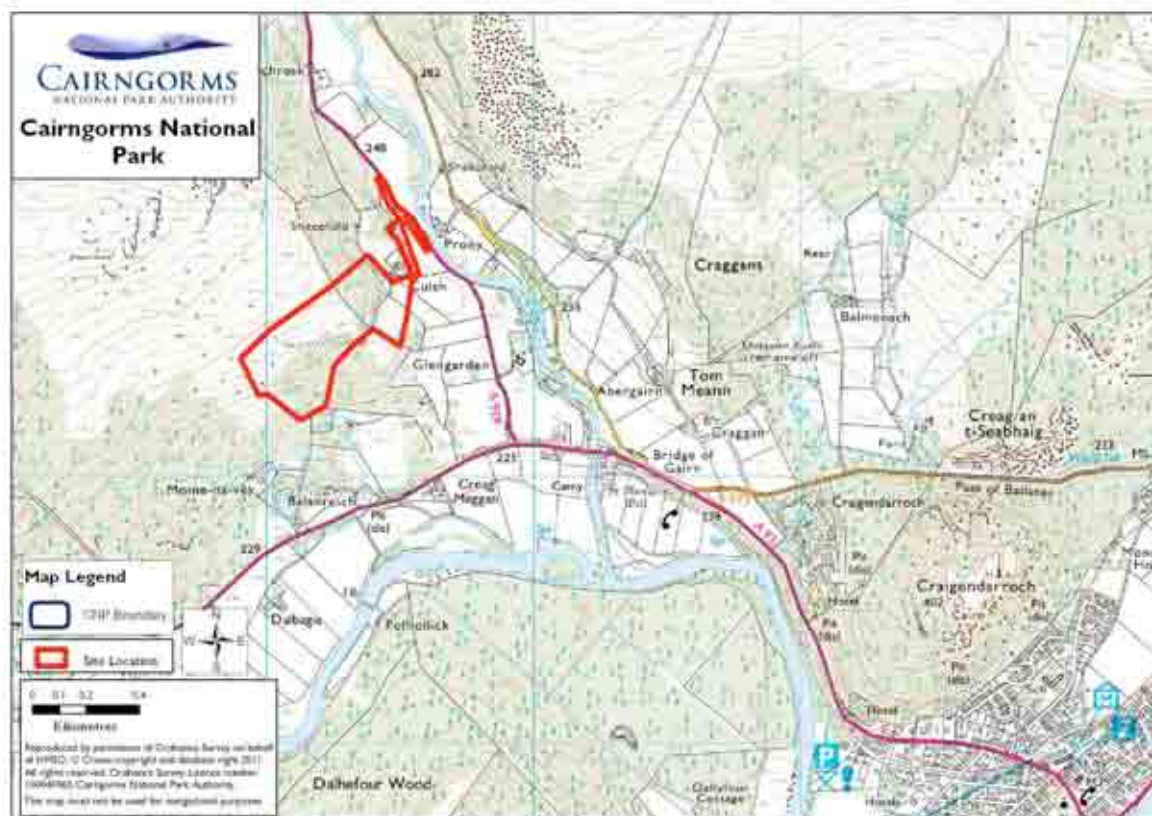
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape, ecology, settlement relationship	
Overall Rating	Red	



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

Proposals Housing

Ecology sensitivity
 Green – see survey

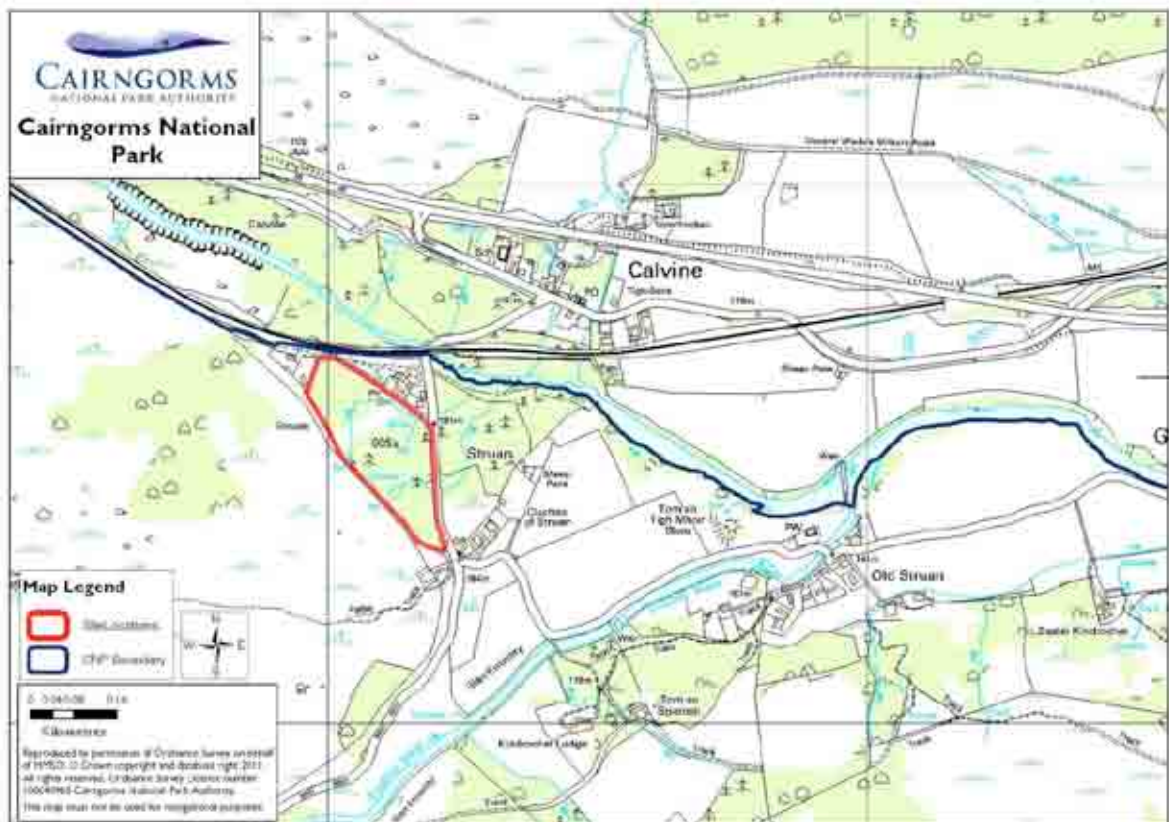
General landscape
 Felled conifer plantation

Landscape
 Amber – see survey

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

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

Issues	Services and facilities, access	
Overall Rating	Amber	



Site 005b **Site** Land to north of Blair Castle Caravan Park, Blair Atholl
Size 7.8ha

Proposals Leisure/Tourism

Ecology sensitivity

Red – see survey

General landscape

Designed landscape, well-used walks

Landscape

Amber – see survey

Risk of flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Green

Immediate site access

Green

Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Ecology	
Overall Rating	Red	



Site 005c Site Land at the Old Nursery, Old Blair, Blair Atholl
Size 1.5ha

Proposals Housing

Ecology sensitivity
 Green – see survey

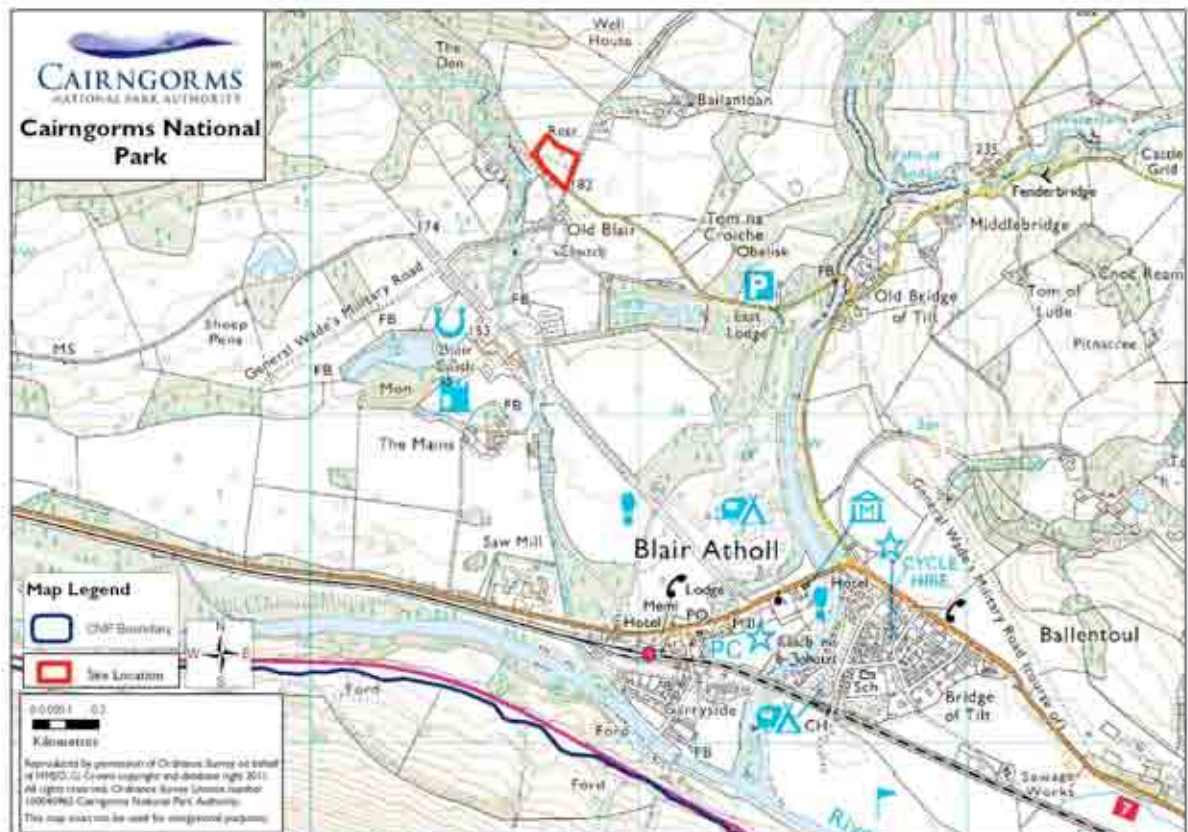
General landscape
 Former nursery enclosure

Landscape
 Amber – see survey

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

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

Issues	Settlement relationship	
Overall Rating	Red	



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

Proposals Leisure/Tourism

Ecology sensitivity

Red – see survey

General landscape

Woodland site close to river

Landscape

Red/Amber – see survey

Risk of flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

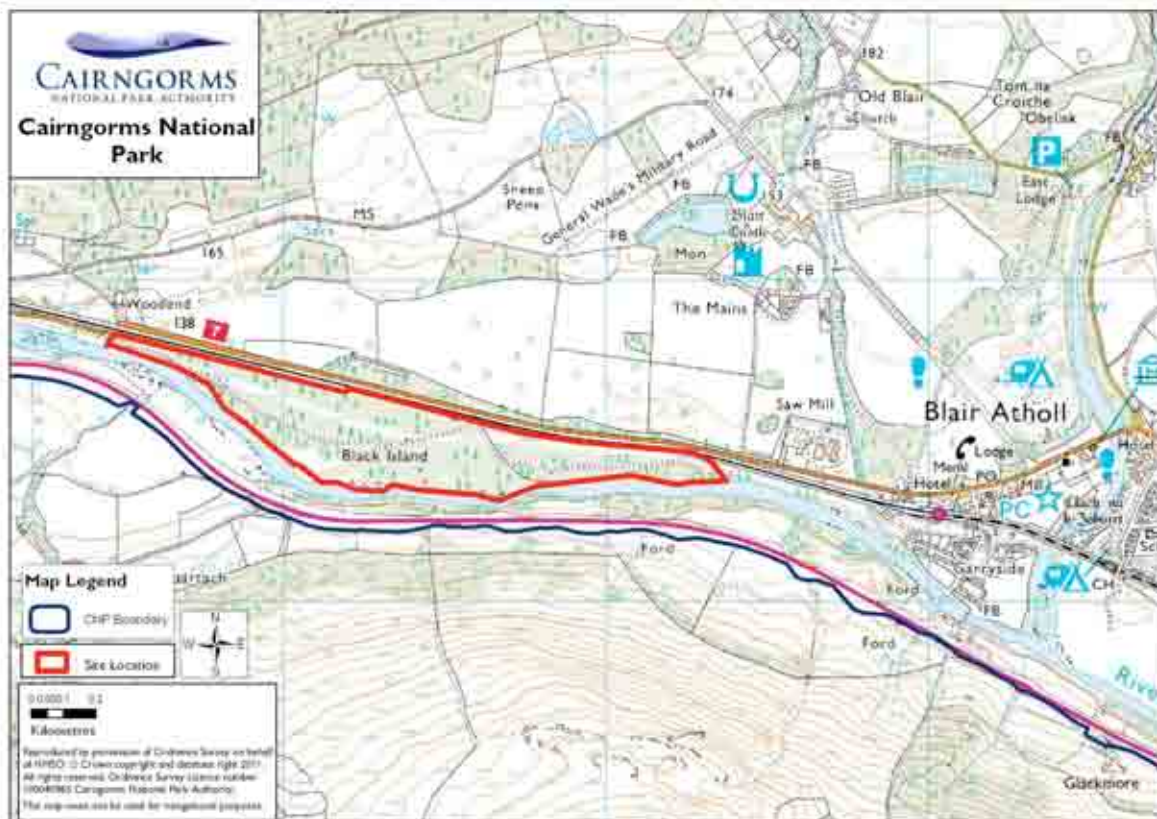
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape, ecology, settlement relationship	
Overall Rating	Red	



Site 005e Site Goods Yard, Blair Atholl
Size -

Proposals Existing Industrial/Commercial

Ecology sensitivity

No survey – see Table 3

General landscape

Established use/light industry

Landscape

Green – see survey

Risk of flooding

Green

Other considerations

Green

Relationship to existing settlement

Green

Immediate site access

Green

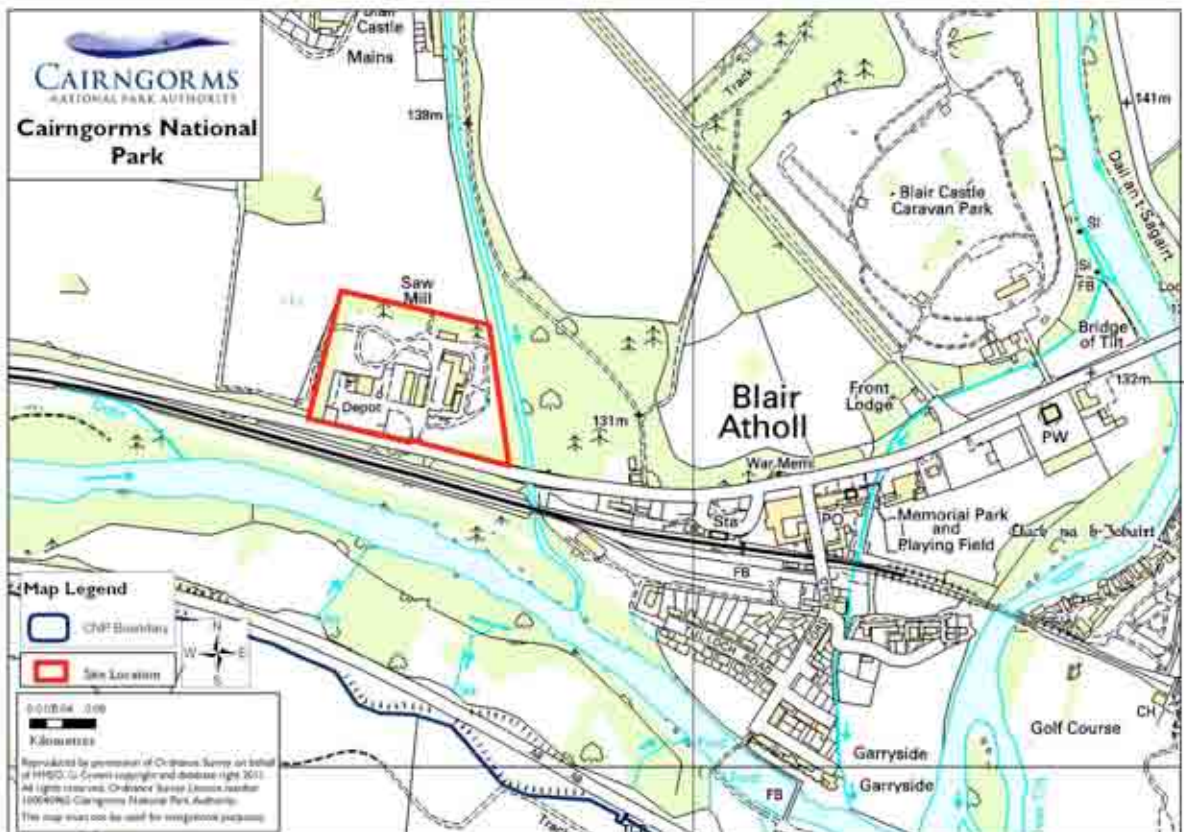
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	None	
Overall Rating	Green	



Site 005f/054 **Site** Land at Garryside, Blair Atholl (H26)
Size -

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General landscape

New edge to settlement

Landscape

Amber/Green – see survey

Risk of flooding

Red

Other considerations

Amber²

Relationship to existing settlement

Green

Immediate site access

Amber

Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Flooding	
Overall Rating	Red	



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

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

Proposals Housing

Ecology sensitivity

Green – see survey

General Landscape

Outside settlement, adjacent to designed landscape

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Amber

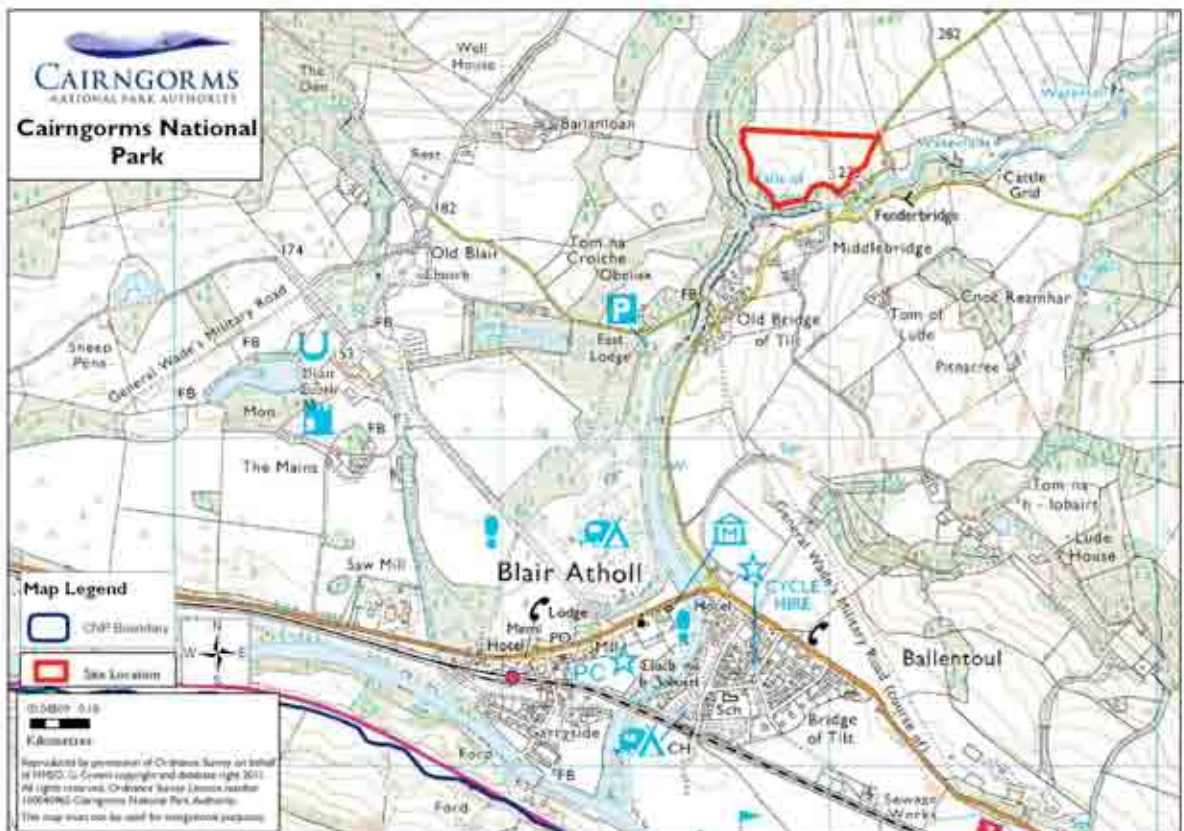
Accessibility to local transport

Red

Access to services and facilities

Amber

Issues	Landscape, settlement relationship, access	
Overall Rating	Red	



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

Proposals Housing/Leisure/Tourism

Ecology sensitivity

Red – see survey

General landscape

Wooded site, viewed directly from A9, B847 and railway

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Amber

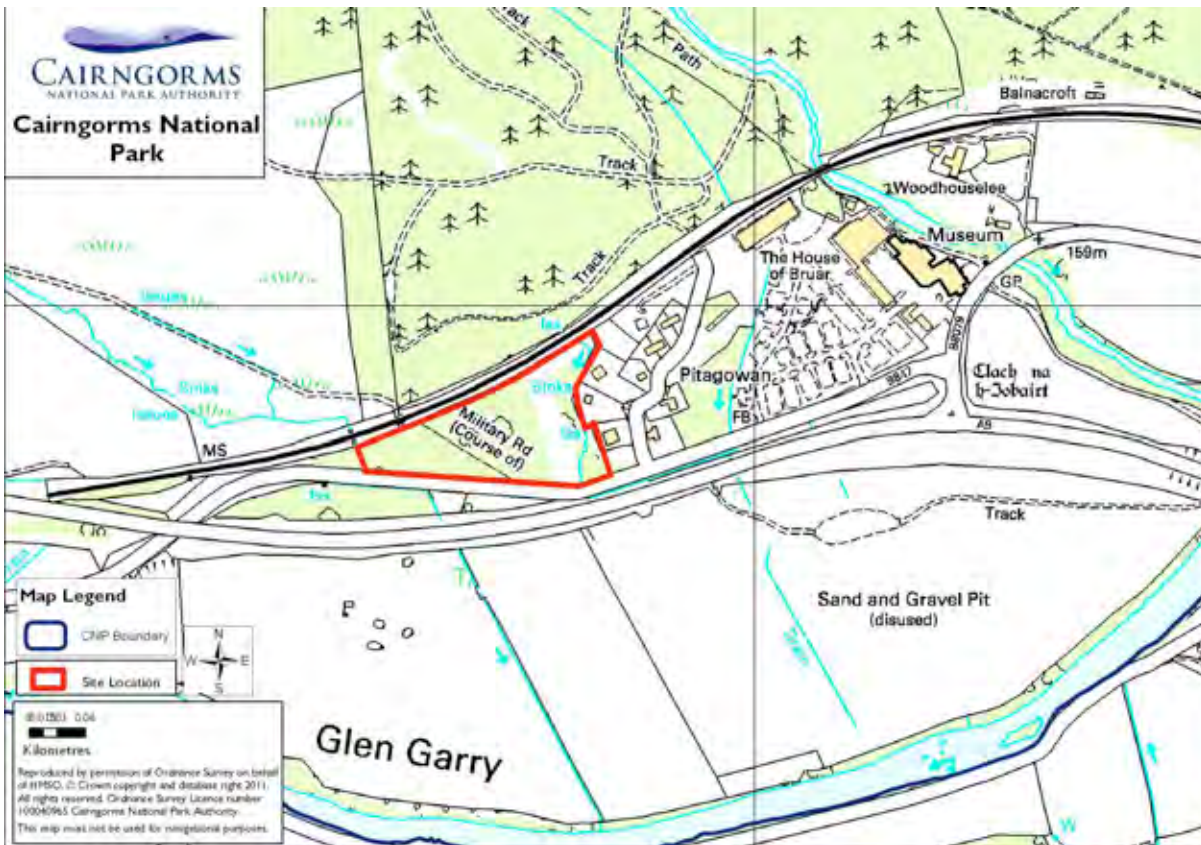
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape, ecology	
Overall Rating	Red	



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

Proposals Leisure/Tourism

Ecology sensitivity

Amber – see survey

General landscape

Raised terrace, woodland fringes

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Red

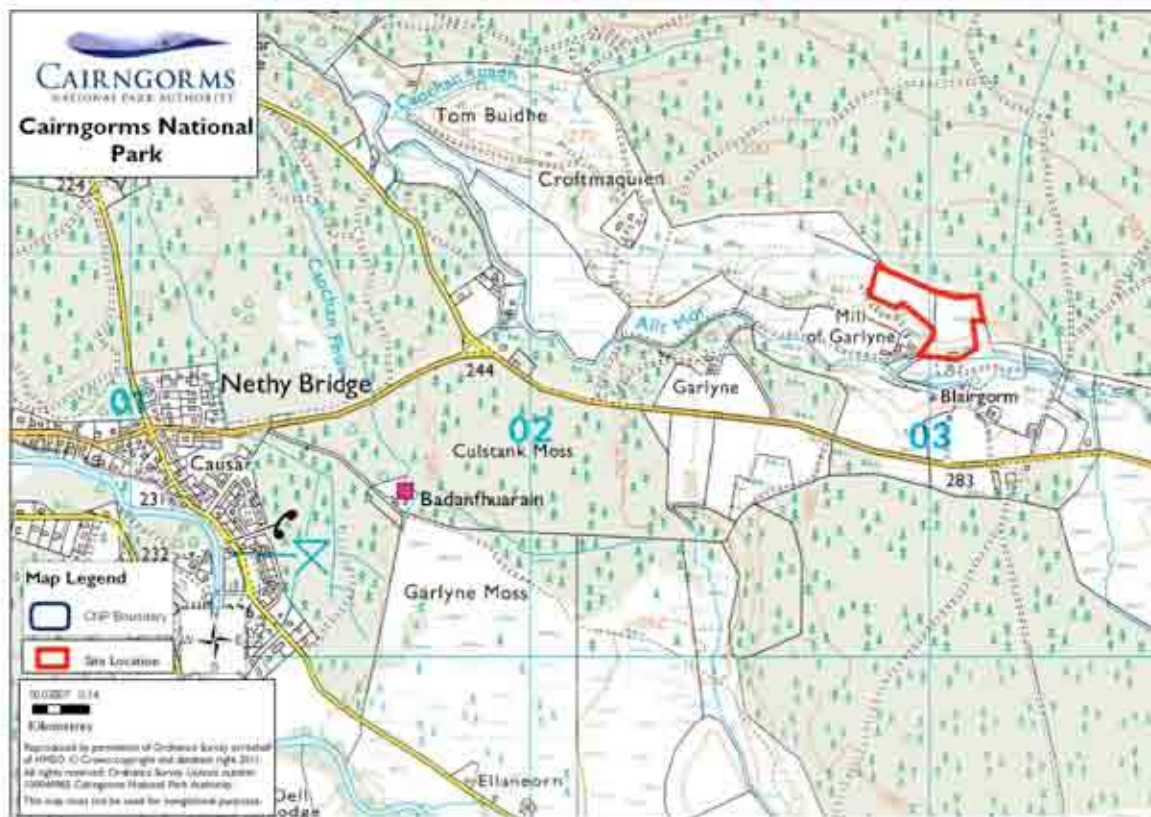
Accessibility to local transport

Red

Access to services and facilities

Red

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



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

Proposals Housing

Ecology sensitivity

Amber – see survey

General landscape

Corner site by hamlet

Landscape

Red/Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Amber

Accessibility to local transport

Red

Access to services and facilities

Red

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



Site 008 **Site Auchnerran Woods**
Size 70ha

Proposals Leisure/Tourism/Retail

Ecology sensitivity

Red – see survey

General landscape

Forested, mixed ground conditions

Landscape

Amber/Green – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Green

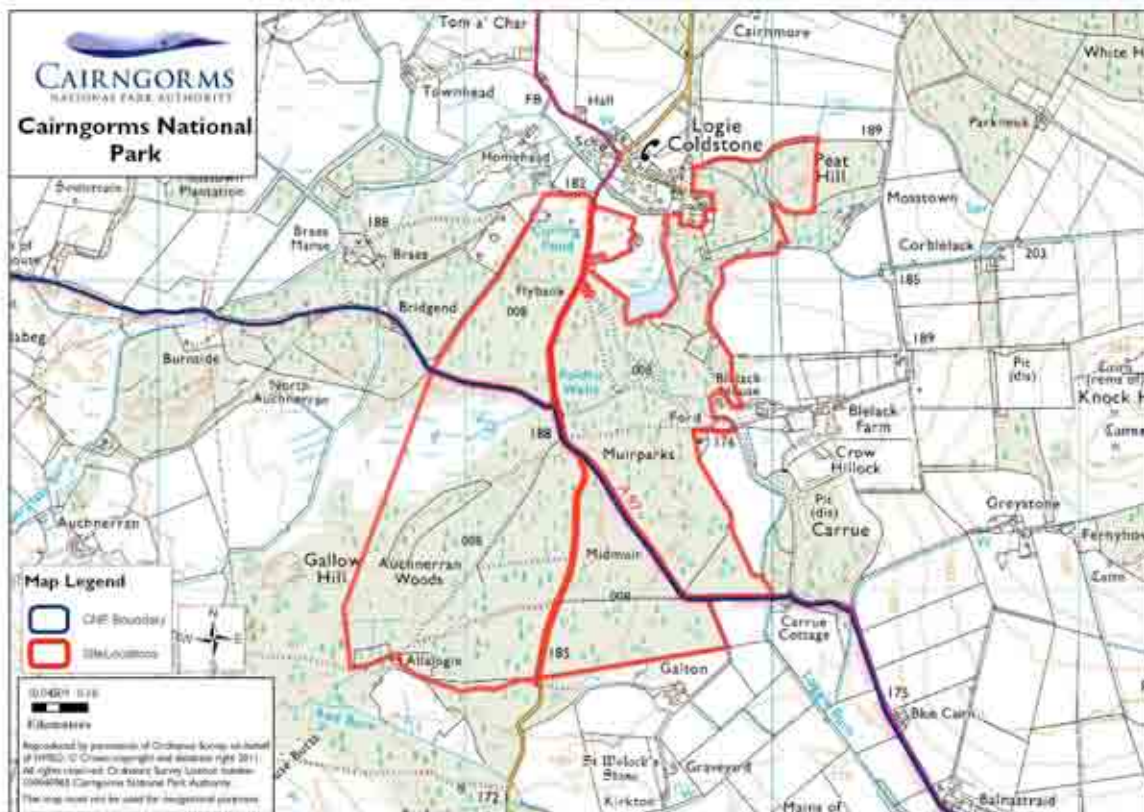
Accessibility to local transport

Red

Access to services and facilities

Red

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



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

Proposals Leisure/Tourism

Ecology sensitivity

No survey – see Table 3

General landscape

Remote, upland and uninhabited character

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Red

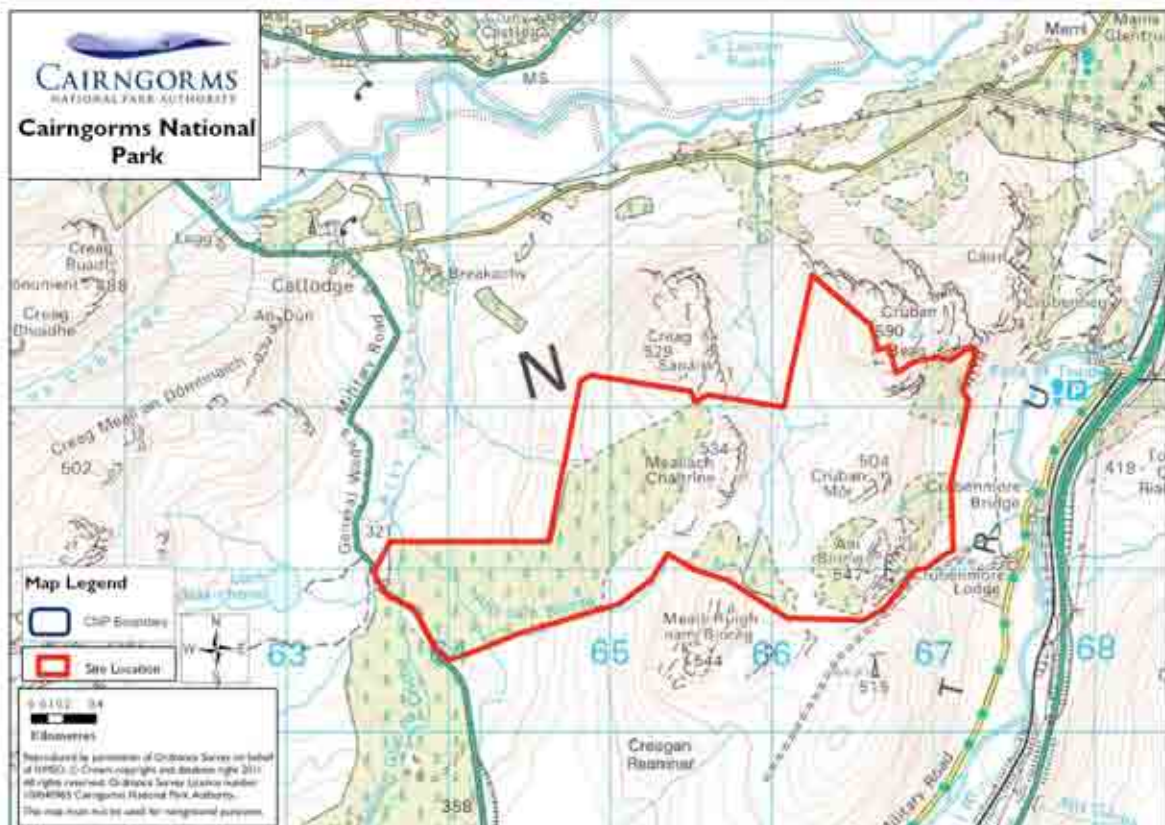
Accessibility to local transport

Red

Access to services and facilities

Red

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



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

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

Ecology sensitivity

Red – see survey

General landscape

Open fields, flood plain

Landscape

Red – see survey

Risk of flooding

Red

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

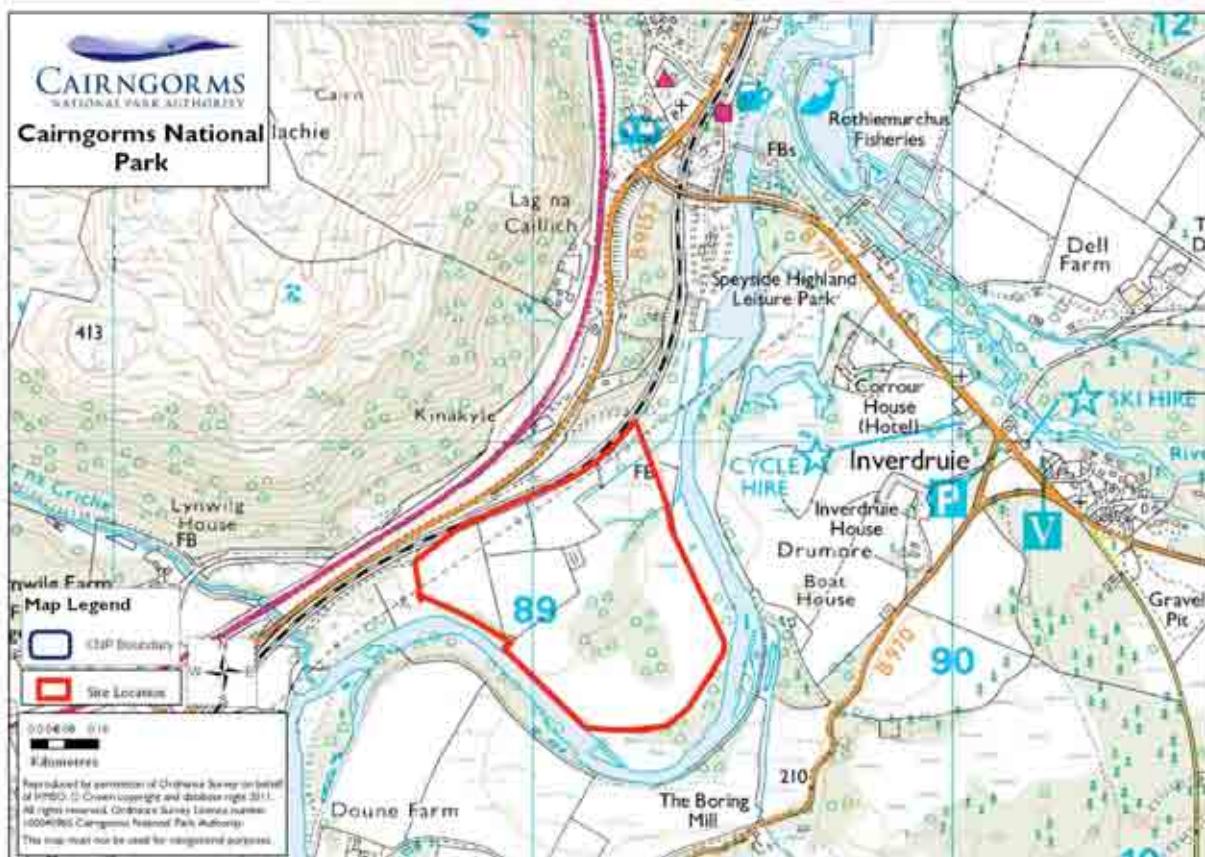
Accessibility to local transport

Amber

Access to services and facilities

Amber

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



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

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General landscape

Parkland character would be compromised

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape, settlement relationship	
Overall Rating	Red	



Site 01 lb **Site** Land east of Lynchat
Size 0.5ha

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General landscape

Visible site, design-critical

Landscape

Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Access, services and facilities	
Overall Rating	Amber	



Site 012a/049 **Site West of play area, Dulnain Bridge (H1)**
Size 1.5ha

Proposals Housing/Affordable – existing allocation

Ecology sensitivity

Green – see survey

General landscape

Some woodland and boggy area

Landscape

Green – see survey

Risk of flooding

Green

Other considerations

Green³

Relationship to existing settlement

Green

Immediate site access


Amber

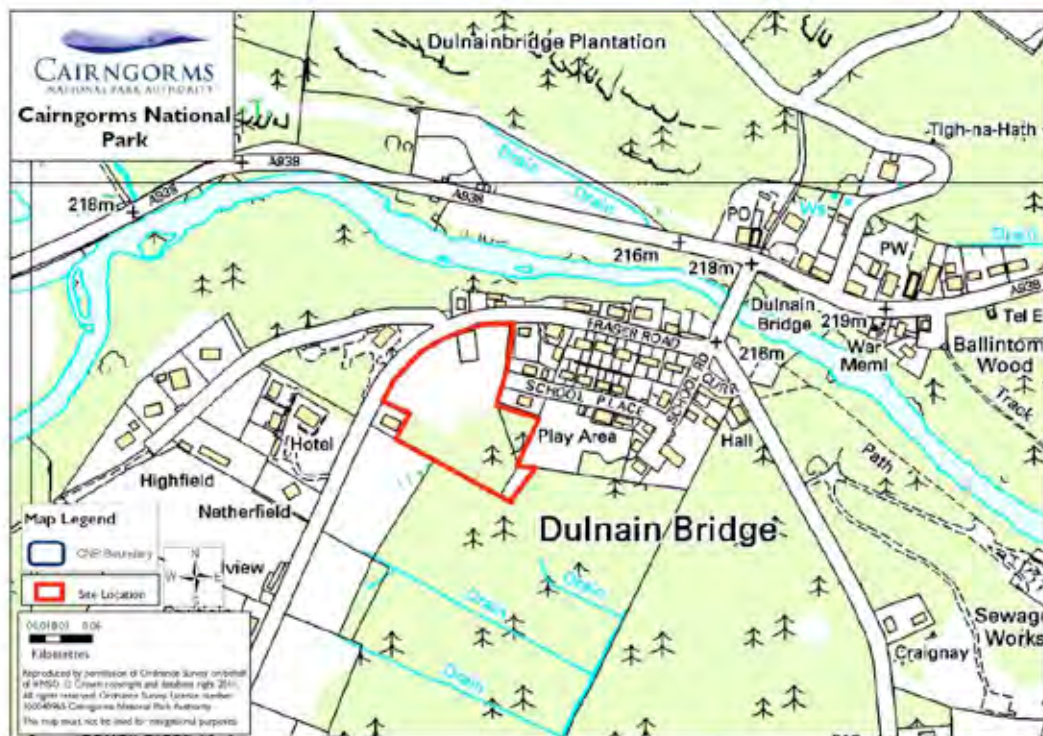
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Access addressed through existing development brief	
Overall Rating	Green	



³ Highland Council Housing Audit 2010 – H1-4 effective to 2012

Site 012b **Site Former Estate Nursery, Dell Road, Nethy Bridge**
Size 1.5ha

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General landscape

Woodland, amenity area

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Green

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, settlement relationship	
Overall Rating	Red	



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

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General landscape

Paddock/grass fields

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

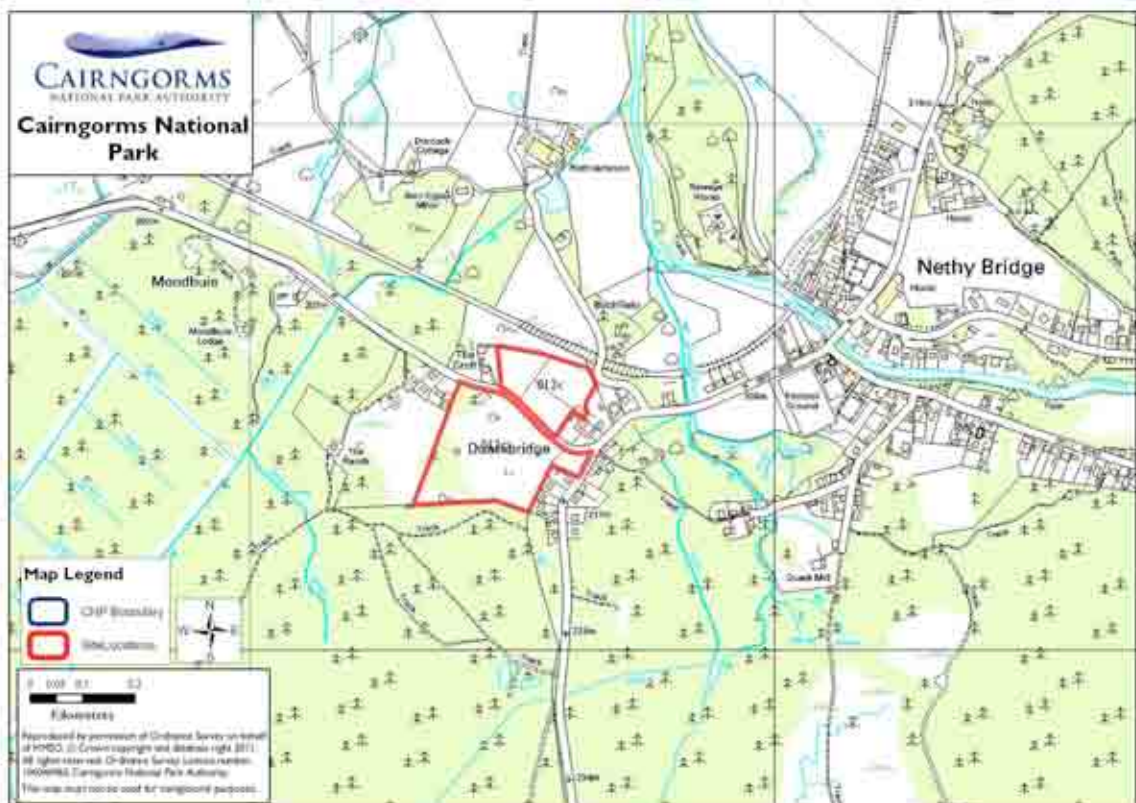
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 012d **Site** East of Seafield Avenue/west of Castle Road East, Grantown-on-Spey
Size 9.6ha

Proposals Housing/Affordable

Ecology sensitivity

Red – see survey

General landscape

Moss, grassland area to rear of houses

Landscape

Red/Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

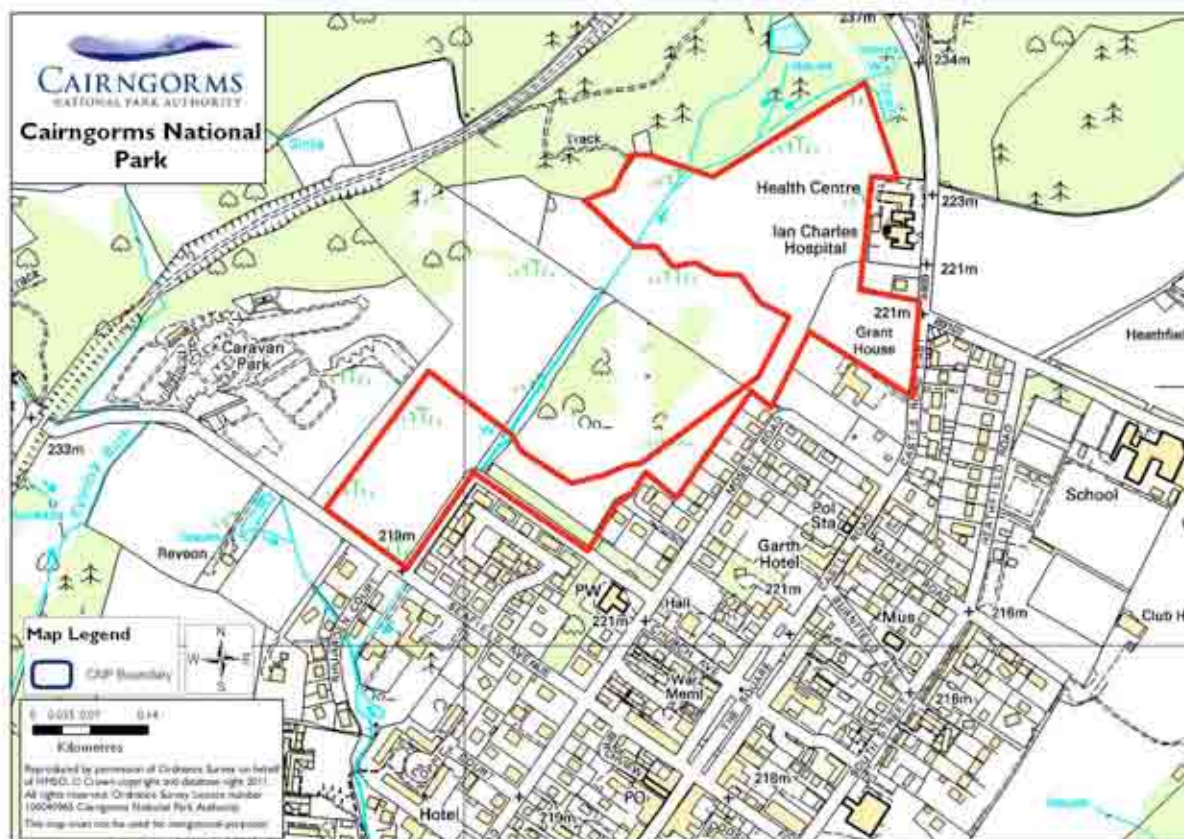
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Landscape, ecology	
Overall Rating	Red	



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

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General landscape

Not readily in settlement, prominent, woodland

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Amber

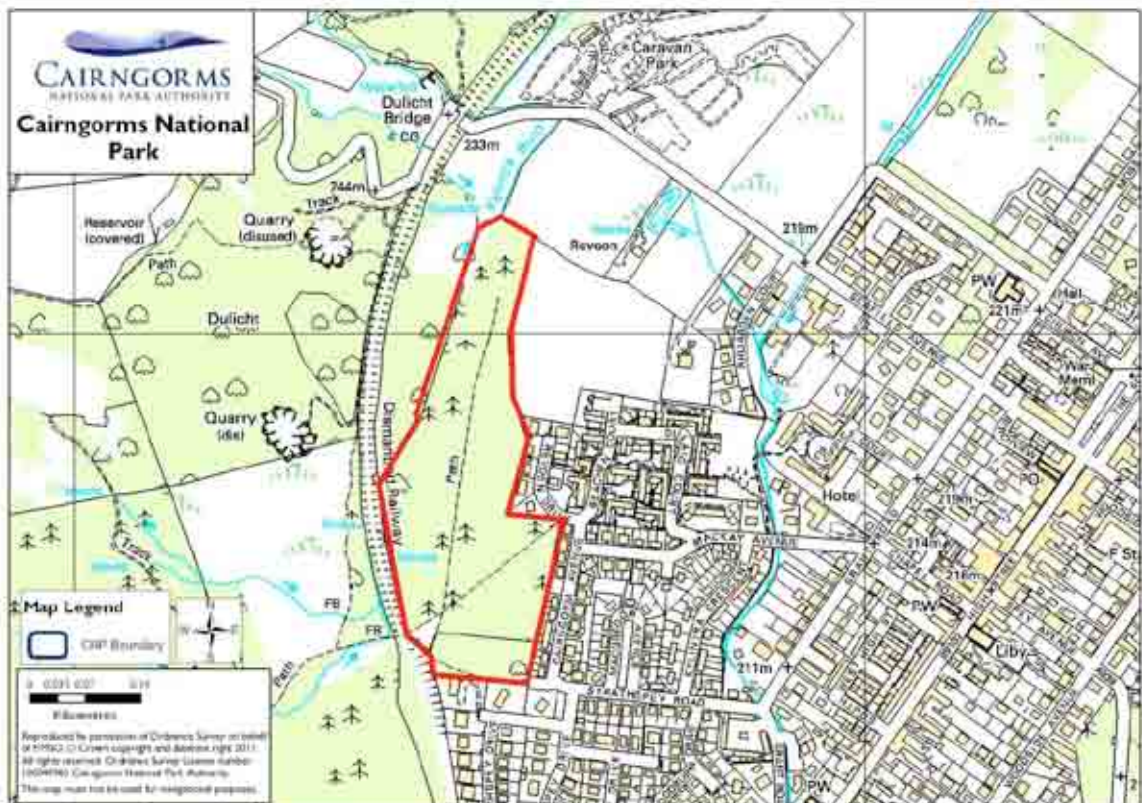
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 012f **Site North of Beachan Court, Grantown-on-Spey (H1)**
Size 4.4ha

Proposals Housing/Affordable – existing allocation

Ecology sensitivity

Amber – see survey

General landscape

Visible site, design-critical

Landscape

Amber/Green – see survey

Risk of flooding

Green

Other considerations

Green⁴

Relationship to existing settlement

Amber

Immediate site access


Amber

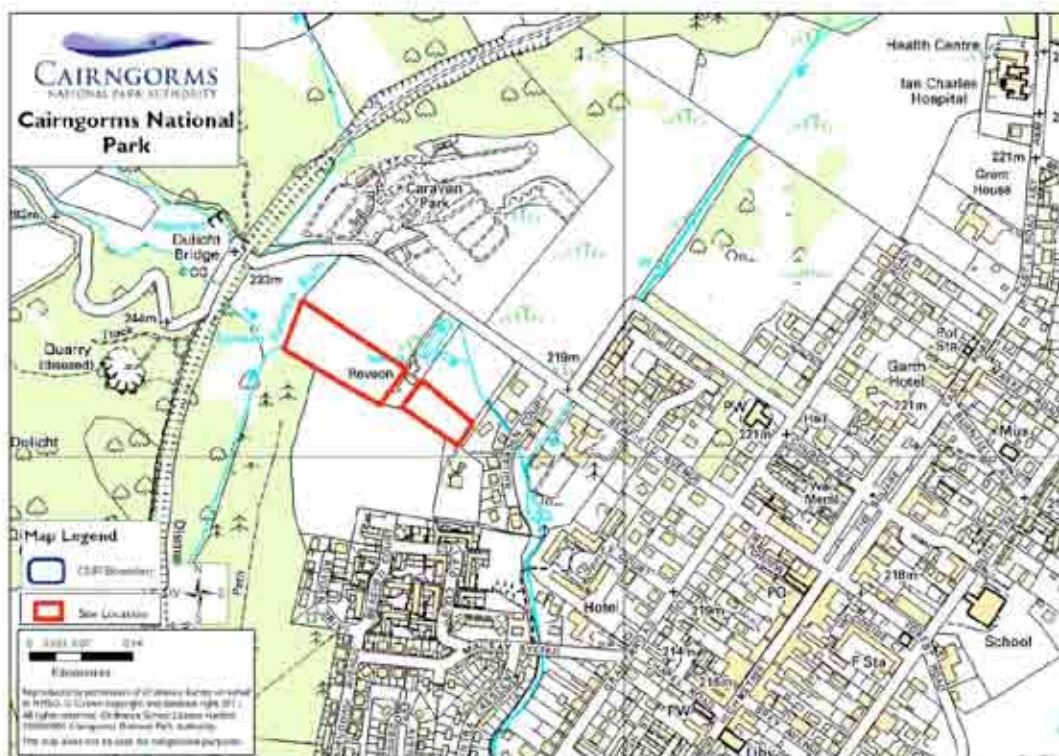
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Access, landscape, settlement relationship – addressed through existing development brief	
Overall Rating	Amber	



⁴ Highland Council Housing Audit 2010 – H1-10 effective

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

Proposals Housing/Affordable – existing allocation

Ecology sensitivity

Amber – see survey

General landscape

Edge of village, wood

Landscape

Amber – see survey

Risk of flooding

Amber

Other considerations

Amber⁵

Relationship to existing settlement

Green

Immediate site access


Green

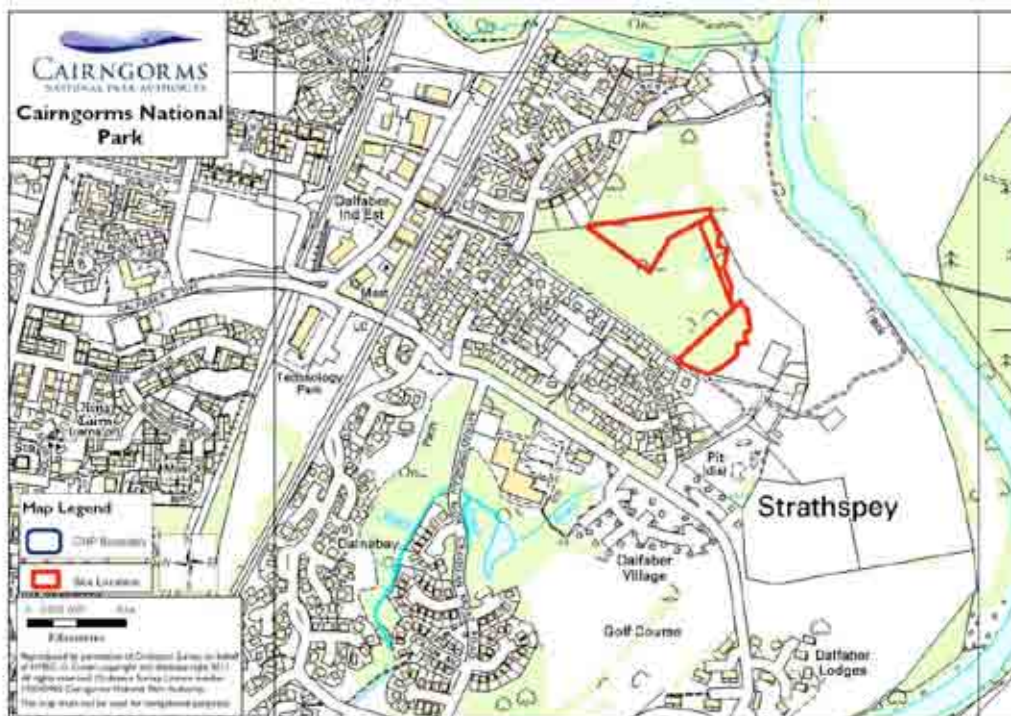
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Flooding, landscape	
Overall Rating	Amber	



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

Site 012h **Site South of Deshar Road, Boat of Garten**
Size 2.5ha

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General landscape

Woodland site

Landscape

Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access


Green

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape (Amber only if units numbers are reduced)	
Overall Rating	Amber	



Site 012i **Site South of School Place and north of Craignay, Dulnain Bridge**
Size 3.9ha

Proposals Housing/Affordable

Ecology sensitivity

Red – see survey

General landscape

Woodland site, village setting

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

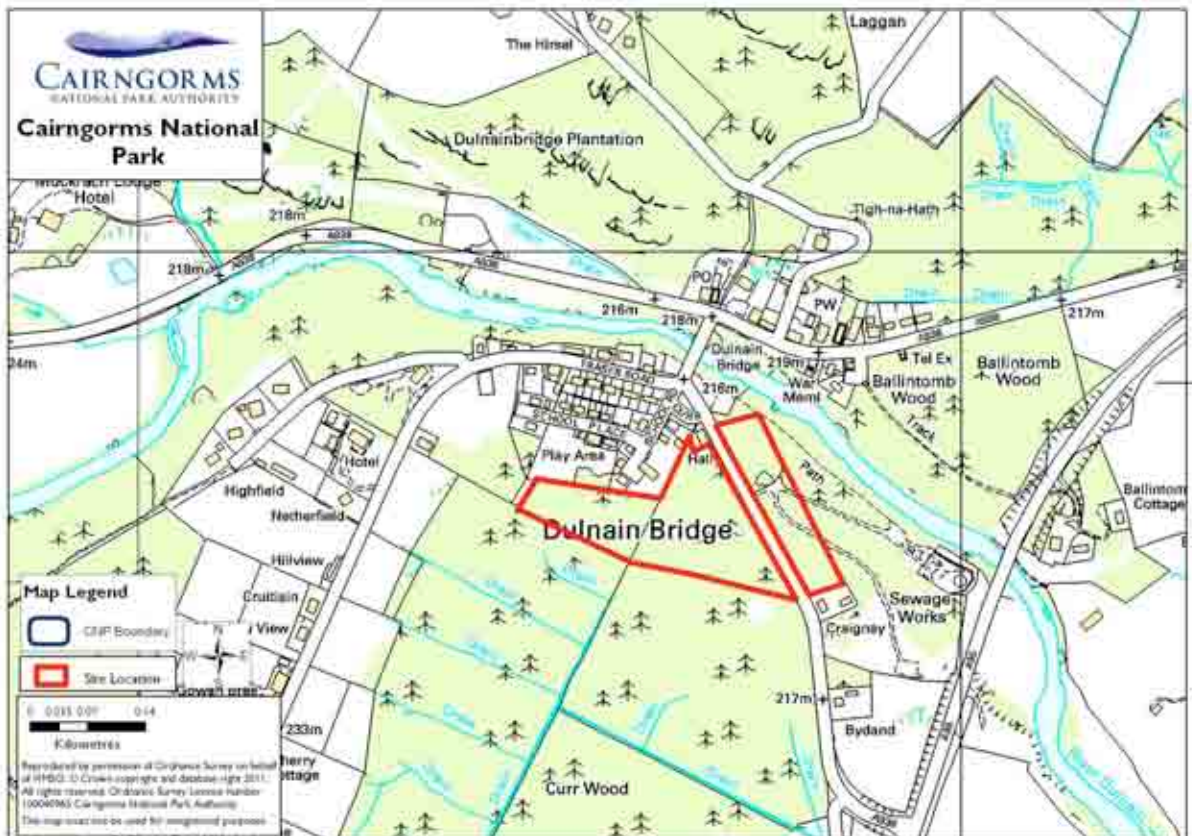
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, ecology	
Overall Rating	Red	



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

Proposals Housing/Affordable

Ecology sensitivity

Red – see survey

General landscape

Woodland site

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, ecology	
Overall Rating	Red	



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

Proposals Commercial

Ecology sensitivity
 No survey – see Table 3

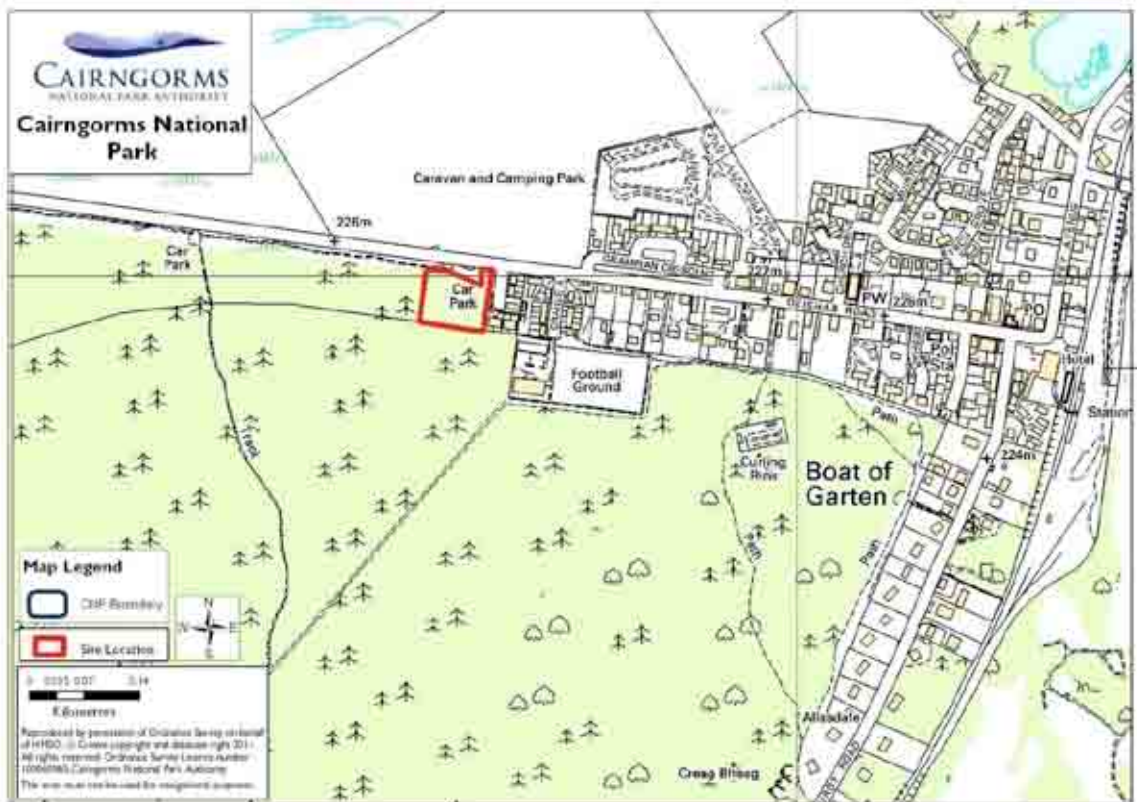
General landscape
 Woodland site

Landscape
 Red – see survey

Risk of flooding Green
Other considerations Amber
Relationship to existing settlement Amber

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

Issues	Landscape, ecology	
Overall Rating	Red	



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

Proposals Housing

Ecology sensitivity

Green – walk over survey

General landscape

Grassed area

Landscape

Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Red

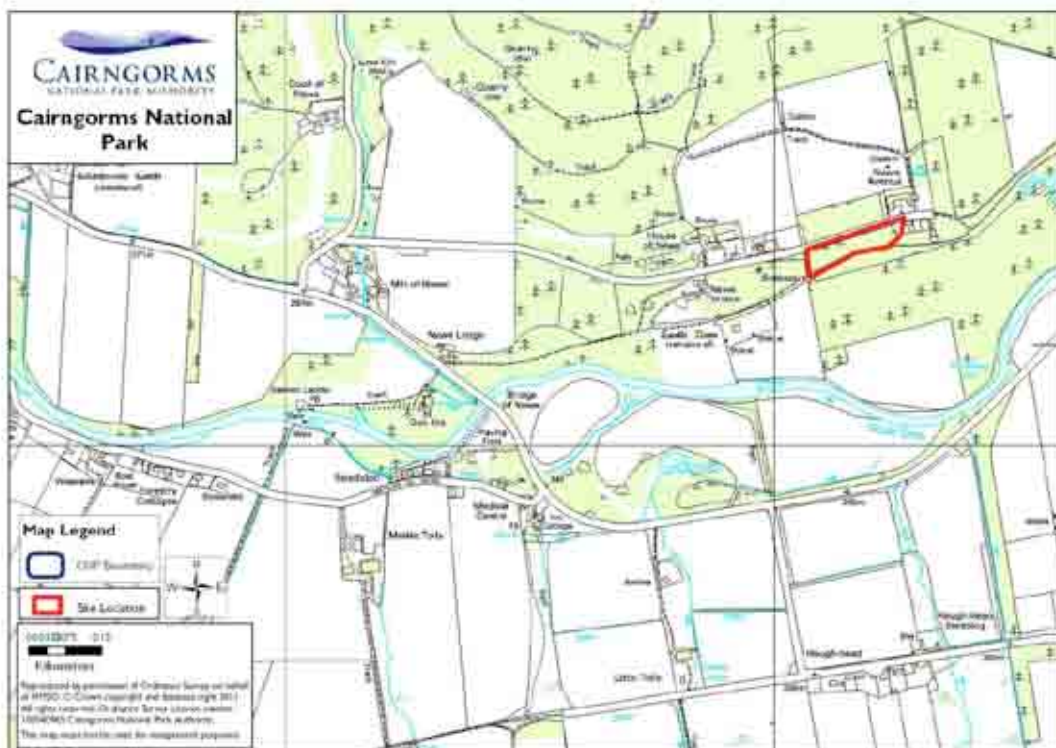
Accessibility to local transport

Red

Access to services and facilities

Amber

Issues	Landscape, settlement relationship	
Overall Rating	Red	



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

Proposals Housing/Affordable – steading conversion

Ecology sensitivity
 -

General Landscape
 -

Landscape
 -

Risk of flooding -

Other considerations -

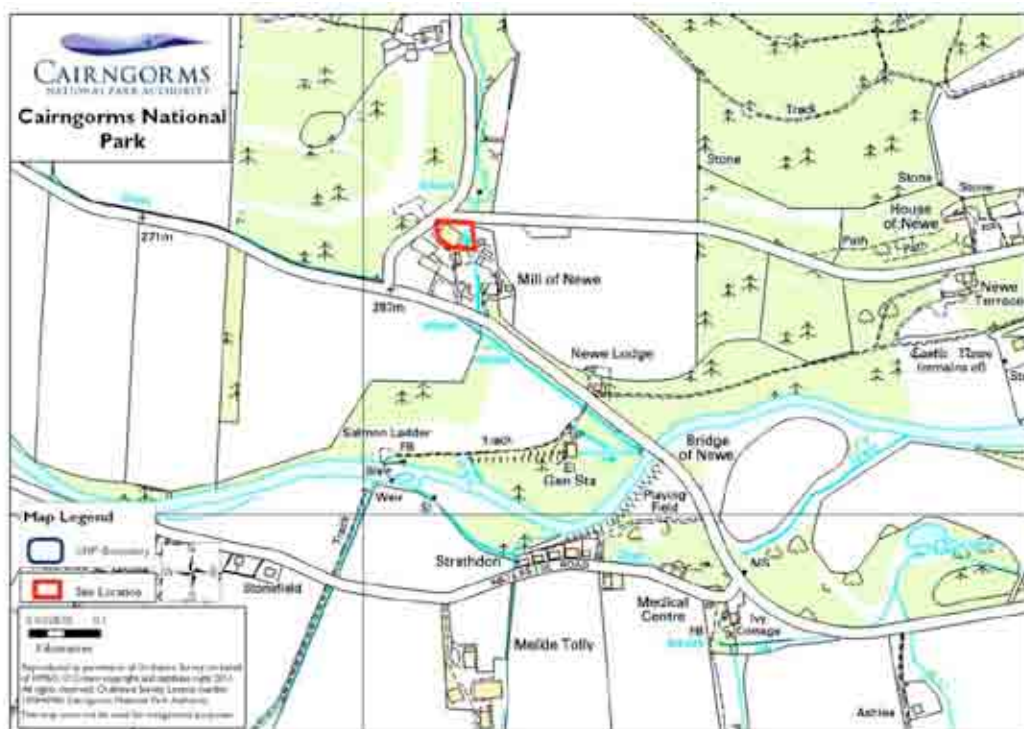
Relationship to existing settlement Steading

Immediate site access -

Accessibility to local transport -

Access to services and facilities -

Issues	-
Overall Rating	Single House – see Table 2



Site 015b Site Mill of Newe Steading (site 2)

Size -

Proposals Housing

Ecology sensitivity

Green – see survey

General landscape

Steading/stack yard site

Landscape

Green – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Red

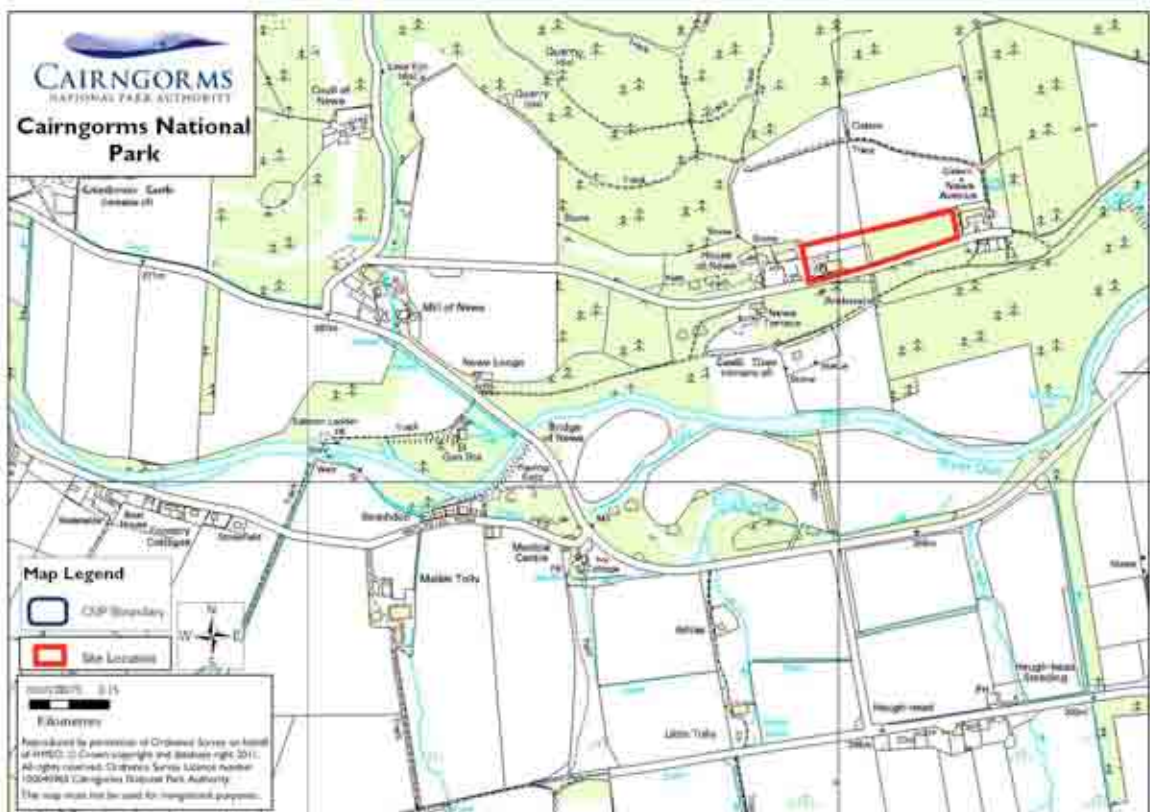
Accessibility to local transport

Red

Access to services and facilities

Amber

Issues	Settlement relationship, access and services	
Overall Rating	Red	



Site 015c Site Sites between Invernochty Farmhouse and Bellabeg School
Size -

Proposals Housing

Ecology sensitivity

Green – see survey

General landscape



Gap sites within settlement – east and west

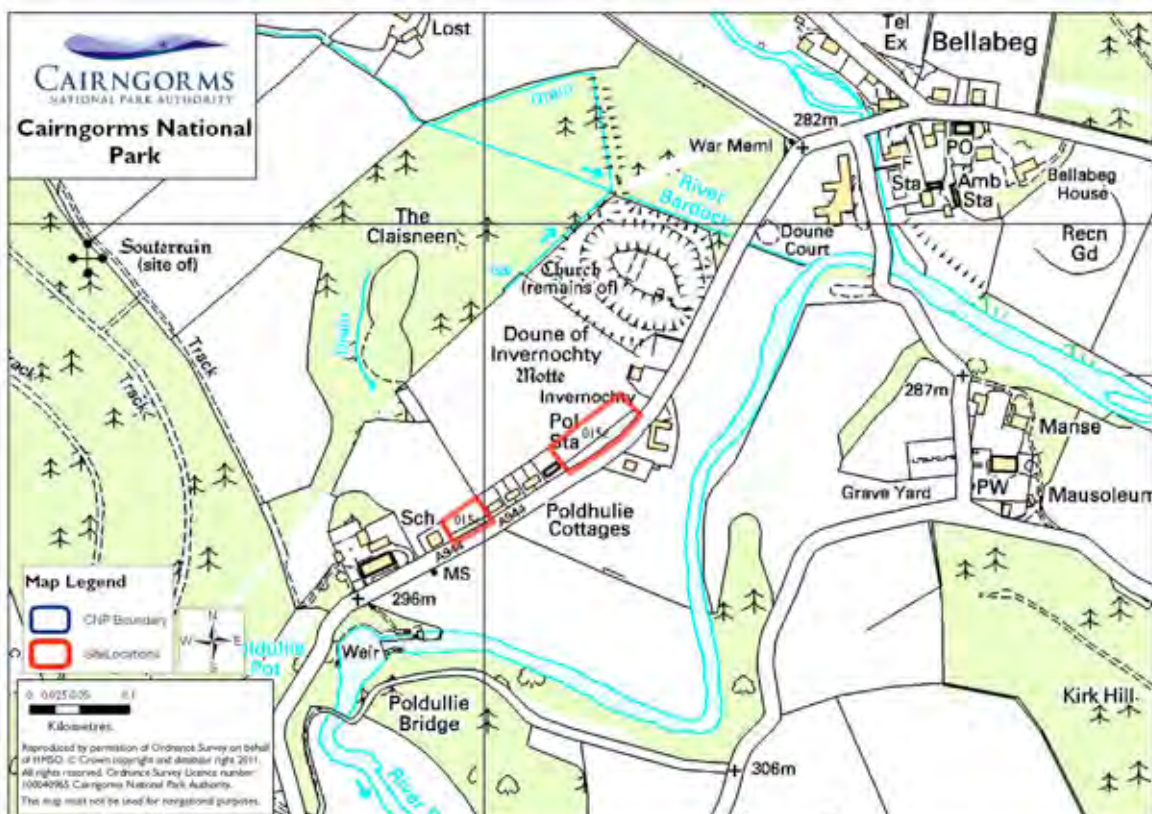
Landscape

Red/Amber – see survey

Risk of flooding Green
Other considerations Amber
Relationship to existing settlement Amber

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

Issues	Landscape	
Overall Rating	Red – east/Amber – west	 



Site 015d Site Between former Kirk, Roughpark and Roughpark Settlement
Size -

Proposals Housing

Ecology sensitivity

Amber - see survey

General landscape

Mature plantation woodland

Landscape

Red/Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

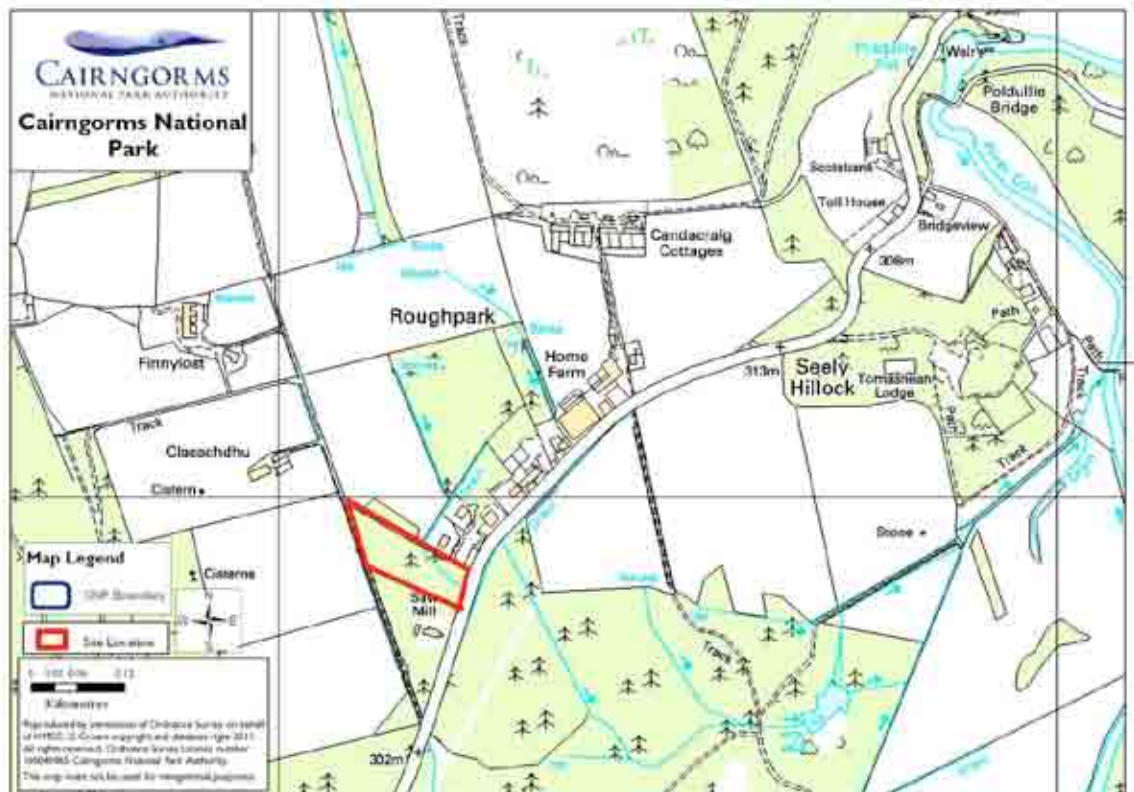
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape	
Overall Rating	Red	



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

Proposals Housing

Ecology sensitivity

Green – see survey

General landscape

Strong symmetry in existing arrangement

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape	
Overall Rating	Red	



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

Proposals Housing

Ecology sensitivity

Amber – see survey

General landscape

On flood plain

Landscape

Red – see survey

Risk of flooding

Red

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Amber

Accessibility to local transport

Red

Access to services and facilities

Red

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



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

Proposals Housing

Ecology sensitivity

Amber – see survey

General landscape

Rugged/rocky birch woodland

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

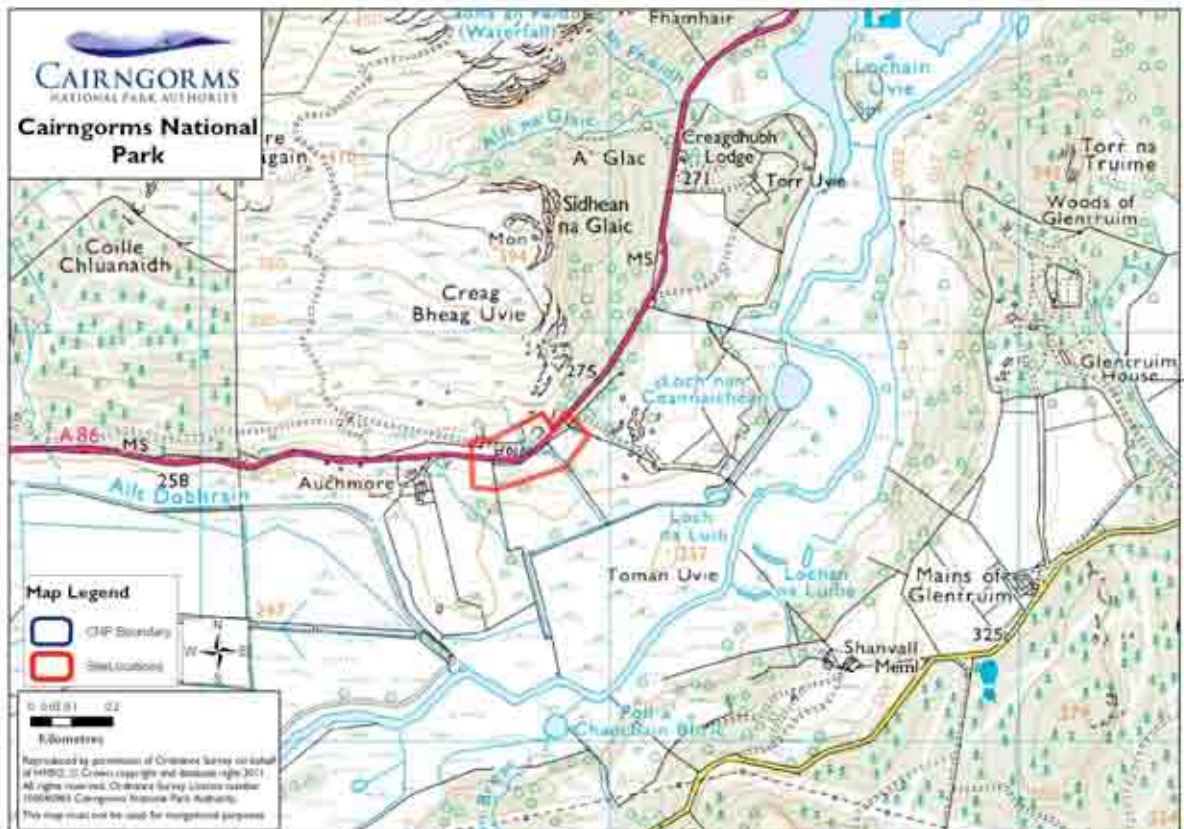
Accessibility to local transport

Red

Access to services and facilities

Red

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



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

Proposals Housing/Affordable

Ecology sensitivity

Red – see survey

General landscape

Woodland site

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues

Landscape, ecology

Overall Rating

Red



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

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General Landscape

Grassland

Landscape

Red/Amber – see survey

Risk of Flooding

Red

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, flooding	
Overall Rating	Red	



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

Proposals Housing

Ecology sensitivity

Green – see survey

General landscape

Existing attractive edge to settlement

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

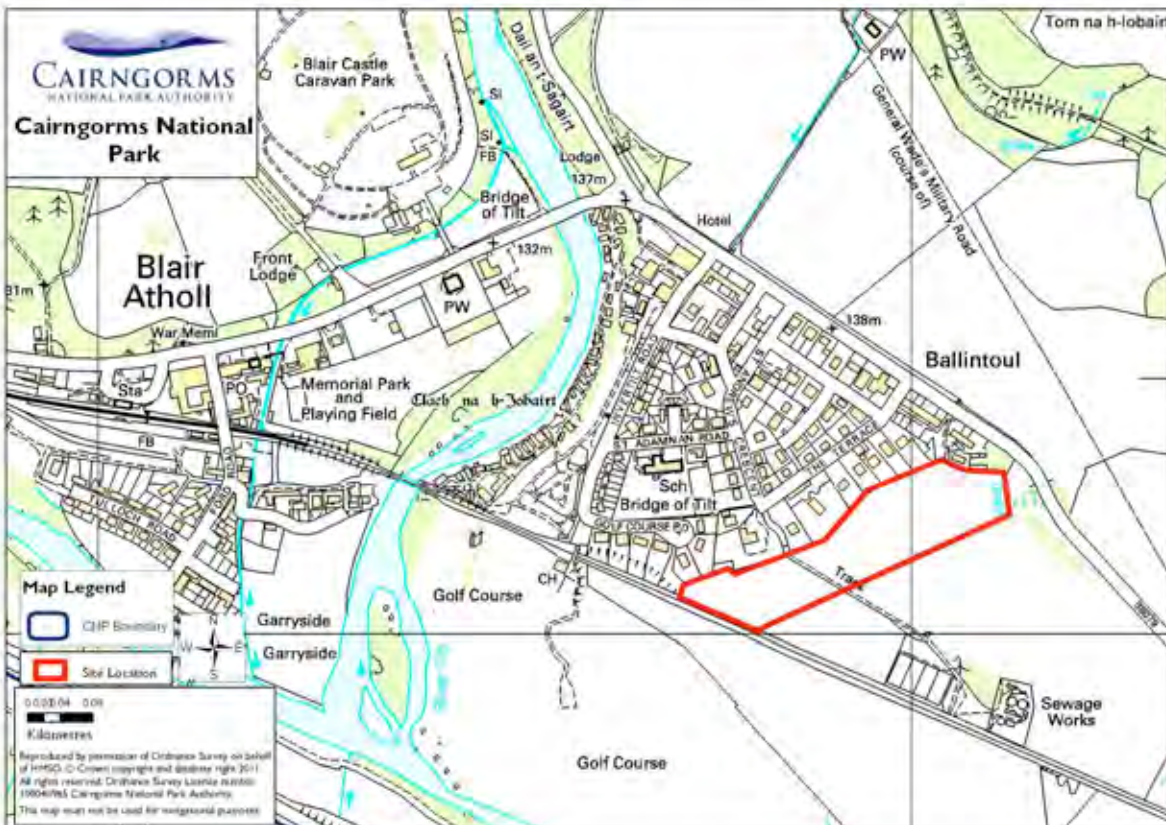
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 019b Site Site 2 Middlebridge
Size -

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General landscape

Within settlement area

Landscape

Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

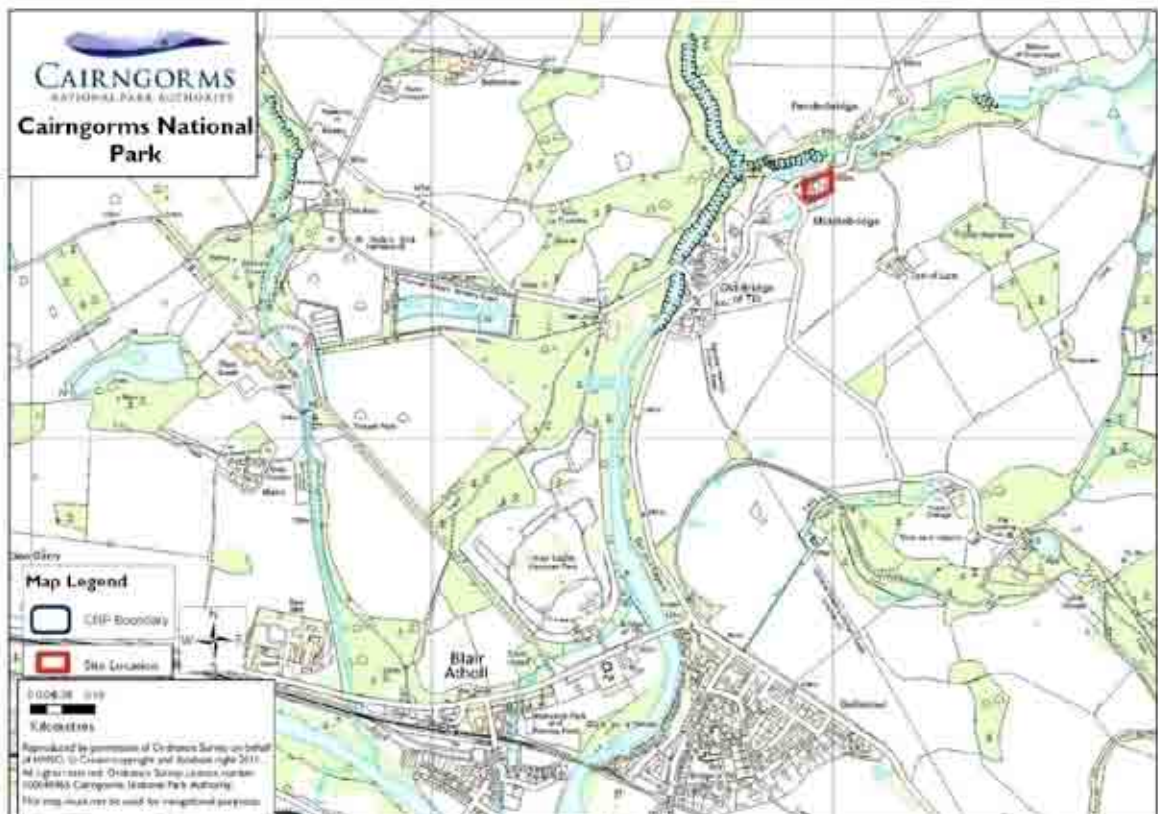
Accessibility to local transport

Red

Access to services and facilities

Amber

Issues	Settlement relationship, access and facilities	
Overall Rating	Red	



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

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General landscape

Site important gap between Bridge of Tilt and Old Bridge of Tilt

Landscape

Red

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Amber

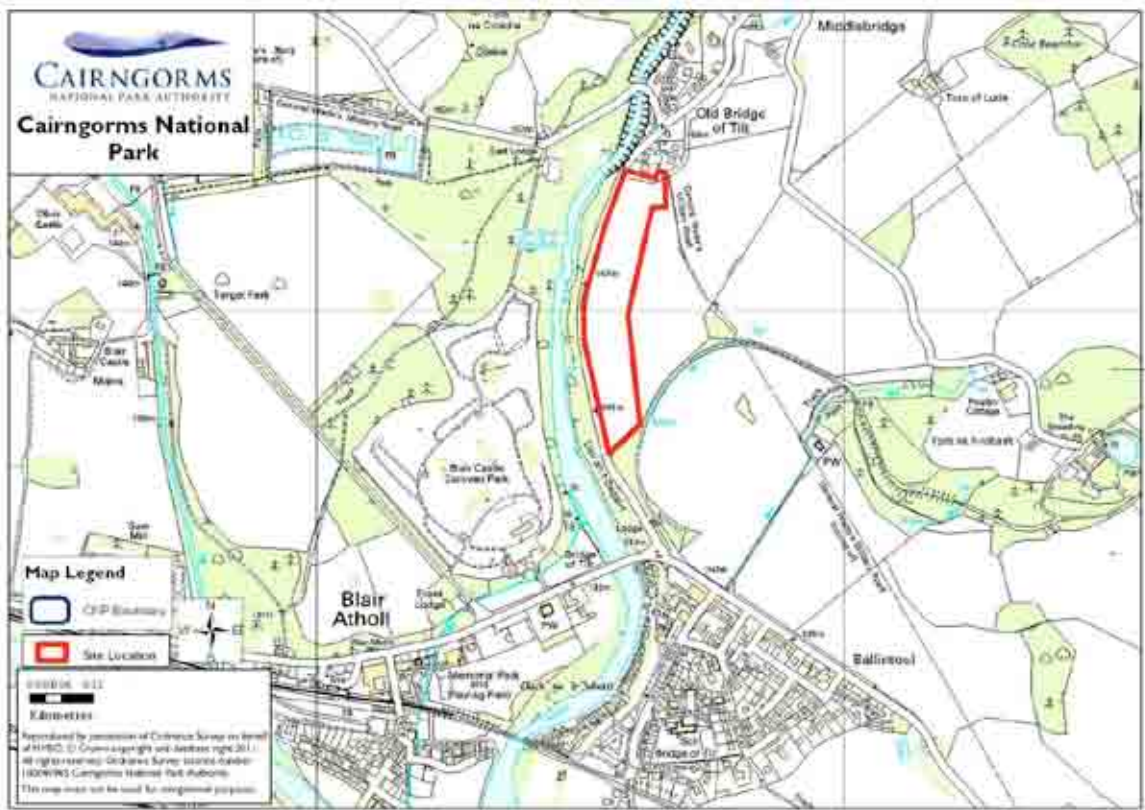
Accessibility to local transport

Red

Access to services and facilities

Amber

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



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

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General landscape

Two sections to site (east and west), open field and woodland copse

Landscape

Red/Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

Accessibility to local transport

Red

Access to services and facilities

Amber

Issues	Landscape, settlement relationship, access	
Overall Rating	Red	



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

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General landscape

Outwith settlement

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Red

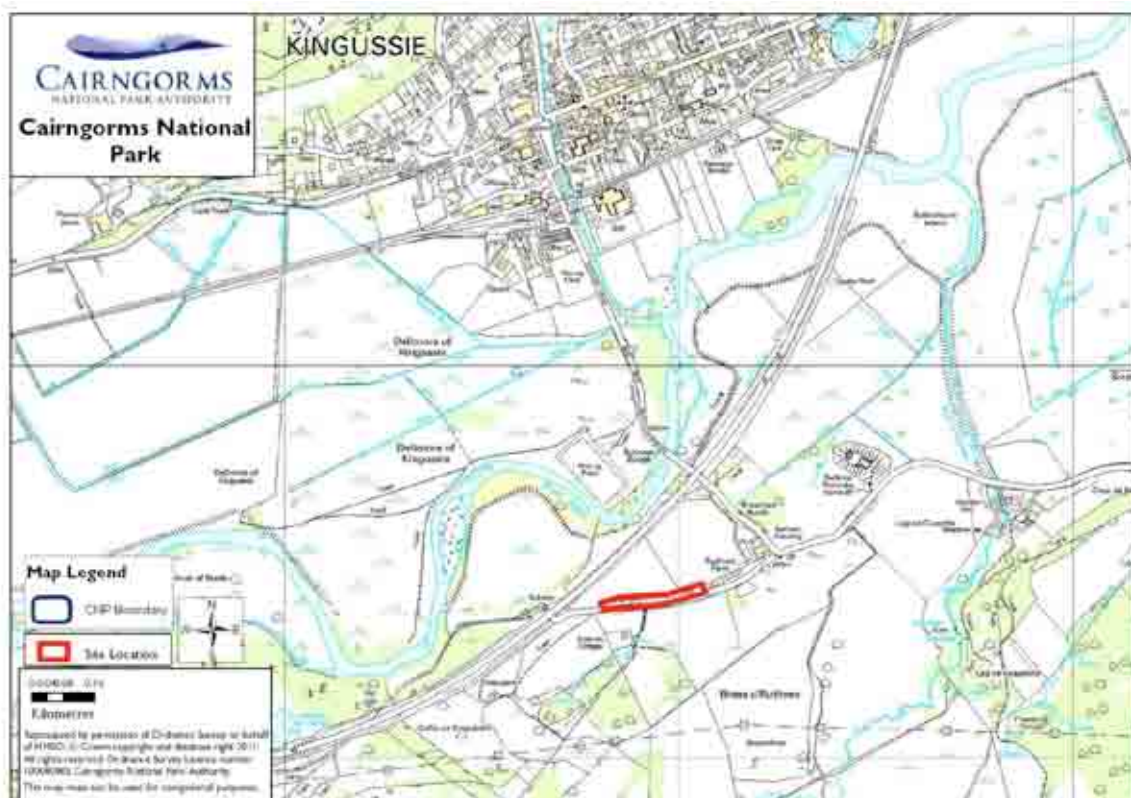
Accessibility to local transport

Red

Access to services and facilities

Red

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



Site 021a Site Bridgend Steading, Allargue
Size -

Proposals Housing – steading conversion

Ecology sensitivity

General landscape

Landscape

Risk of flooding -

Other considerations -

Relationship to existing settlement steading

Immediate site access -

Accessibility to local transport -

Access to services and -

Issues	-
Overall Rating	Single House – see Table 2



Site 021b Site Corgarff Church
Size 2.0

Proposals Housing

Ecology sensitivity

Green – see survey

General landscape

19th century church and policies

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

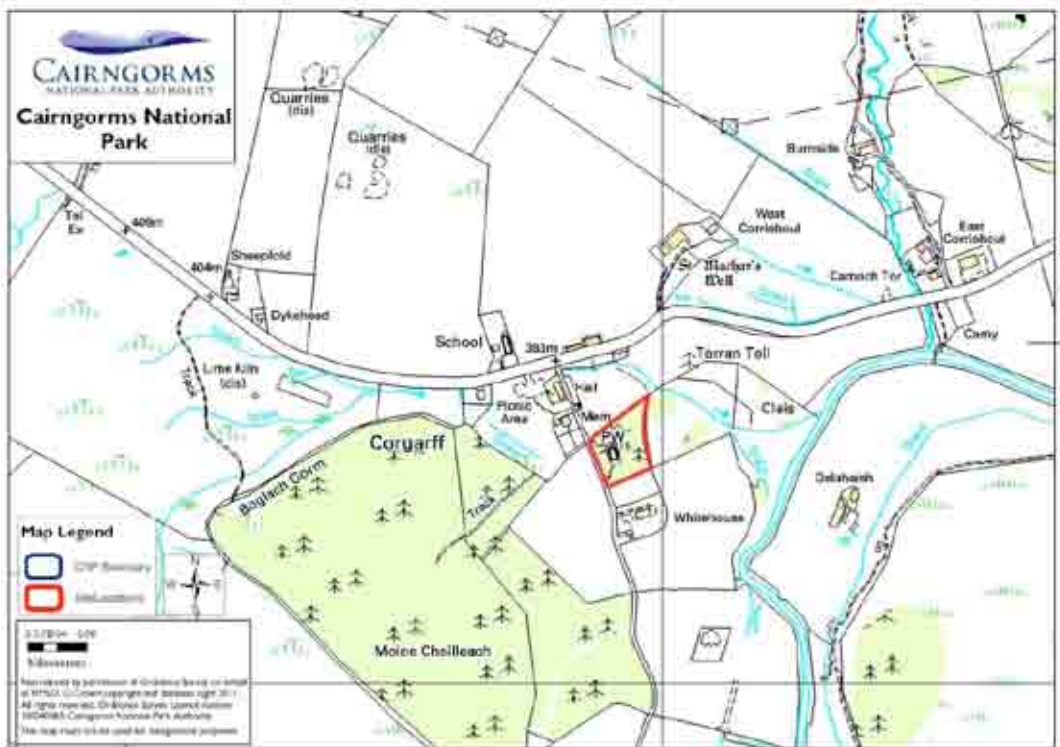
Accessibility to local transport

Red

Access to services and facilities

Red

Issues	Settlement relationship, landscape, services and access	
Overall Rating	Red	



Site 022 **Site Carr-Bridge (H1)**
Size N/A

Proposals Housing/Affordable/Industrial

Ecology sensitivity

Amber – see survey

General landscape

Woodland

Landscape

Red/Amber – see survey

Risk of flooding

Green

Other considerations

Green⁶

Relationship to existing settlement

Amber

Immediate site access


Green

Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Natural heritage, landscape etc	
Overall Rating	Red	



⁶ Highland Council Housing Audit 2010 – H1-10 effective to 2012

Site 023 **Site Nethy Bridge H2/ED1**
Size -

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General landscape

Woodland

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber⁷

Relationship to existing settlement

Amber

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Ecology	
Overall Rating	Red	



⁷ Highland Council Housing Audit 2010 – H2 – constrained 'ownership'. NB the CNPA recognises existing OPP

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

Proposals Leisure/Tourism

Ecology sensitivity

Green – see survey

General landscape

Steading conversion to commercial/retail

Landscape

Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Amber

Accessibility to local transport

Green

Access to services and facilities

Red

Issues	Services and facilities	
Overall Rating	Amber	



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

Proposals Leisure/Tourism

Ecology sensitivity

Amber – see survey

General landscape

Mature pine woodland/old sawmill site

Landscape

Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access


Amber

Accessibility to local transport

Green

Access to services and facilities

Red

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



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

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General landscape

Edge of village site

Landscape

Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Amber

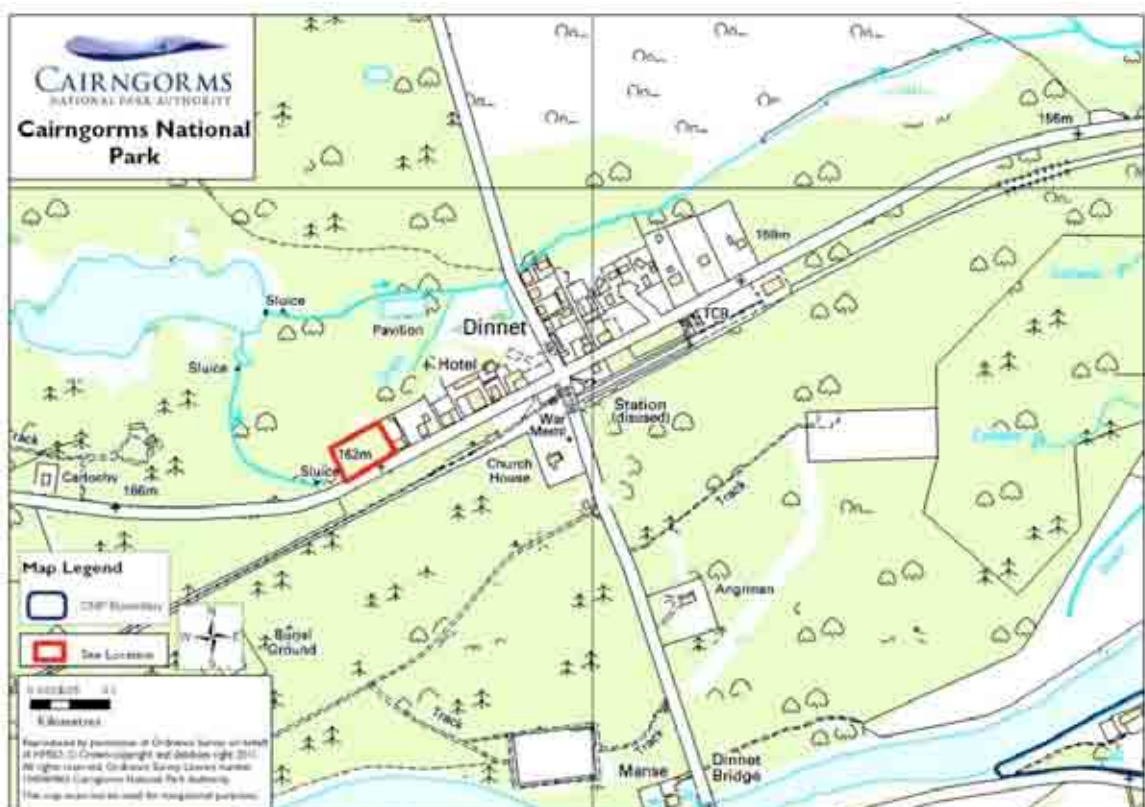
Accessibility to local transport

Green

Access to services and facilities

Red

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



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

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General landscape

Woodland

Landscape

Amber – see survey

Risk of flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access


Amber

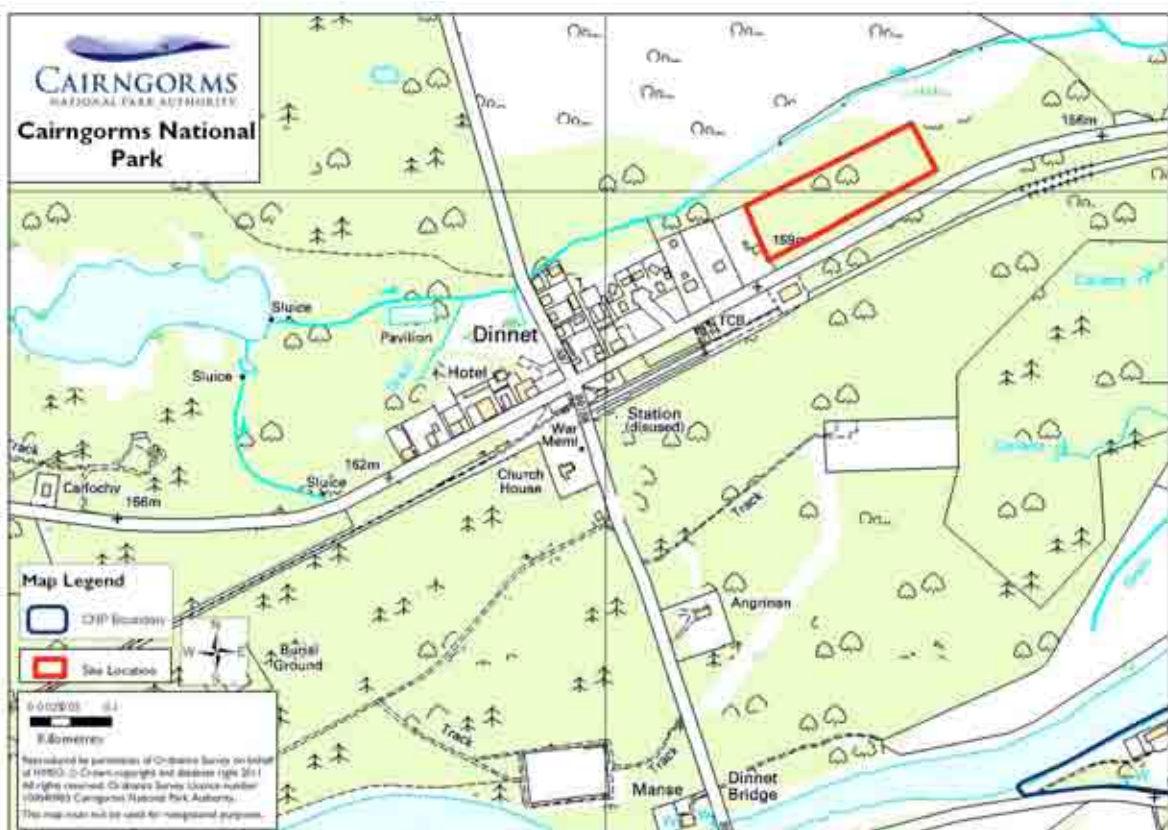
Accessibility to local transport

Green

Access to services and facilities

Red

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



Site 024e Site Housing site HS2b, Dinnet
Size -

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General landscape

Edge of village site, partially in woodland

Landscape

Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

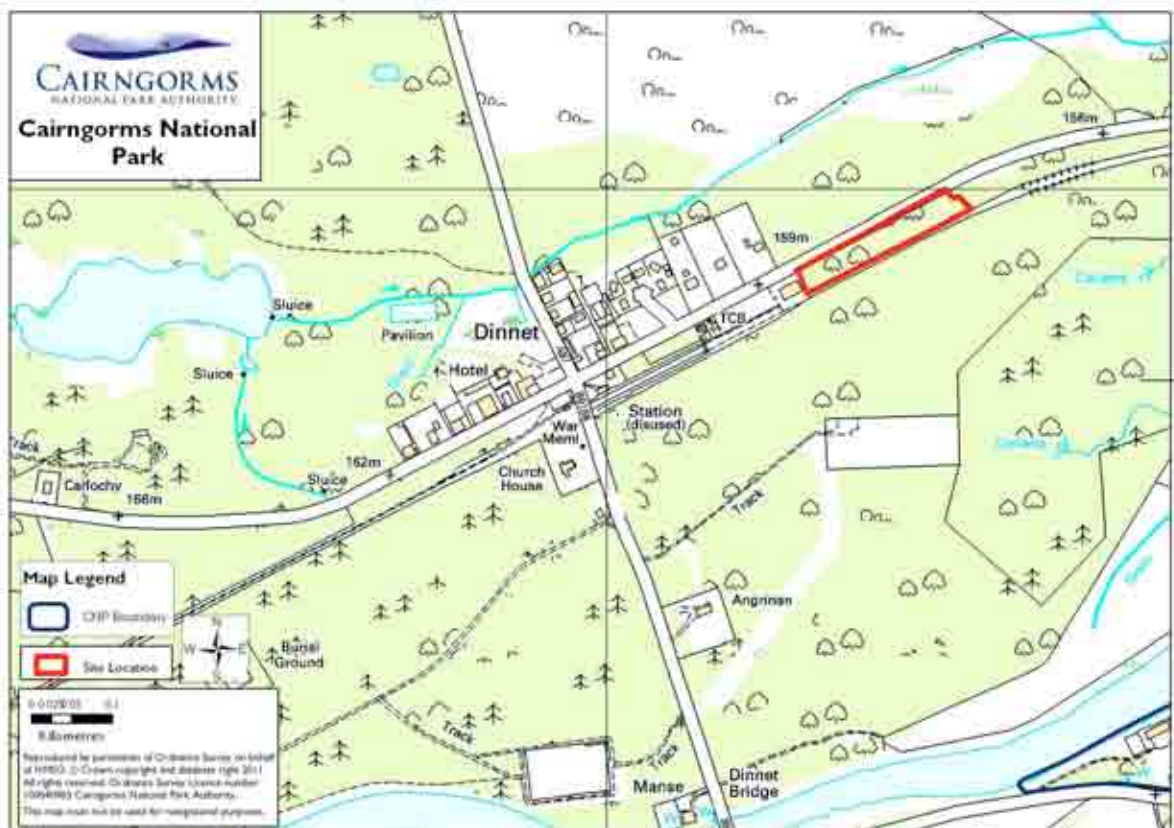
Accessibility to local transport

Green

Access to services and facilities

Red

Issues	Settlement relationship, services and facilities	
Overall Rating	Red	



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

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General landscape

Established birch woodland outside village

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

Accessibility to local transport

Green

Access to services and facilities

Red

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



Site 025 **Site Land at Baddengorm, Carr-Bridge**
Size 8.3ha

Proposals Housing/Affordable/Leisure/Tourism

Ecology sensitivity

Red – see survey

General landscape

High-quality woodland, outside of village, village setting

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, ecology, settlement relationship	
Overall Rating	Red	



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

Proposals Housing/Affordable – existing allocation

Ecology sensitivity

Green – see survey

General Landscape

Flat-lying agricultural fields to east of village

Landscape

Green – see survey

Risk of Flooding

Amber

Other considerations

Amber⁸

Relationship to existing settlement

Amber

Immediate site access

Green

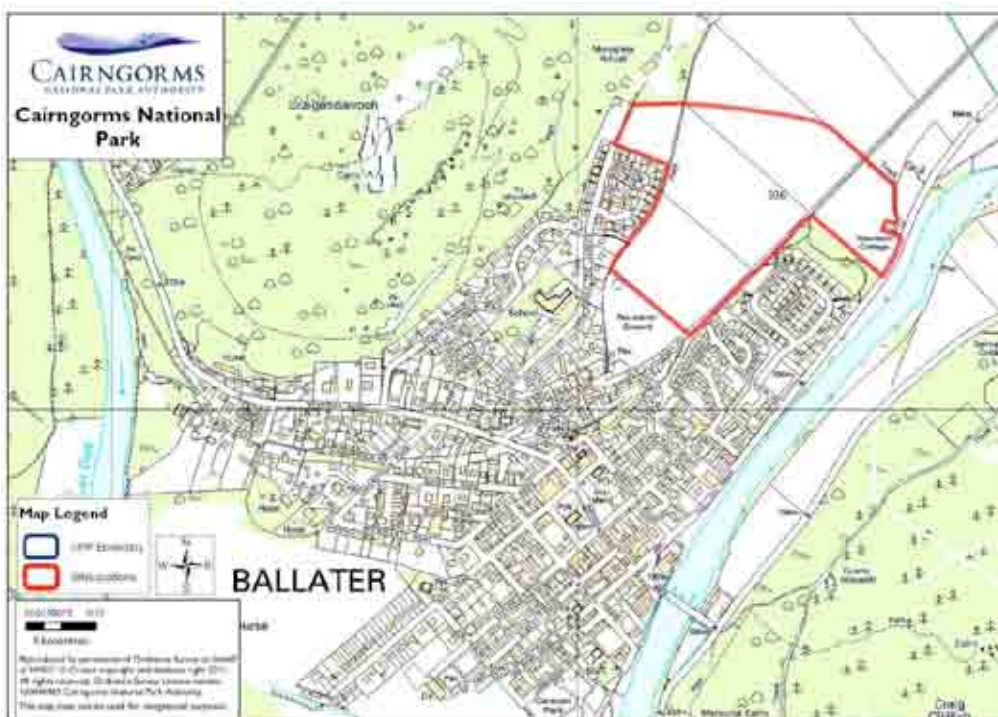
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Flooding, settlement relationship	
Overall Rating	Amber	



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

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

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General landscape

Opportunity to enhance village structure and environment

Landscape

Green – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access


Green

Accessibility to local transport

Green

Access to services and facilities

Amber

Issues	Settlement relationship, services and facilities	
Overall Rating	Amber	



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

Proposals Housing/Affordable

Ecology sensitivity

Green – walk over survey

General landscape

Outside of town, well enclosed, Aspen woods

Landscape

Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

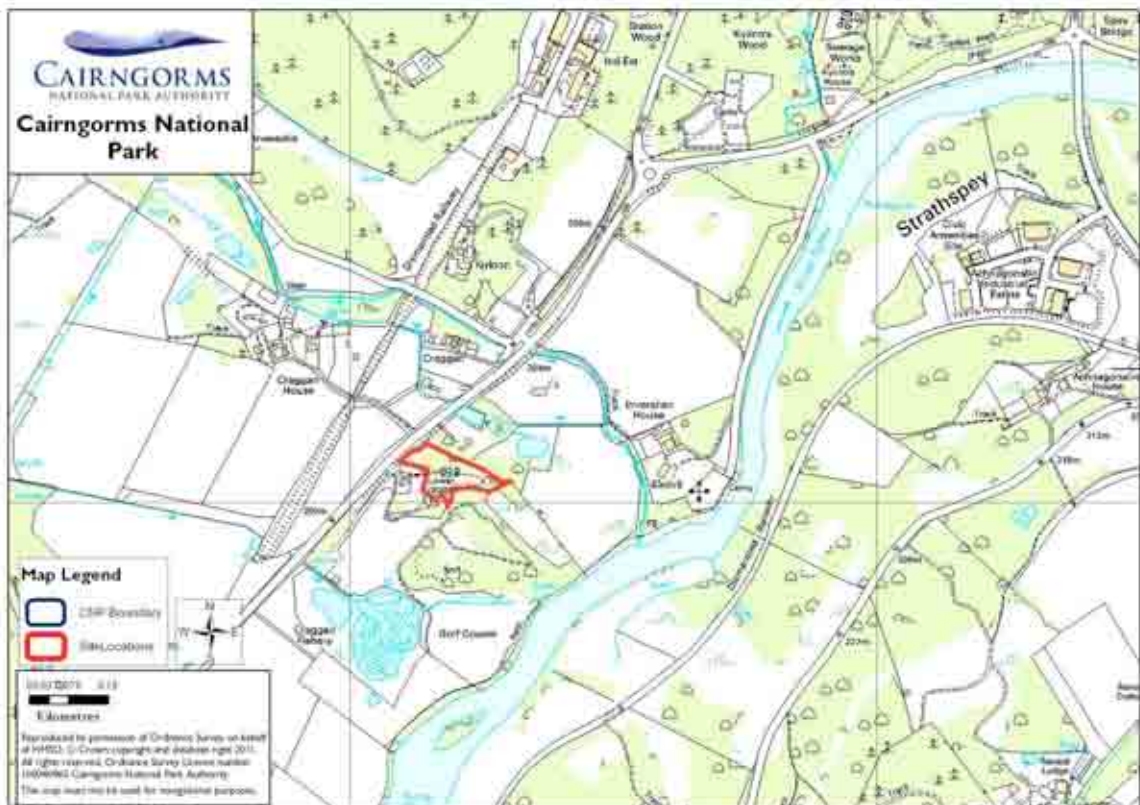
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Settlement relationship	
Overall Rating	Red	



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

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General landscape

Potential contribution to village setting

Landscape

Green – see survey

Risk of flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Green

Immediate site access


Green

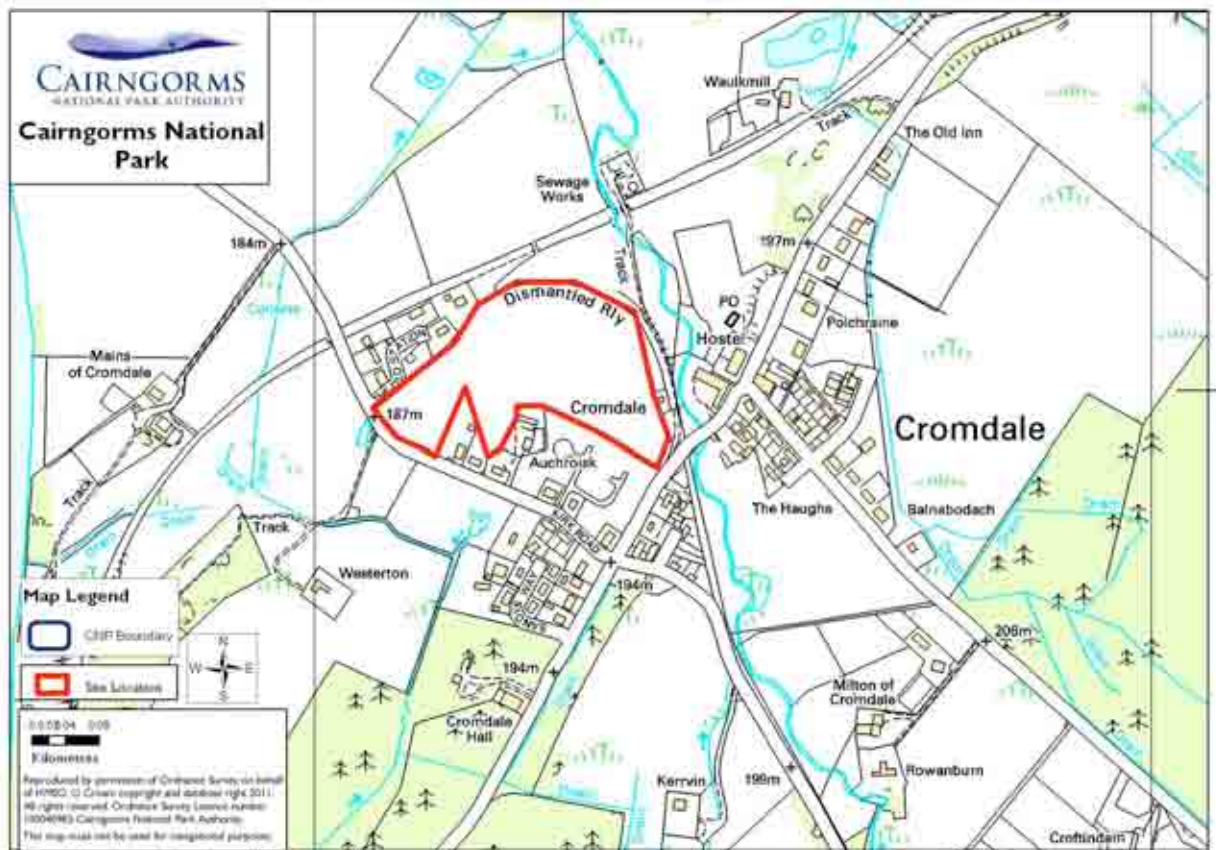
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Access, services and facilities	
Overall Rating	Amber	



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

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General landscape

Open strath character, important in approach to settlement

Landscape

Red – see survey

Risk of flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Amber

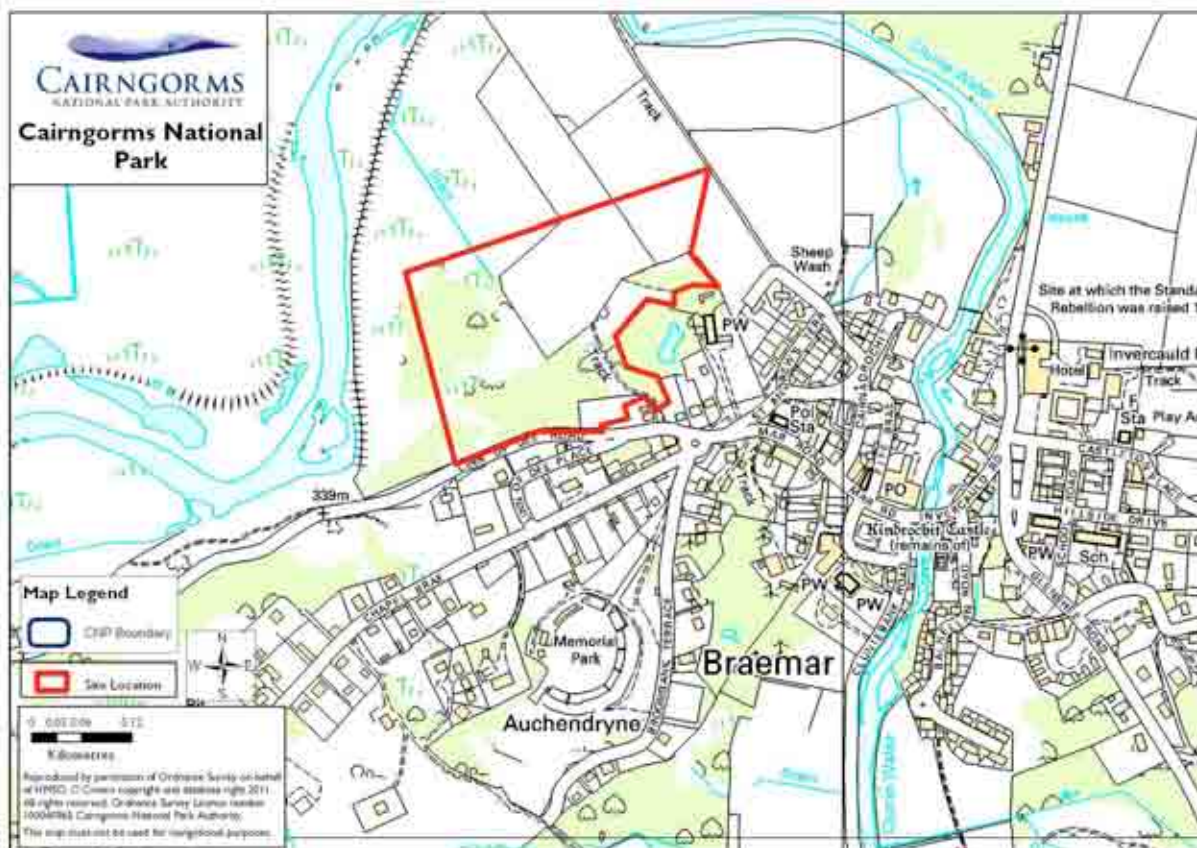
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, flooding, settlement relationship	
Overall Rating	Red	



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

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General landscape

Site defines edge of settlement

Landscape

Red/Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access


Amber

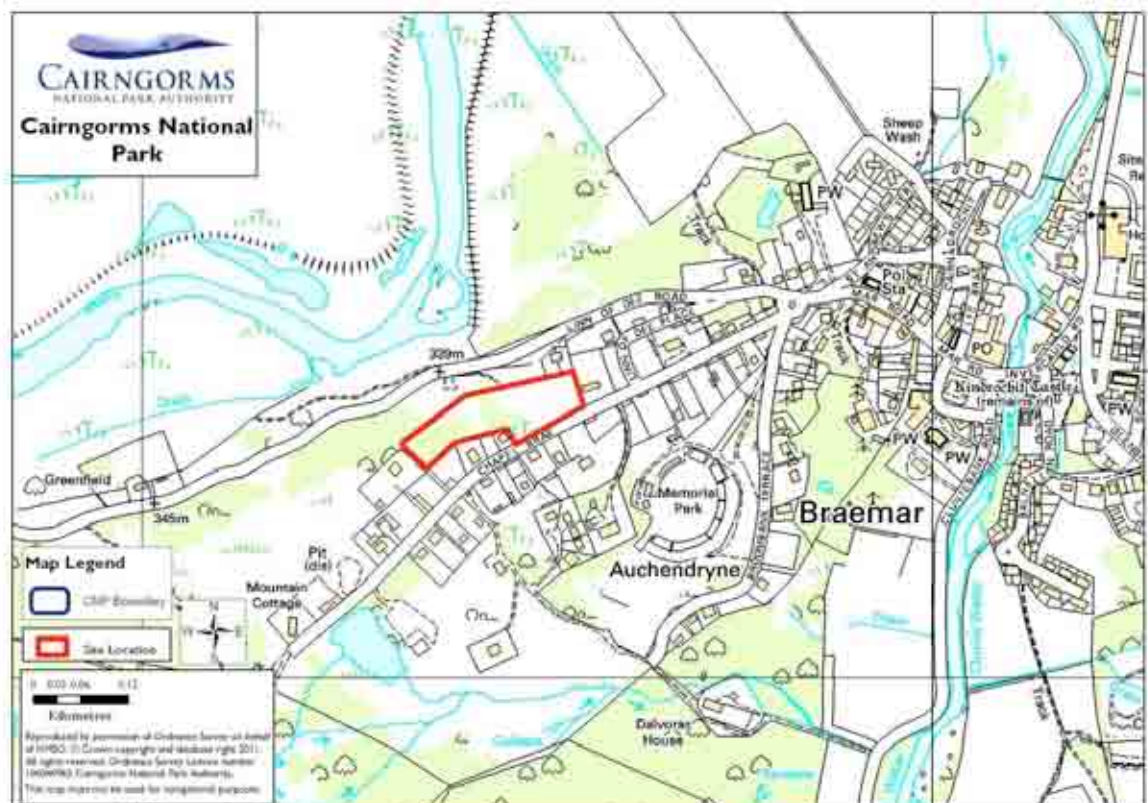
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



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

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General landscape

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

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Amber

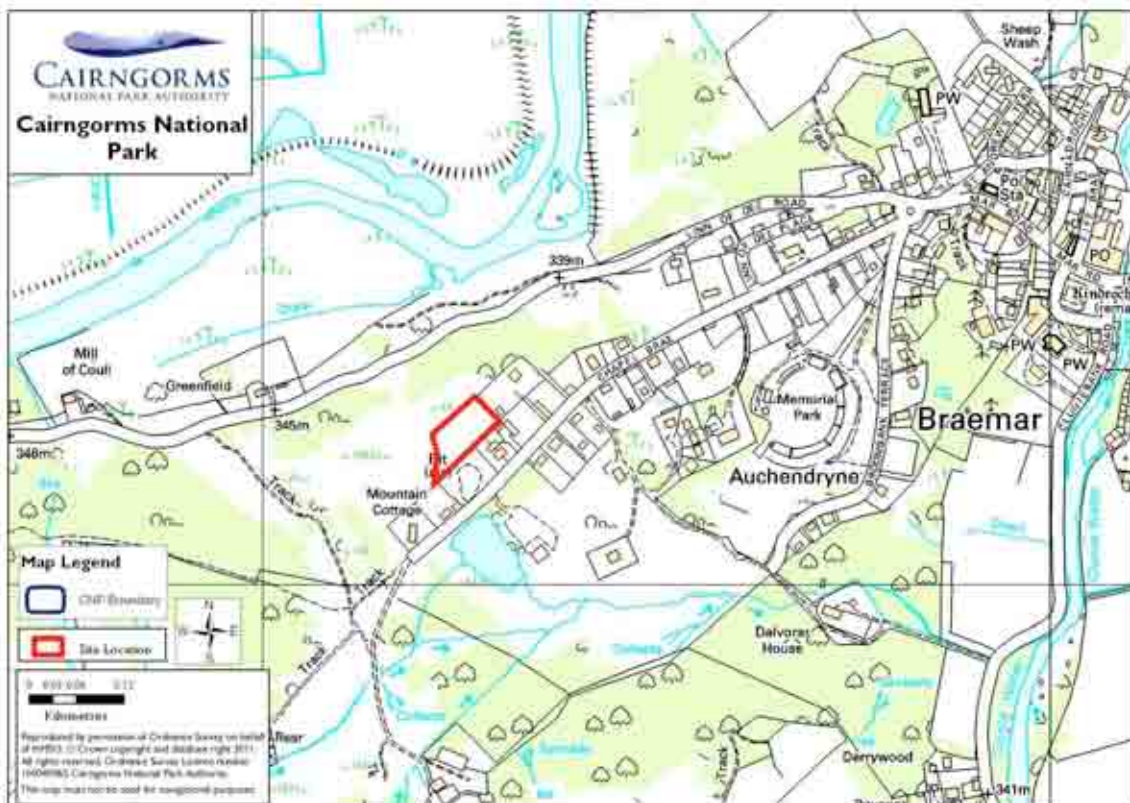
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



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

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General landscape

Exposed site, outwith the natural village envelope

Landscape

Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Amber

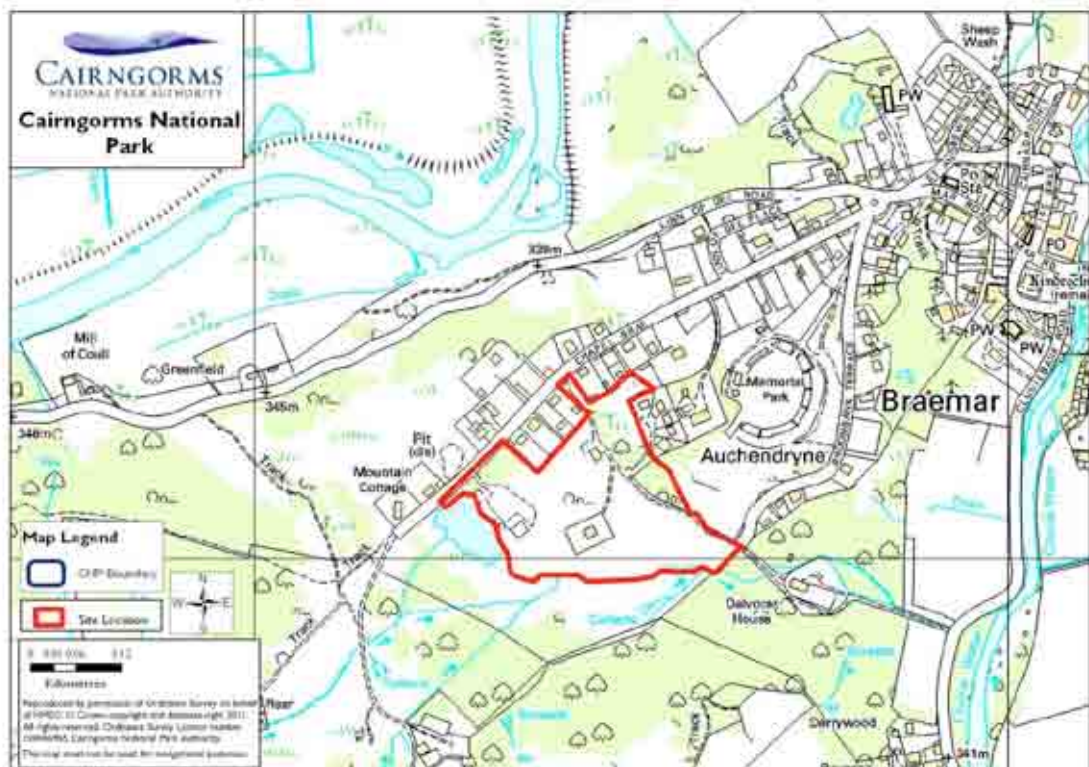
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, access	
Overall Rating	Amber	



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

Proposals Housing/Affordable

Ecology sensitivity

Red– see survey

General landscape

Mostly wooded pasture

Landscape

Red/Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, ecology, settlement relationship	
Overall Rating	Red	



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

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General landscape

Open pasture backed by woodland

Landscape

Red – see survey

Risk of flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Amber

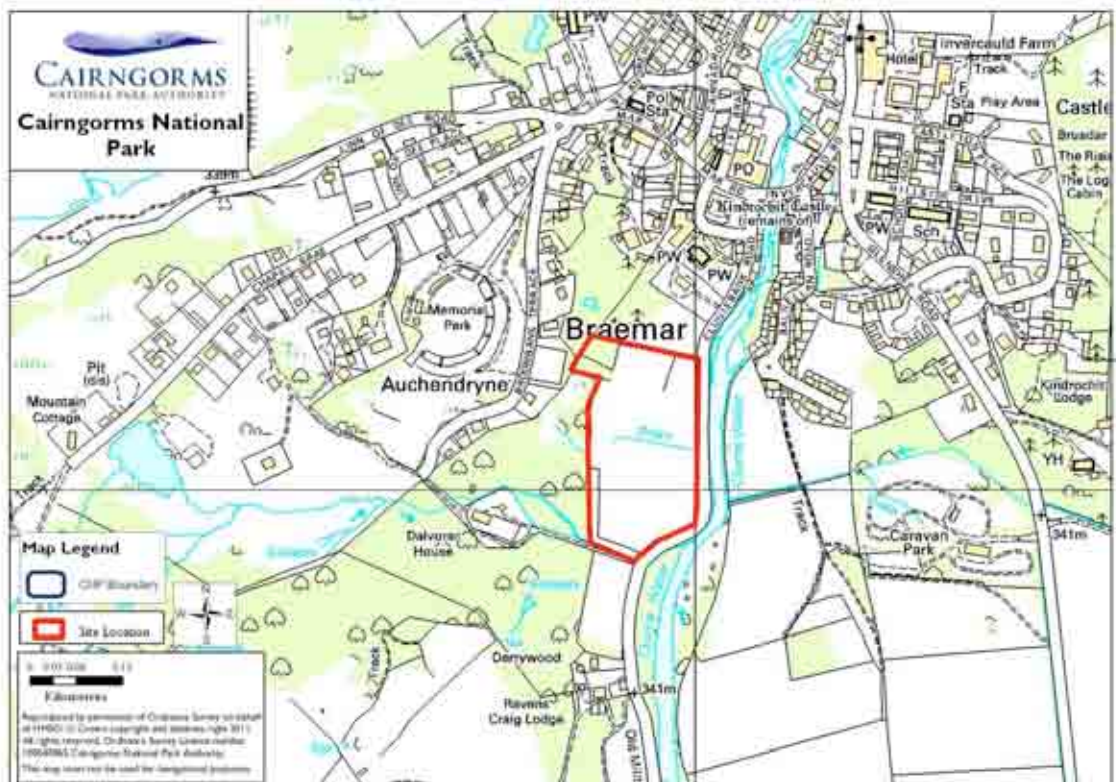
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 03 li **Site Braemar West (M9)**
Size 5.4ha

Proposals Housing/Affordable

Ecology sensitivity

Red – see survey

General landscape

N. facing heather moorland and light birch

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, ecology	
Overall Rating	Red	



Site 031j Site Land adjacent to St Andrew's Terrace, Braemar (M10)

Size -

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General landscape

Wet birch wood

Landscape

Red/Amber – see survey

Risk of flooding

Red

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access


Amber

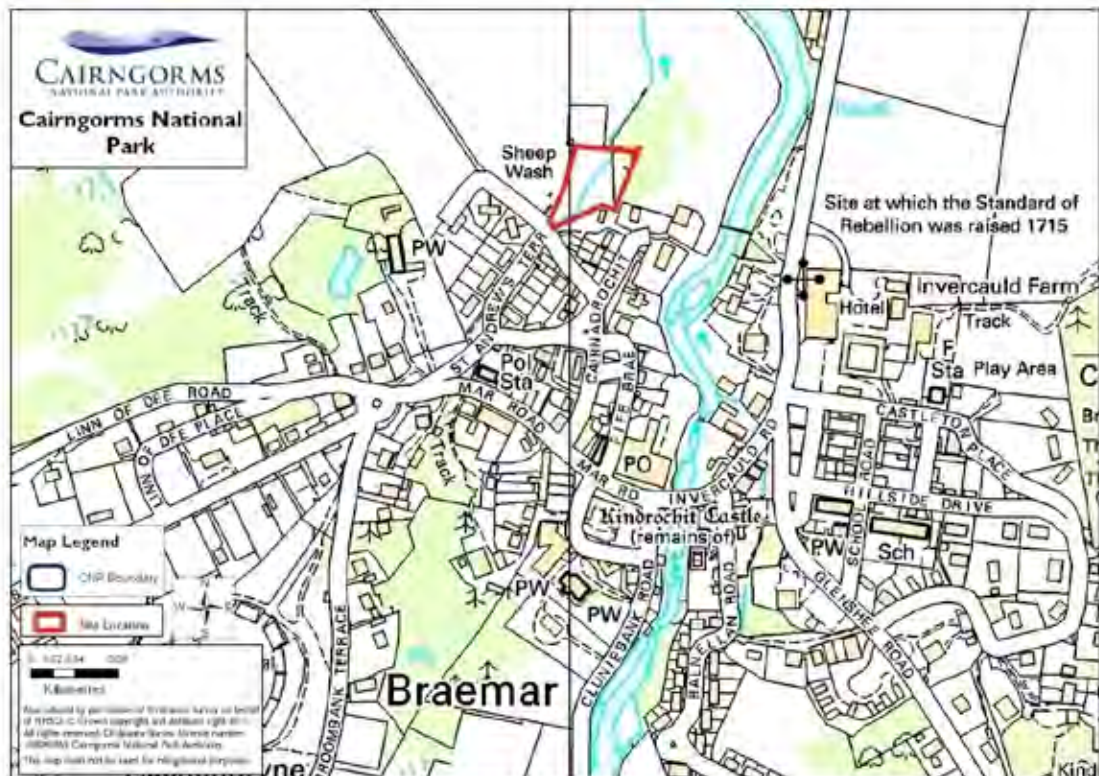
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, flooding	
Overall Rating	Red	



Site 032c Site Glac Ghiubhsathan tourism development
Size -

Proposals Leisure/Tourism

Ecology sensitivity

No survey – See Table 3

General landscape

Site suitable for single unit

Landscape

Green – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

Accessibility to local transport

Red

Access to services and facilities

Red

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



Site 032d Site Site at Tolvah
Size -

Proposals Housing – Single house only

Ecology sensitivity

-

General landscape

-

Landscape

-

Risk of flooding

-

Other considerations

-

Relationship to existing settlement

-

Immediate site access

-

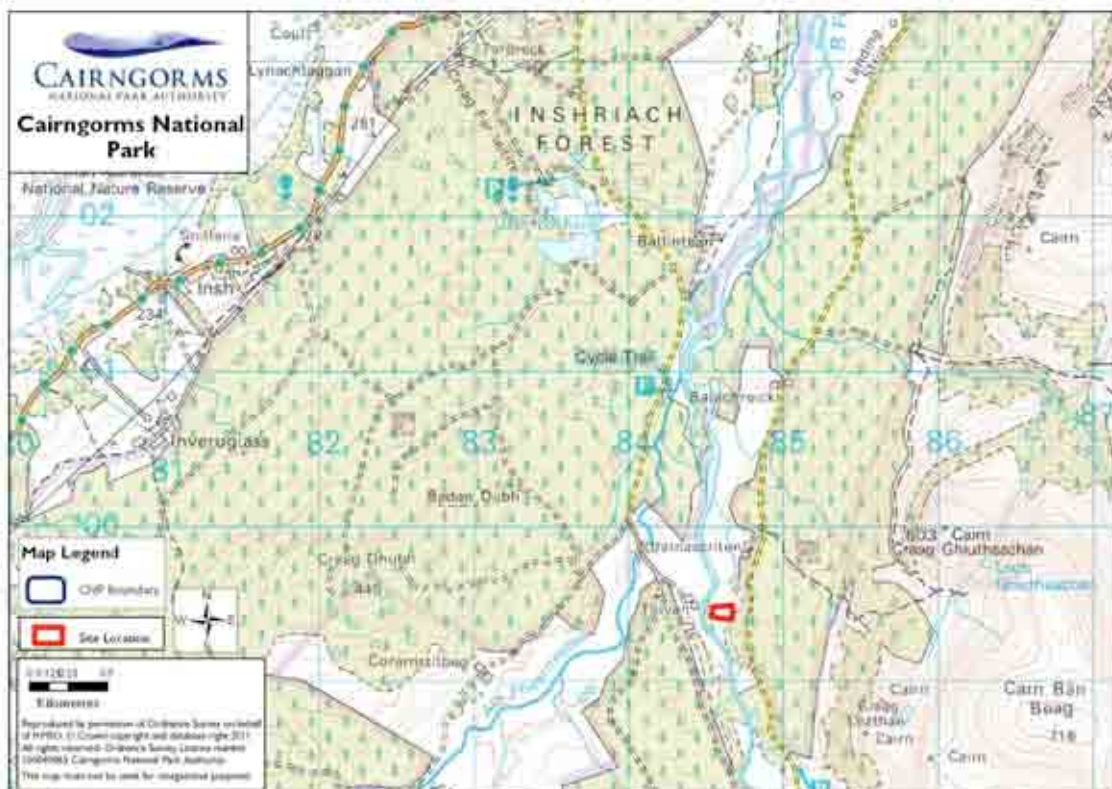
Accessibility to local transport

-

Access to services and facilities

-

Issues	-
Overall Rating	Single house – see Table 2



Site 034a Site Ballintomb Wood
Size 4.5ha

Proposals Housing

Ecology sensitivity

Green – see survey

General landscape

Beyond village, woods setting and entrance feature

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Green

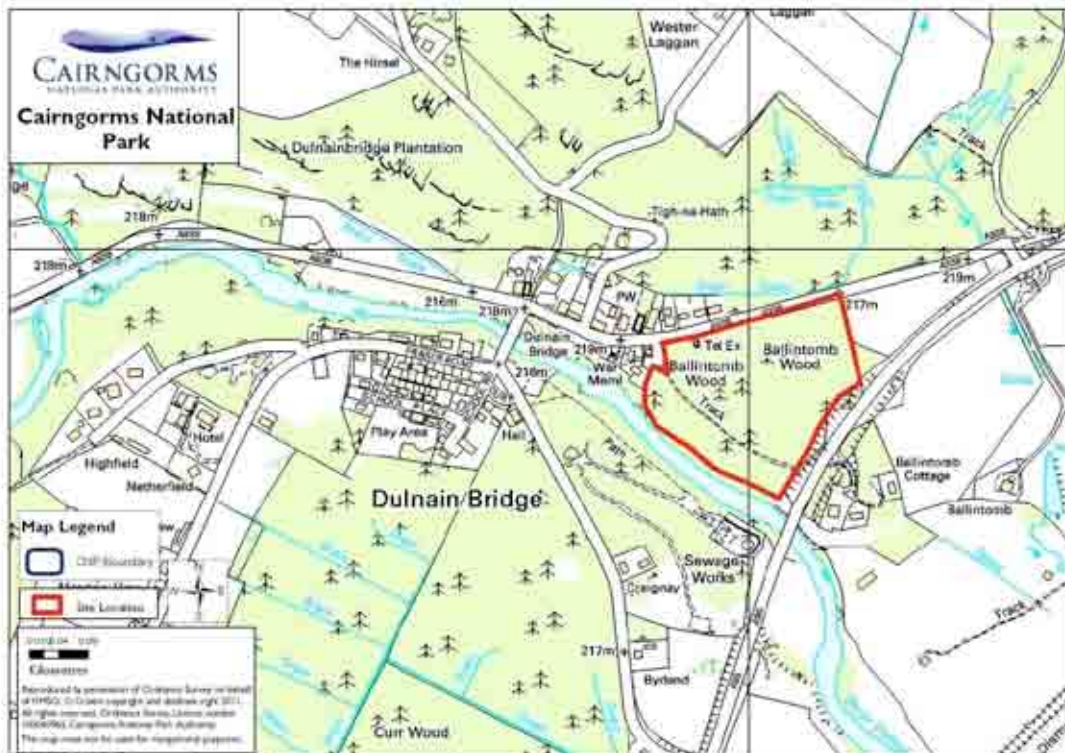
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape, settlement relationship	
Overall Rating	Red	



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

Proposals Housing

Ecology sensitivity

Green – see survey (referenced 034i)

General landscape

Open site, well known view point, not in village

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

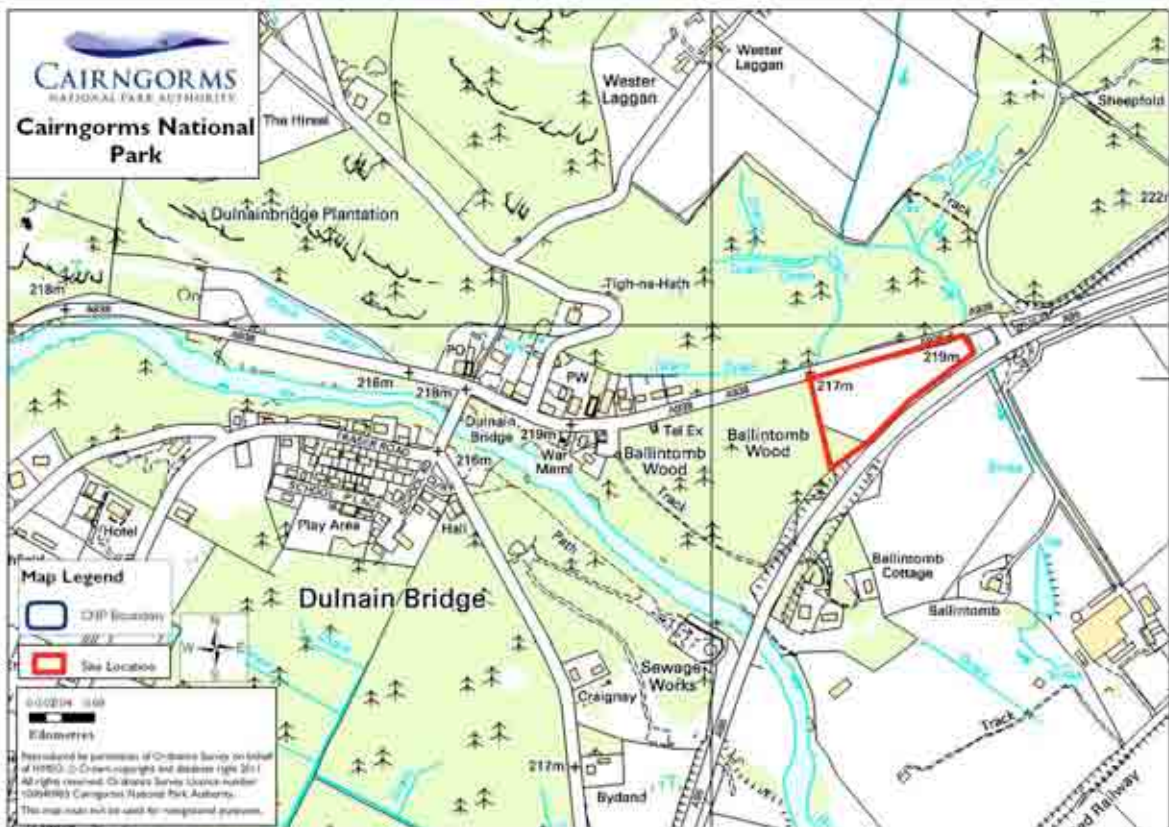
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape, settlement relationship	
Overall Rating	Red	



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

Proposals Housing


Ecology sensitivity
 Amber – see survey

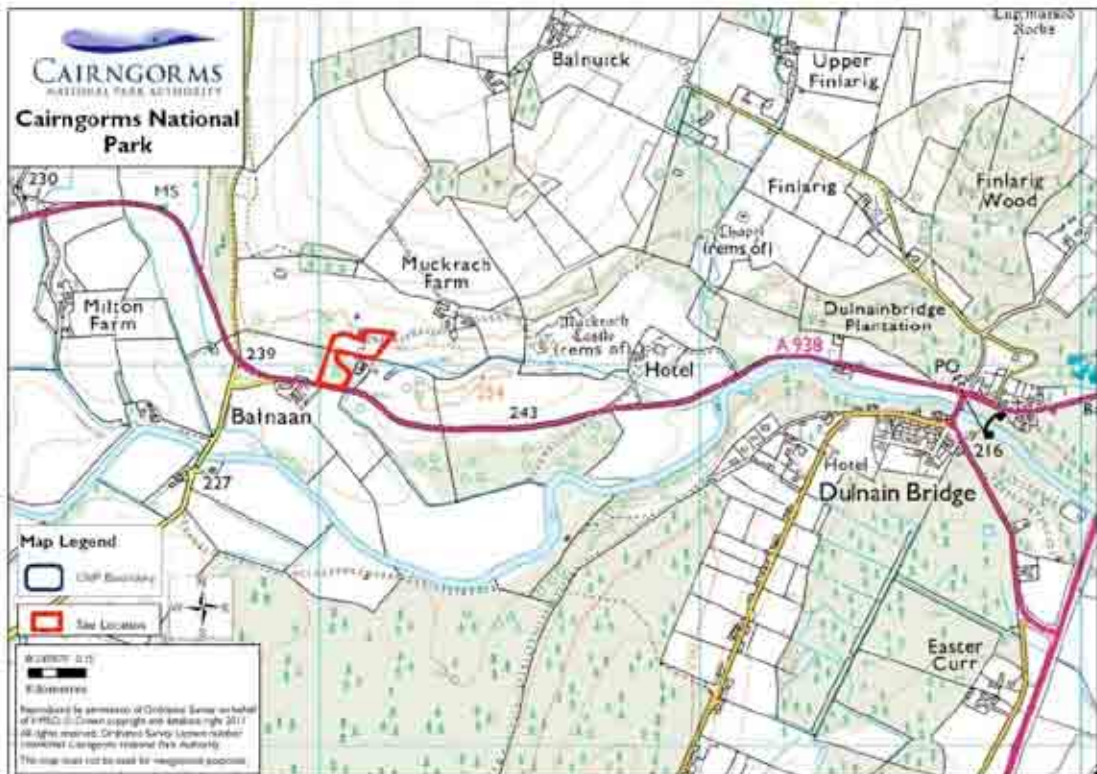
General landscape
 Birch woods, highly visible, mixed housing already on site

Landscape
 Red/Amber – see survey

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

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

Issues	Landscape, settlement relationship, access	
Overall Rating	Red	



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

Proposals Housing

Ecology sensitivity

Green – see survey

General landscape

Rural site, away from village

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Red

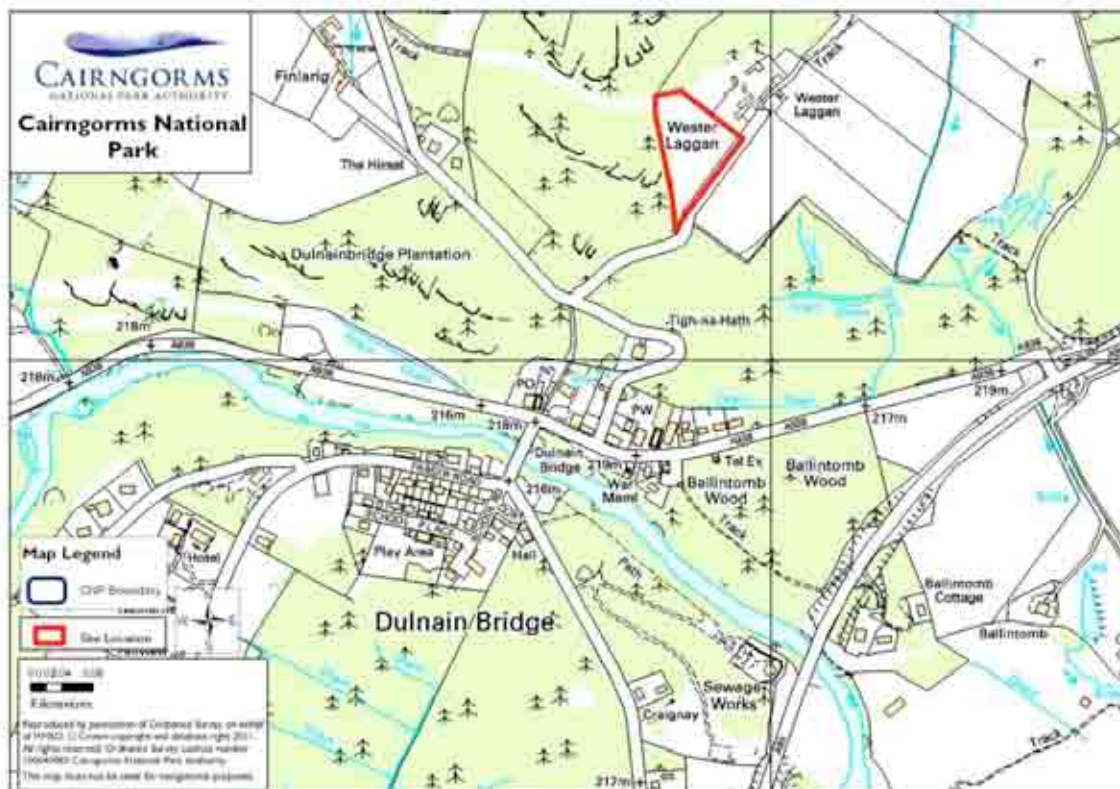
Accessibility to local transport

Red

Access to services and facilities

Red

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



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

Proposals Housing

Ecology sensitivity

Amber/Green – see survey

General landscape

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

Landscape

Green – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

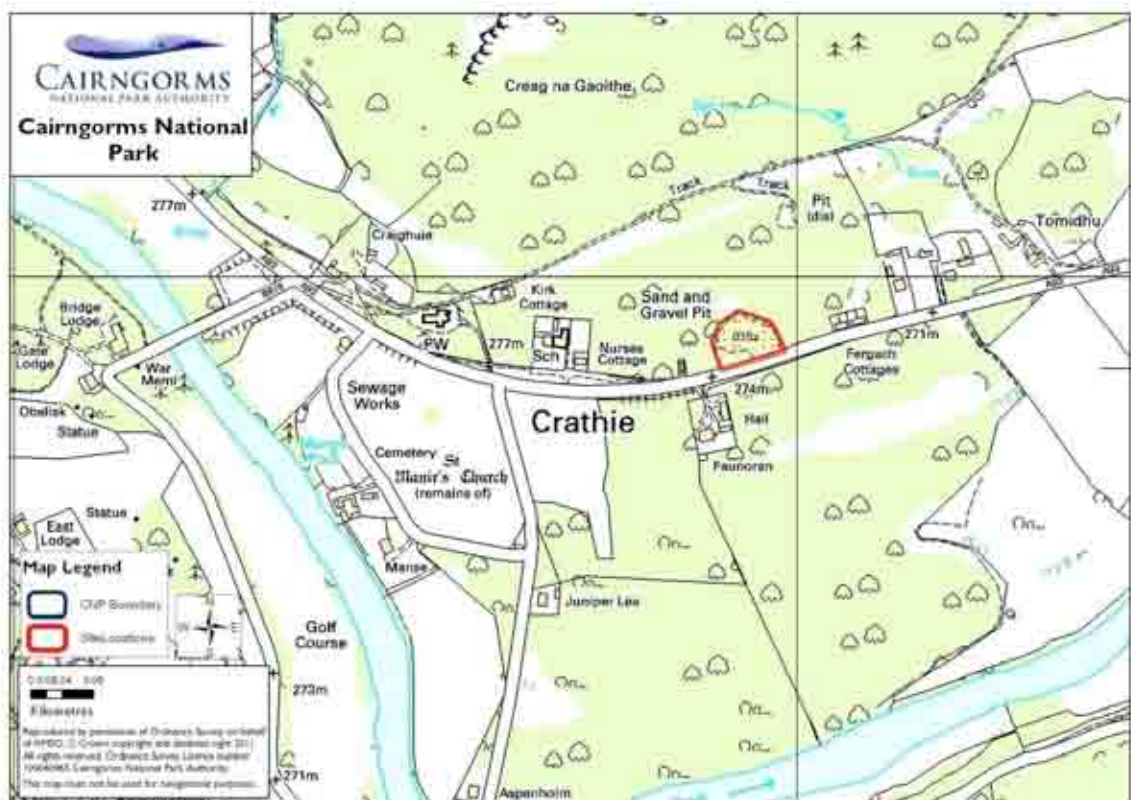
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Settlement relationship	
Overall Rating	Red	



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

Proposals Mixed use

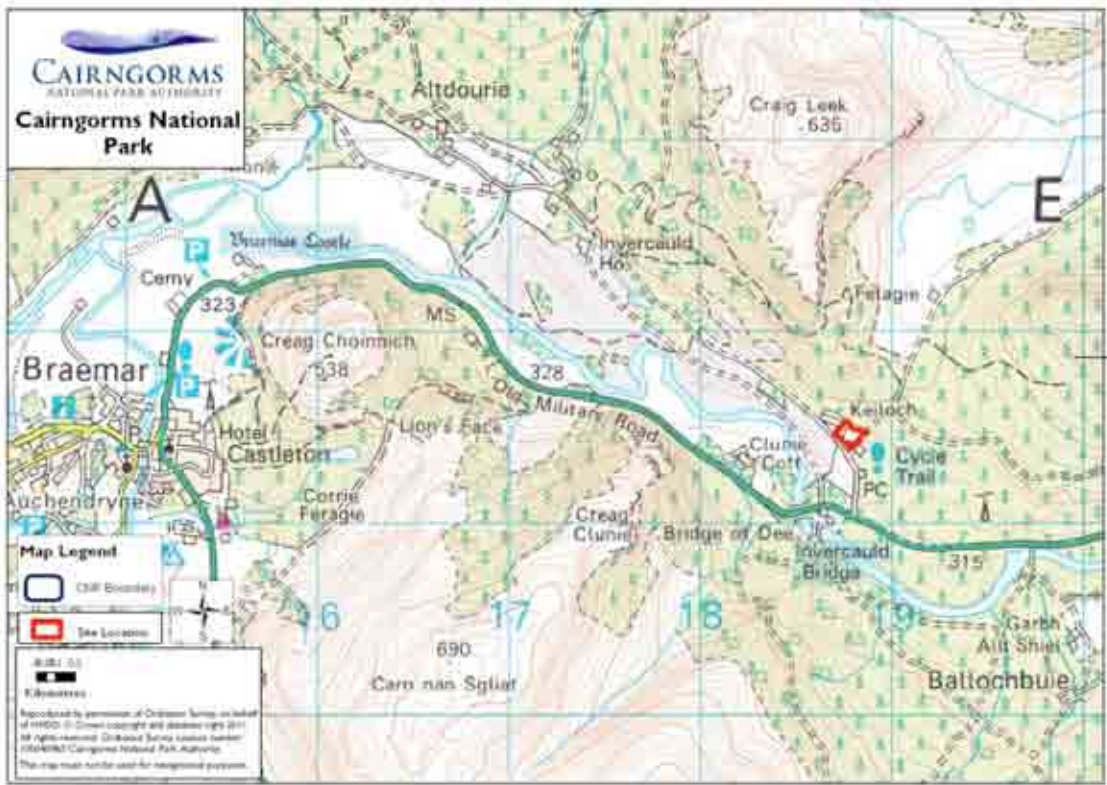
Ecology sensitivity
 Green – see survey

General landscape
 Former sawmill, close vicinity to estate buildings

Landscape
 Amber/Green – see survey

Risk of flooding	Green
Other considerations	Amber
Relationship to existing settlement	Red
Immediate site access	Amber
Accessibility to local transport	Amber
Access to services and facilities	Amber

Issues	Settlement relationship	
Overall Rating	Red	



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

Proposals Housing

Ecology sensitivity
 Green – see survey

General landscape
 Pasture fields close to river Dee

Landscape
 Red – see survey

Risk of flooding Amber
Other considerations Amber
Relationship to existing settlement Red

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

Issues	Landscape, settlement relationship	
Overall Rating	Red	



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

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General landscape

Open farmland on approaches to settlement

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

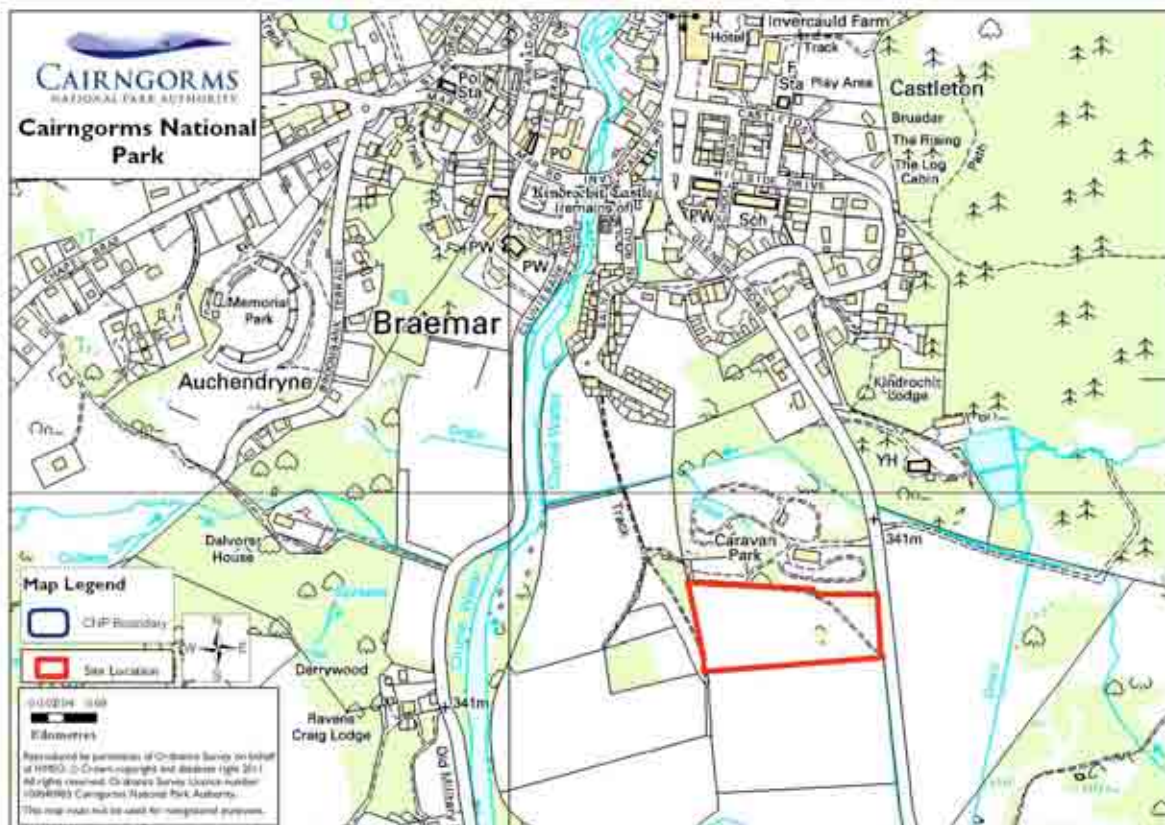
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, settlement relationship	
Overall Rating	Red	



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

Proposals Housing/Affordable

Ecology sensitivity

Green – see survey

General landscape

Sloping pasture fields on village edge

Landscape

Red – see survey

Risk of flooding

Amber

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, settlement relationship	
Overall Rating	Red	



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

Proposals Leisure/Tourism

Ecology sensitivity

Amber – see survey

General landscape

Open birch wood, very wet

Landscape

Red/Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Amber

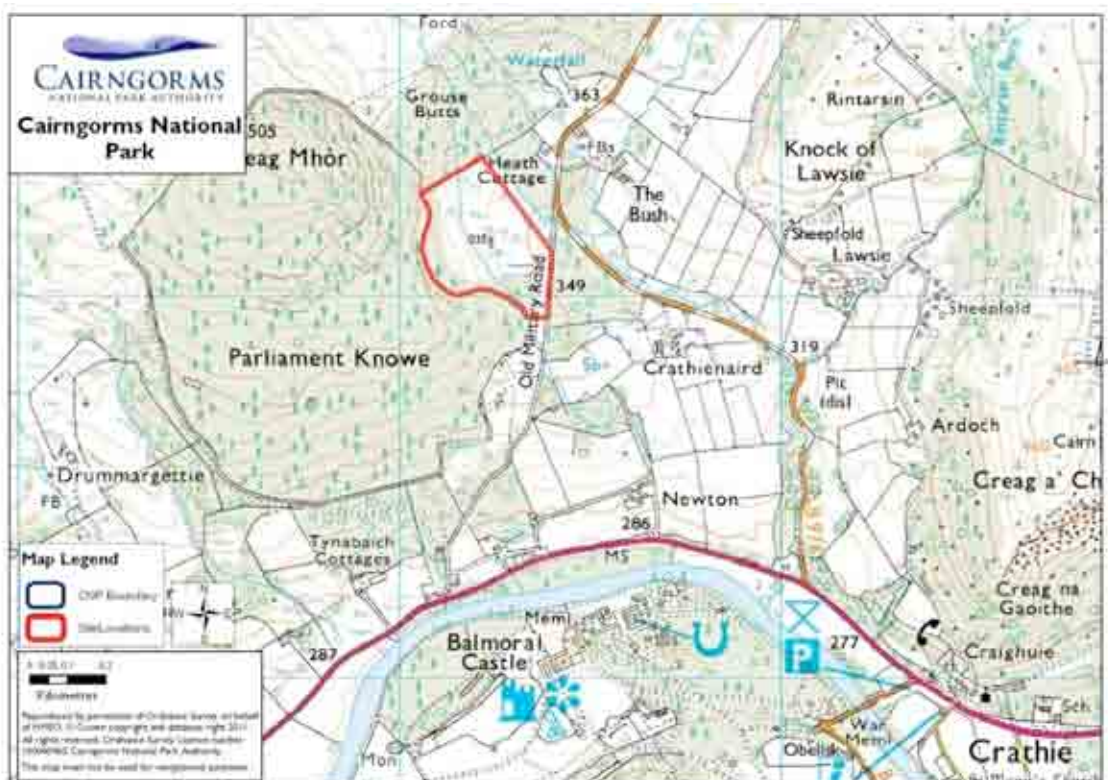
Accessibility to local transport

Red

Access to services and facilities

Red

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



Site 037a Site Tomintoul Site I.I
Size -

Proposals Housing

Ecology sensitivity

Green – walkover survey only

General landscape

Edge of settlement

Landscape

Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Green

Immediate site access

Green

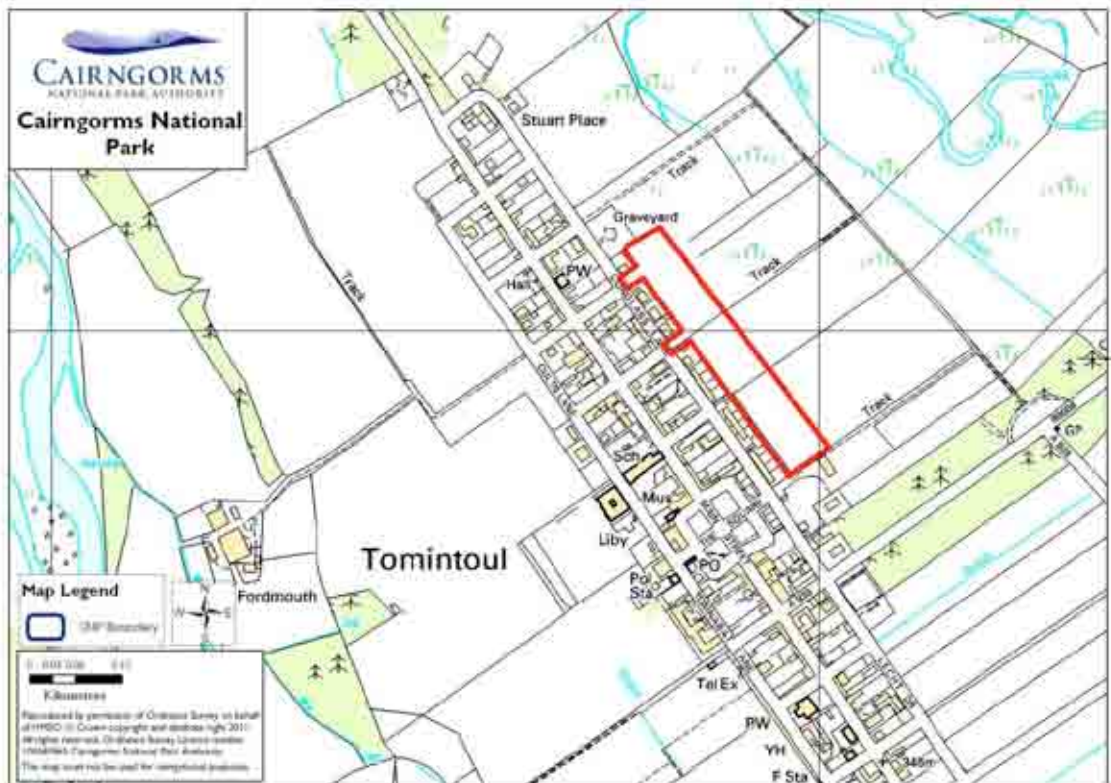
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Amber	



Site 037b **Site Tomintoul Site 1.2**
Size -

Proposals Housing

Ecology sensitivity

Green – walkover survey only

General landscape

Edge of settlement

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

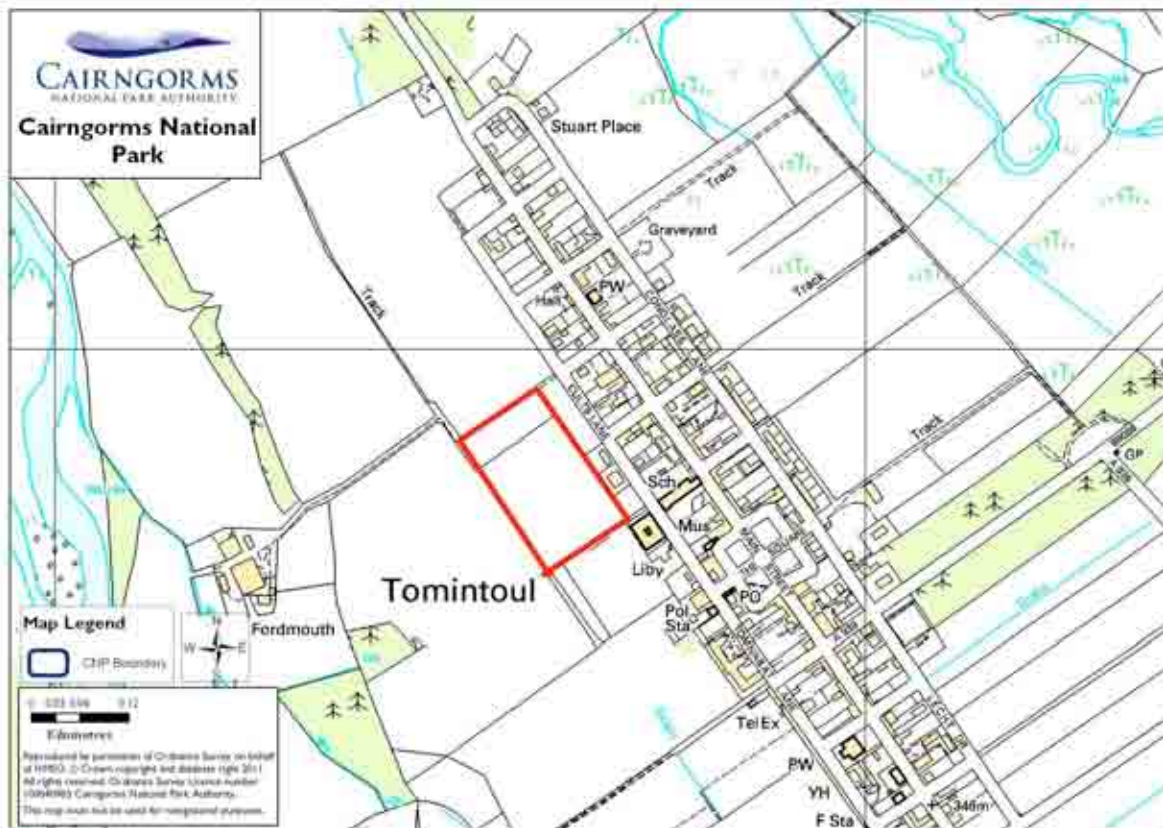
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 037c Site Tomintoul Site 2.1
Size -

Proposals Housing

Ecology sensitivity

Green – walkover survey only

General landscape

Edge of settlement

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 037d Site Tomintoul Site 2.2
Size -

Proposals Housing

Ecology sensitivity

Green – walkover survey only

General landscape

Edge of settlement

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

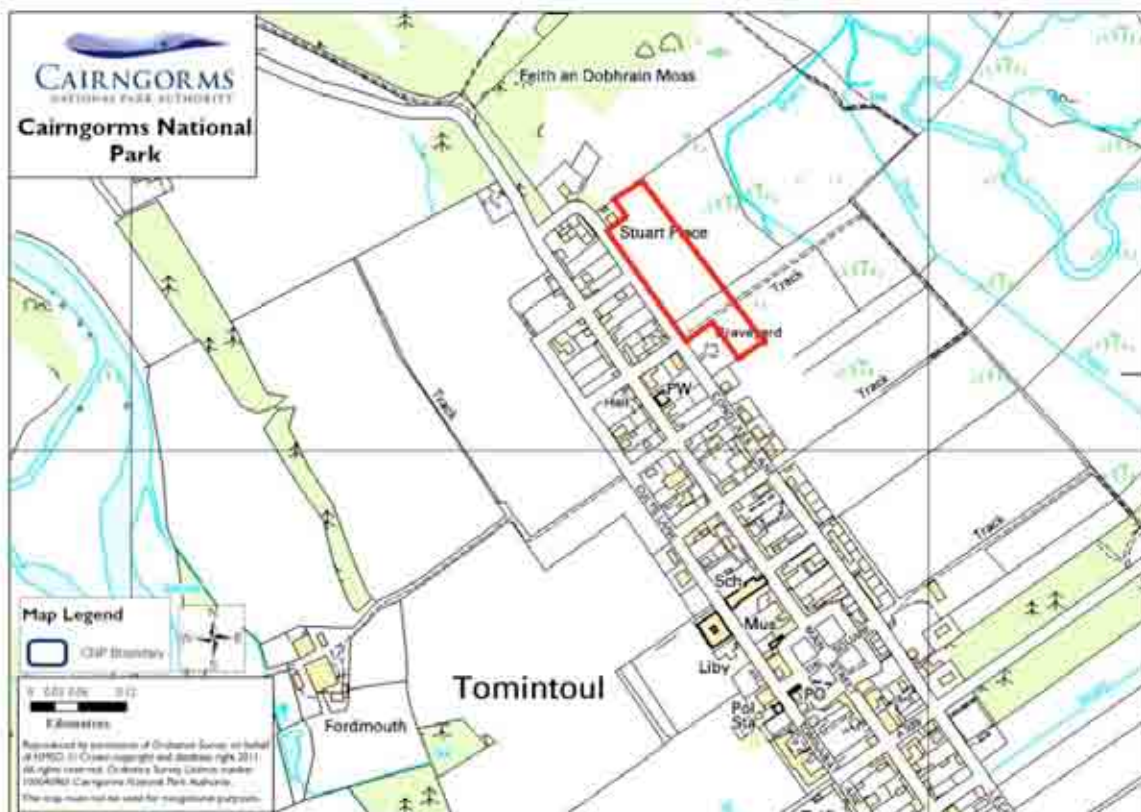
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 037e Site Tomintoul Site 2.3
Size -

Proposals Housing

Ecology sensitivity

Green – walkover survey only

General landscape

Edge of settlement

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

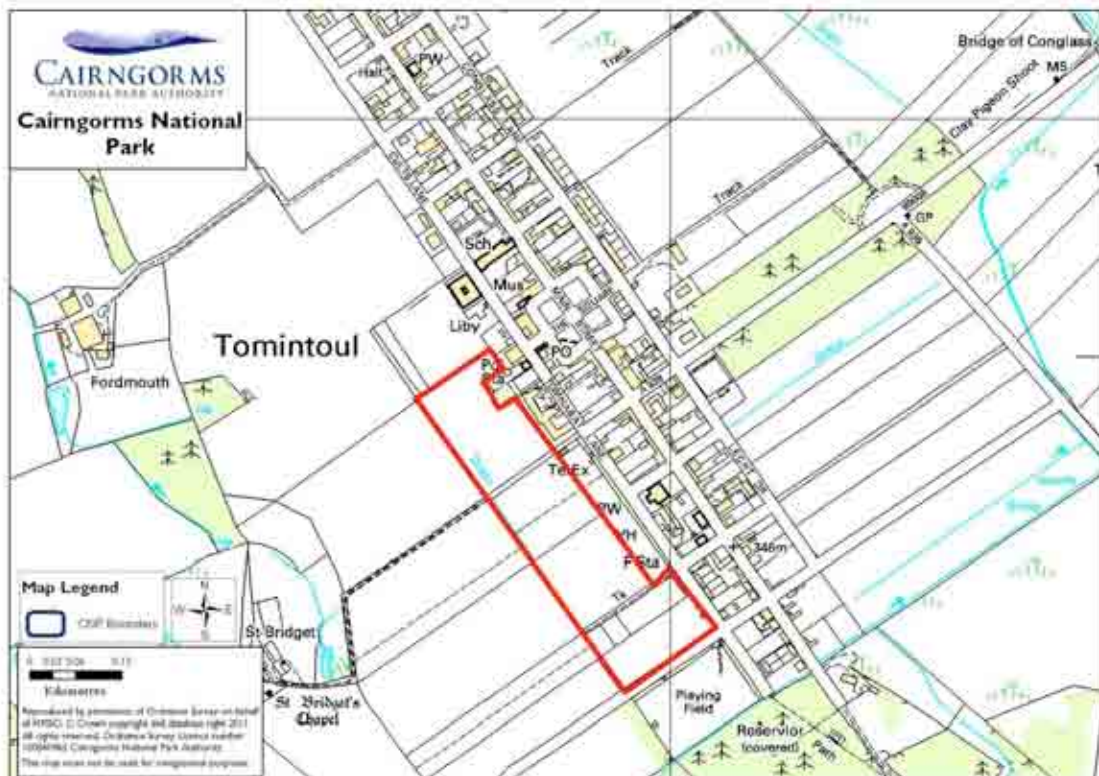
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



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

Proposals Housing

Ecology sensitivity

Green – walkover survey only

General landscape

Edge of settlement

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Amber

Immediate site access

Green

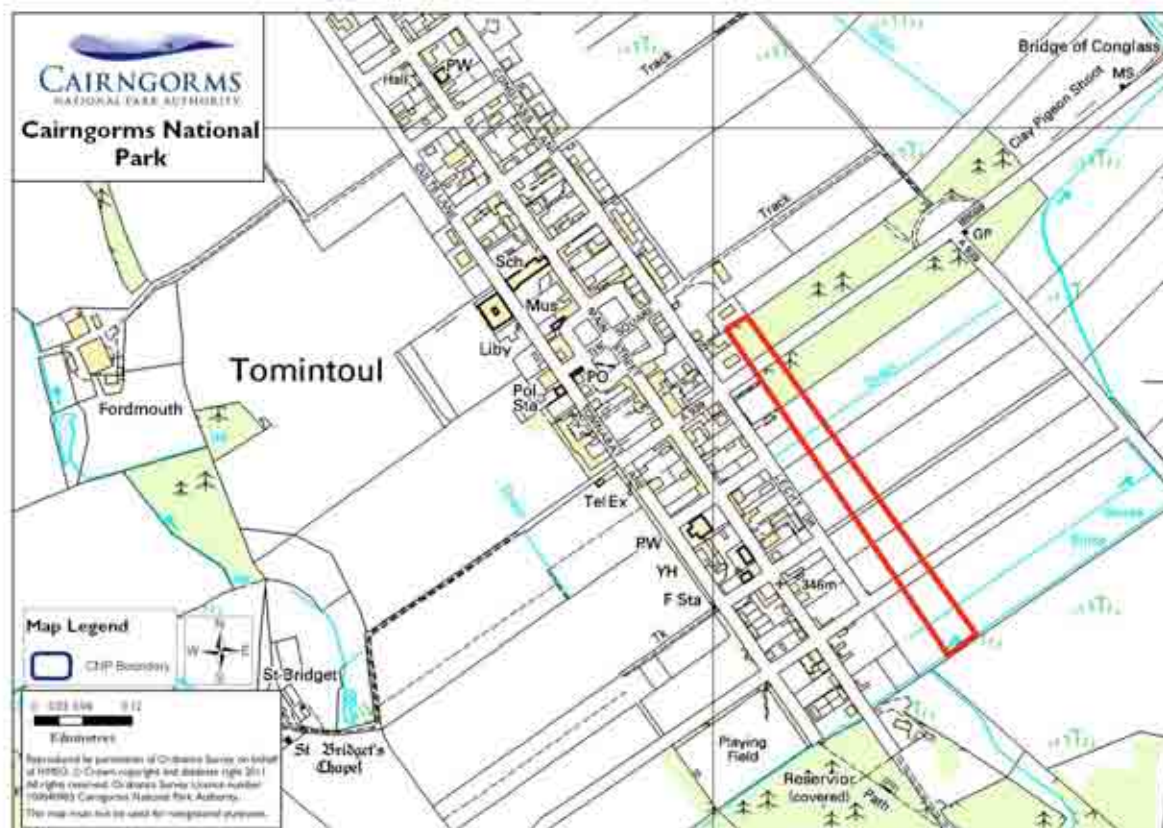
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape	
Overall Rating	Red	



Site 038a **Site** Land to the north of the war memorial and east of B9152, Kincaig North
Size 1.7ha

Proposals Housing

Ecology sensitivity

Green – see survey

General landscape

Very sensitive – housing cap. study

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Green

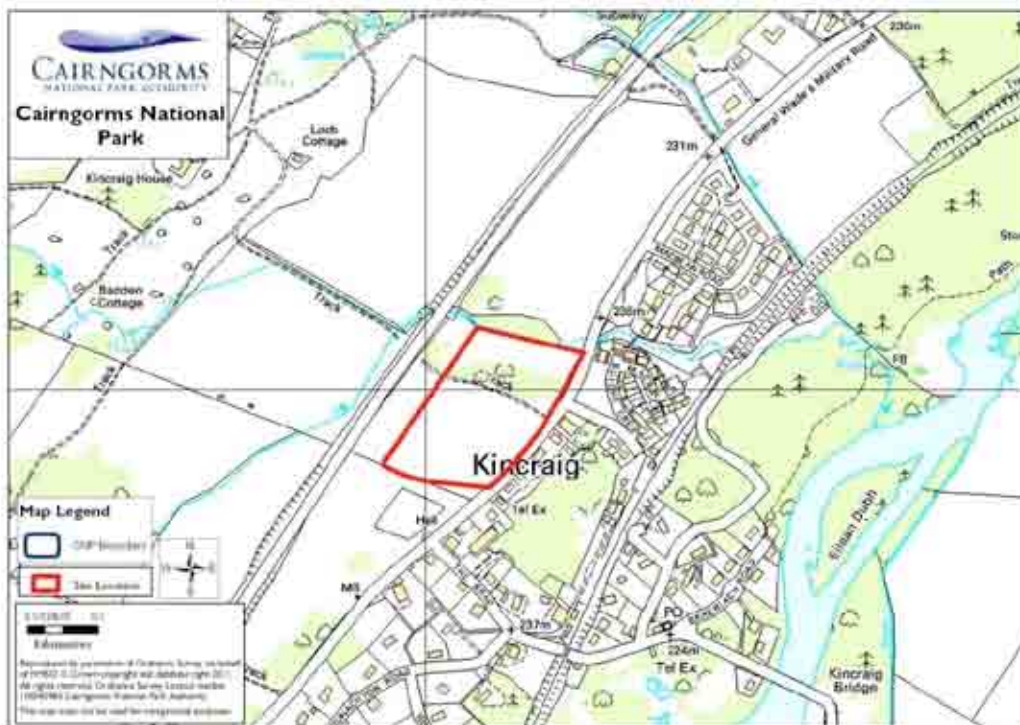
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, settlement relationship	
Overall Rating	Red	



Site 038b **Site** Land to the south of the war memorial and east of B9152, Kinraig South
Size 1.0ha

Proposals Housing

Ecology sensitivity

Green – see survey

General landscape

Very sensitive – housing capacity study

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, settlement relationship	
Overall Rating	Red	



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

Proposals Housing

Ecology sensitivity

Green – see survey

General Landscape

Very sensitive – housing capacity study

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Green

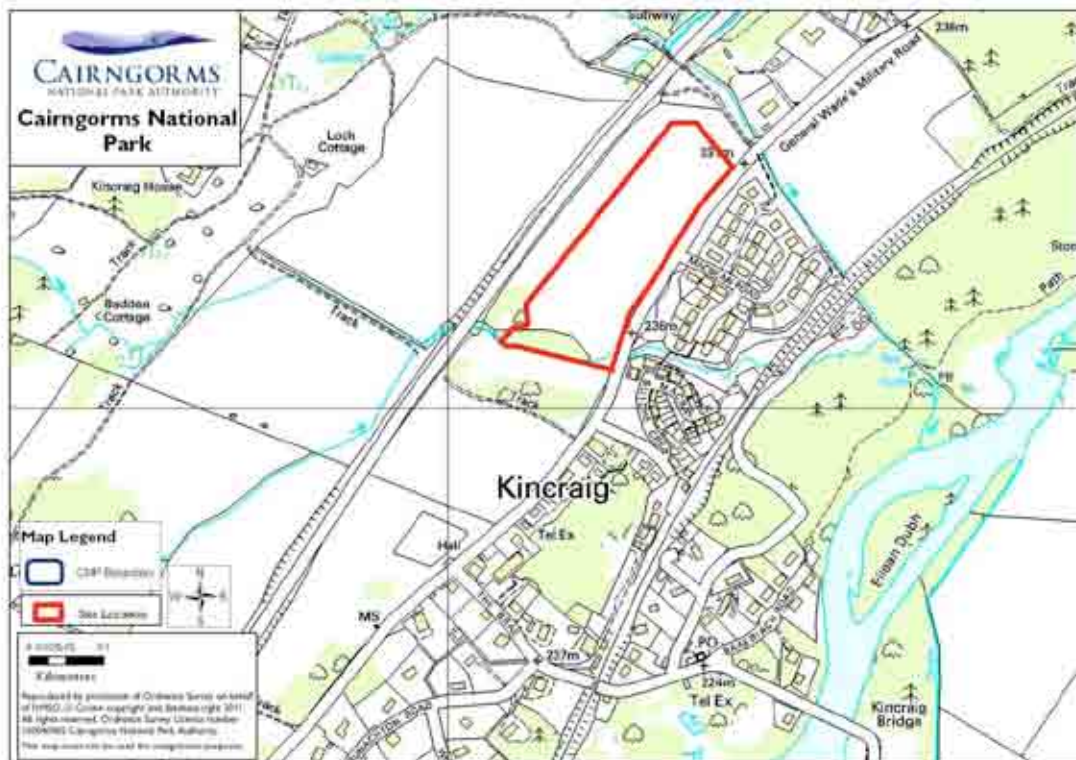
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Landscape, settlement relationship	
Overall Rating	Red	



Site 043 **Site Newtonmore HI**

Size 11.8ha

Proposals Housing

Ecology sensitivity

Green – see survey

General landscape

Edge of settlement – agricultural fields

Landscape

Green – see survey

Risk of flooding

Amber

Other considerations

Amber⁹

Relationship to existing settlement

Amber

Immediate site access


Green

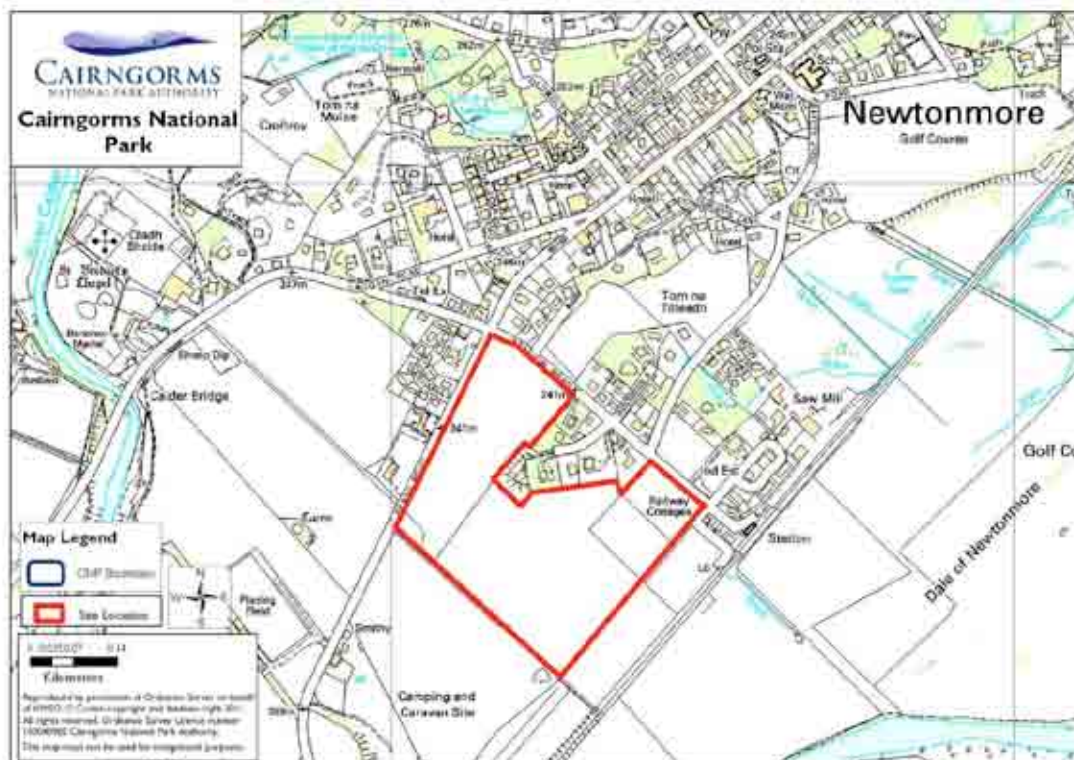
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Flooding, settlement relationship addressed through existing development brief	
Overall Rating	Amber	



⁹ Highland Council Housing Audit 2010 – HI-40 – effective

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

Proposals Housing (allocation)

Ecology sensitivity

Green – see survey

General landscape

Edge of settlement – agricultural fields

Landscape

Green – see survey

Risk of flooding

Green

Other considerations

Red¹⁰

Relationship to existing settlement

Amber

Immediate site access


Green

Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Settlement relationship addressed through existing development brief	
Overall Rating	Amber	



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

Site 048 **Site Dalwhinnie H3**
Size 0.4ha

Proposals Housing

Ecology sensitivity

Green – see survey

General landscape

In settlement

Landscape

Green – see survey

Risk of flooding

Green

Other considerations

Green¹³

Relationship to existing settlement

Green

Immediate site access


Green

Accessibility to local transport

Green

Access to services and facilities

Amber

Issues	Services and facilities	
Overall Rating	Green	



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

Site 051 **Site Kincaig HI**
Size 5.5ha

Proposals Housing – allocation

Ecology sensitivity

Green – see survey

General landscape

In settlement – agricultural fields

Landscape

Green – see survey

Risk of flooding

Green

Other considerations

Green¹⁴

Relationship to existing settlement

Amber

Immediate site access


Amber

Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Settlement relationship addressed through existing development brief	
Overall Rating	Amber	



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

Site 052 **Site Killiecrankie H3I**
Size -

Proposals Housing

Ecology sensitivity

Green– see survey

General landscape

Elevated edge of settlement

Landscape

Amber – see survey

Risk of flooding

Green

Other considerations

Green¹⁵

Relationship to existing settlement

Green

Immediate site access

Amber

Accessibility to local transport

Green

Access to services and facilities

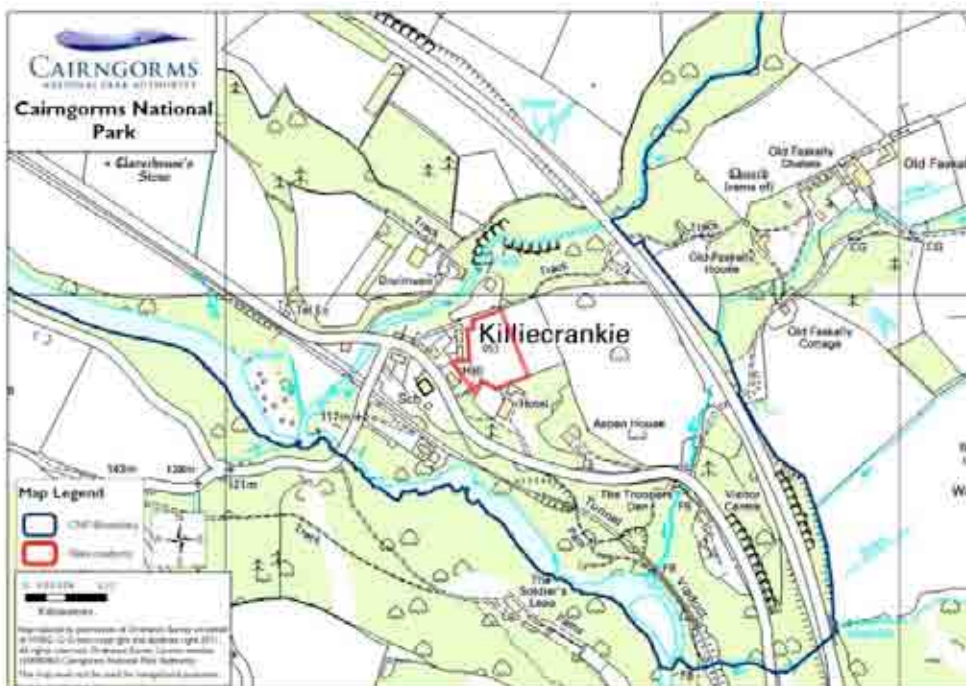
Amber

Issues

Access, facilities

Overall Rating

Amber



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

Site 054/005f **Site Blair Atholl H26**
Size N/A

Proposals Housing

Ecology sensitivity
 Green– see survey 005f

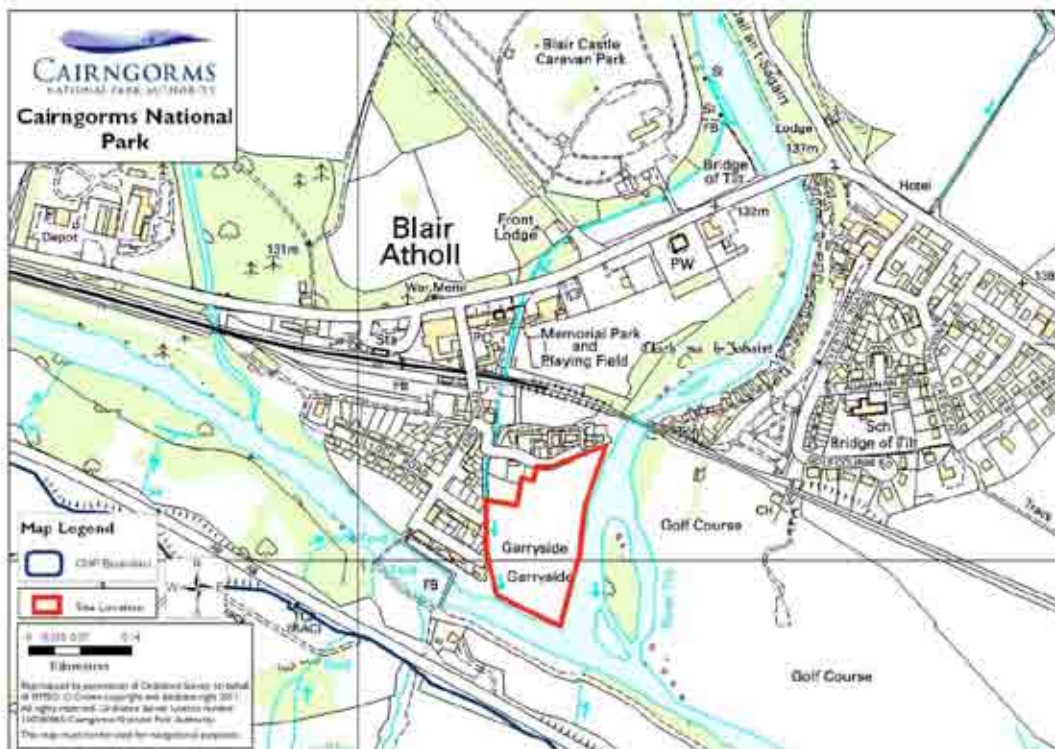
General landscape
 New edge to settlement

Landscape
 Green – see survey

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

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

Issues	Flooding	
Overall Rating	Red	



Site 055 Site Blair Atholl H27

Size -

Proposals Housing

Ecology sensitivity

Green – see survey

General landscape

Former goods yard

Landscape

Green – see survey

Risk of flooding

Green

Other considerations

Green¹⁶

Relationship to existing settlement

Green

Immediate site access

Green

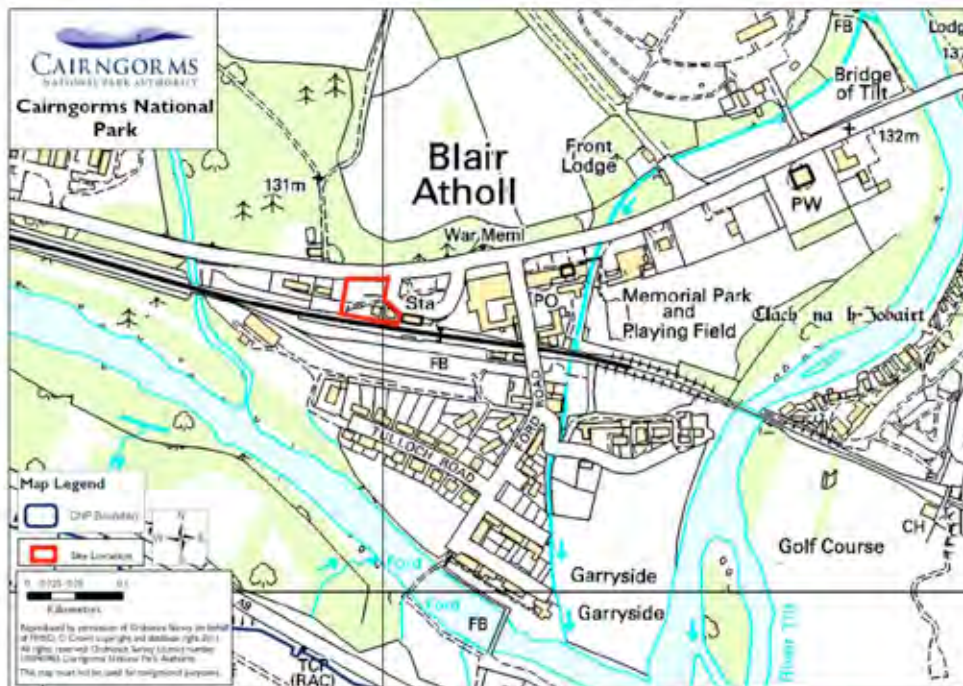
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	None	
Overall Rating	Green	



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

Site 056 **Site Blair Atholl H28**

Size -

Proposals Housing

Ecology sensitivity

Green – see survey

General landscape

New edge to settlement

Landscape

Green – see survey

Risk of flooding

Red

Other considerations

Amber

Relationship to existing settlement

Green

Immediate site access

Amber

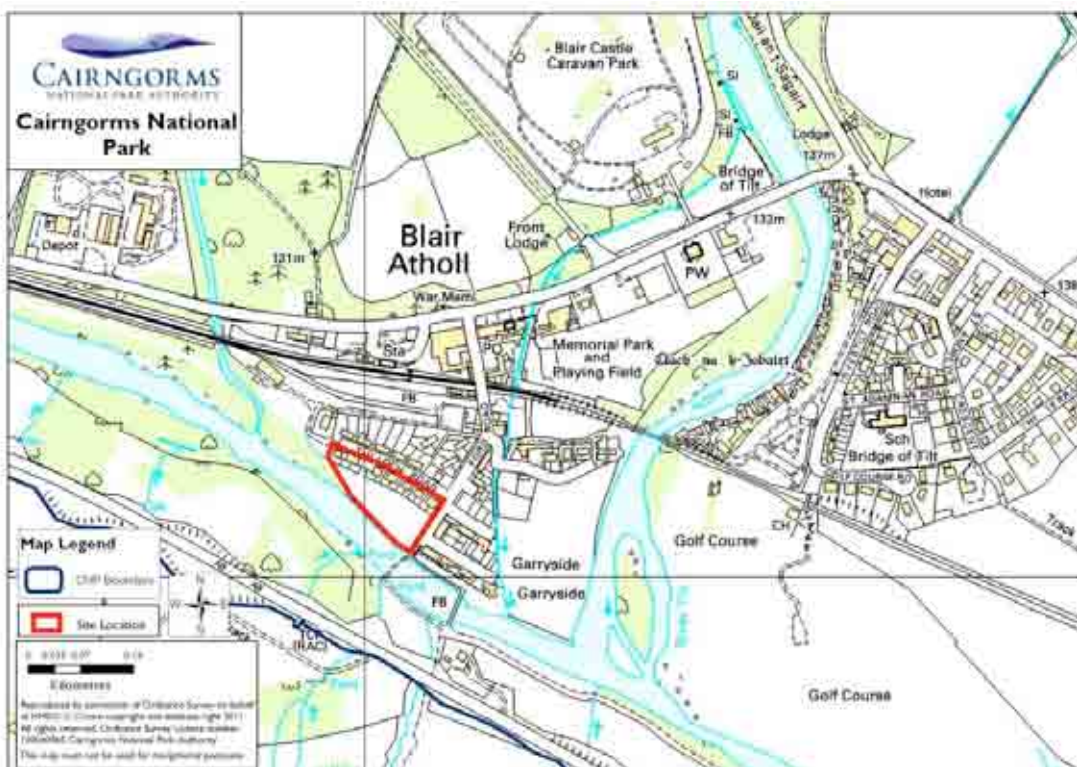
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	Flooding	
Overall Rating	Red	



Site 057 **Site Blair Atholl I7**
Size -

Proposals Industrial

Ecology sensitivity

Green – see survey

General landscape

Former goods yard

Landscape

Green – see survey

Risk of flooding

Green

Other considerations

Green¹⁷

Relationship to existing settlement

Green

Immediate site access

Green

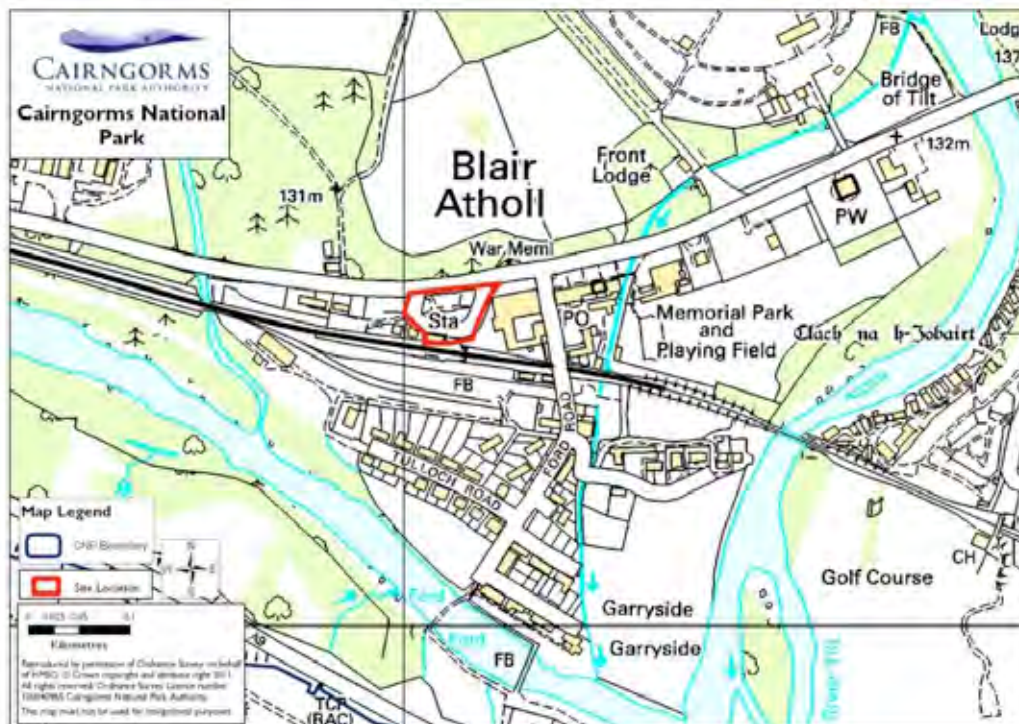
Accessibility to local transport

Green

Access to services and facilities

Green

Issues	None	
Overall Rating	Green	



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

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

Proposals Mixed use new community

Ecology sensitivity

Amber – see application Environmental Statement

General landscape

Moor/woodland site in NSA by River Spey

Landscape

Amber – see survey

Risk of flooding

Amber

Other considerations

Amber¹⁸

Relationship to existing settlement

Amber

Immediate site access


Amber

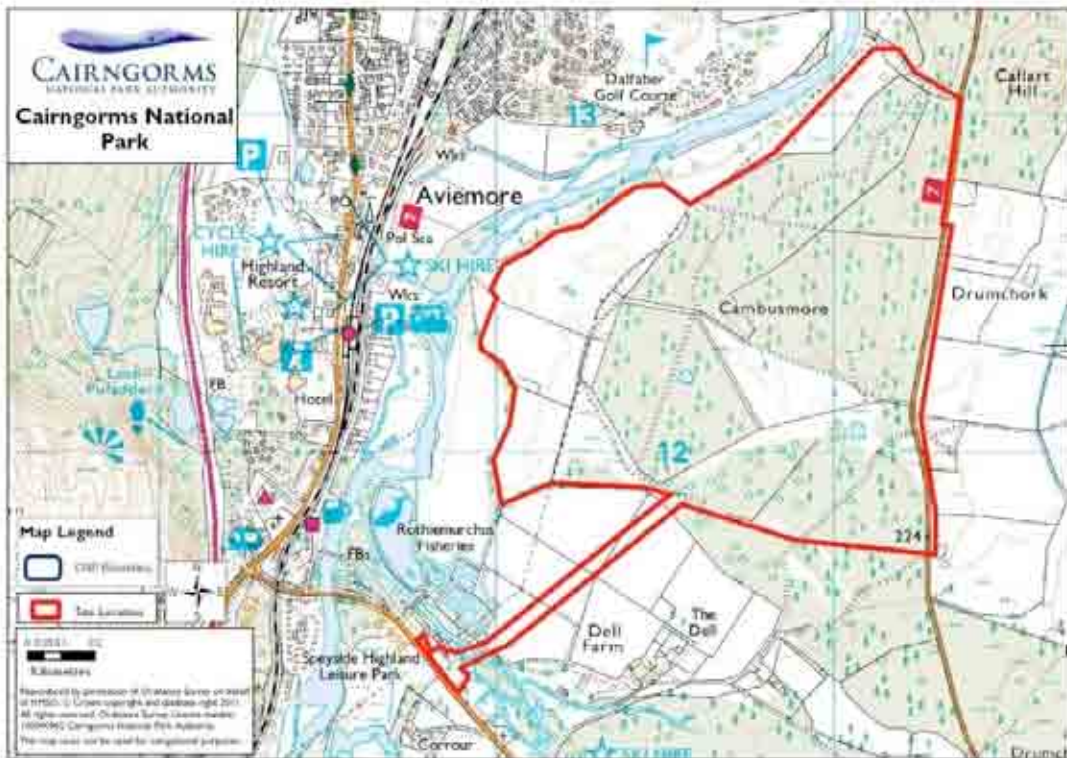
Accessibility to local transport

Amber

Access to services and facilities

Amber

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



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

Site 058b **Site Lairig Ghru Path End, Coylumbridge**
Size -

Proposals Leisure/Tourism

Ecology sensitivity

Red – see survey

General landscape

Woodland

Landscape

Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

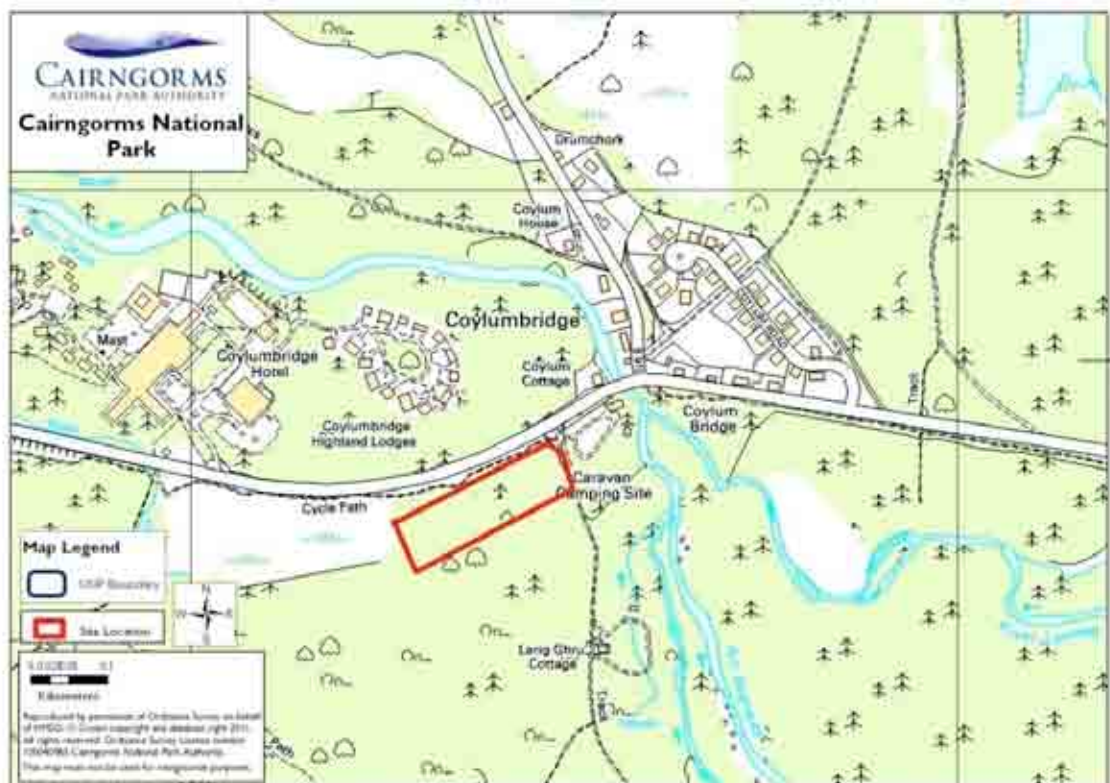
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Ecology, settlement relationship	
Overall Rating	Red	



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

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey

General Landscape

Borrow pit

Landscape

Red – see survey

Risk of Flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

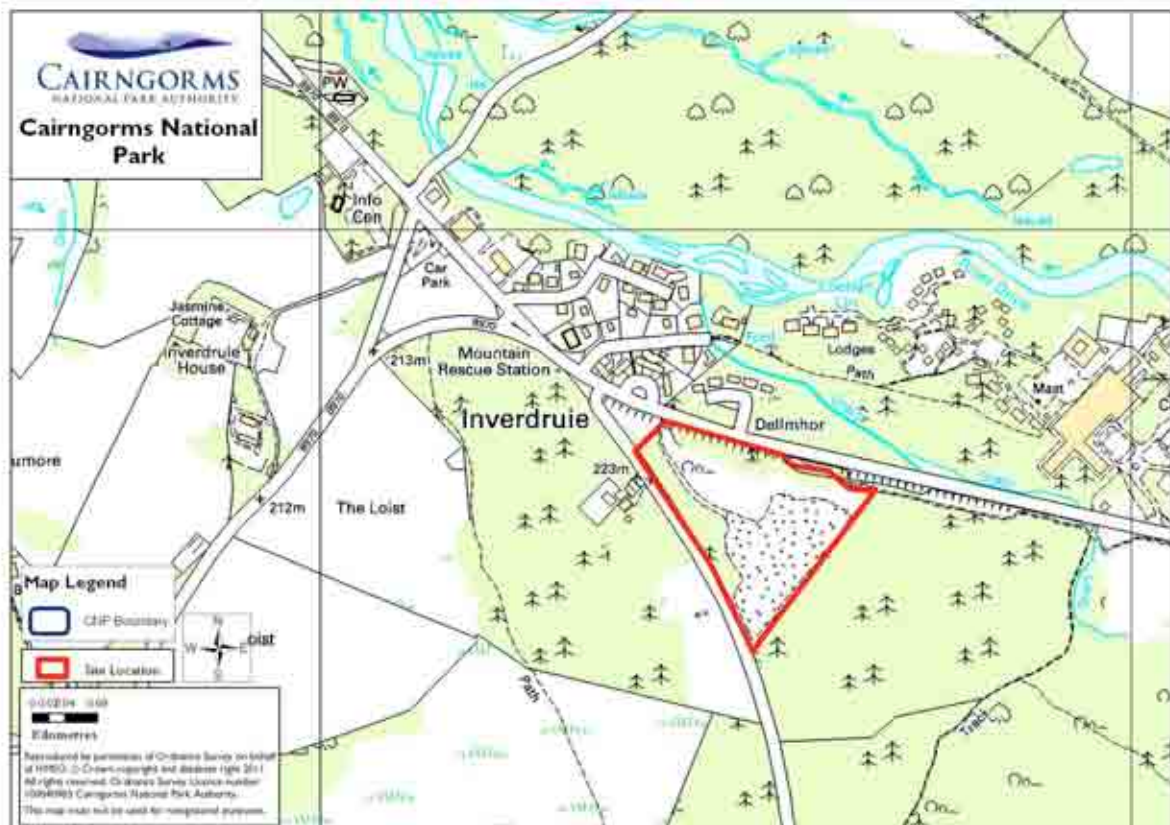
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape, settlement relationship	
Overall Rating	Red	



Site 058d Site Gatehouse to An Camas Mòr

Size -

Proposal Housing – Single House

Ecology sensitivity

-

General landscape

-

Landscape

-

Risk of flooding

-

Other considerations

-

Relationship to existing settlement

-

Immediate site access

-

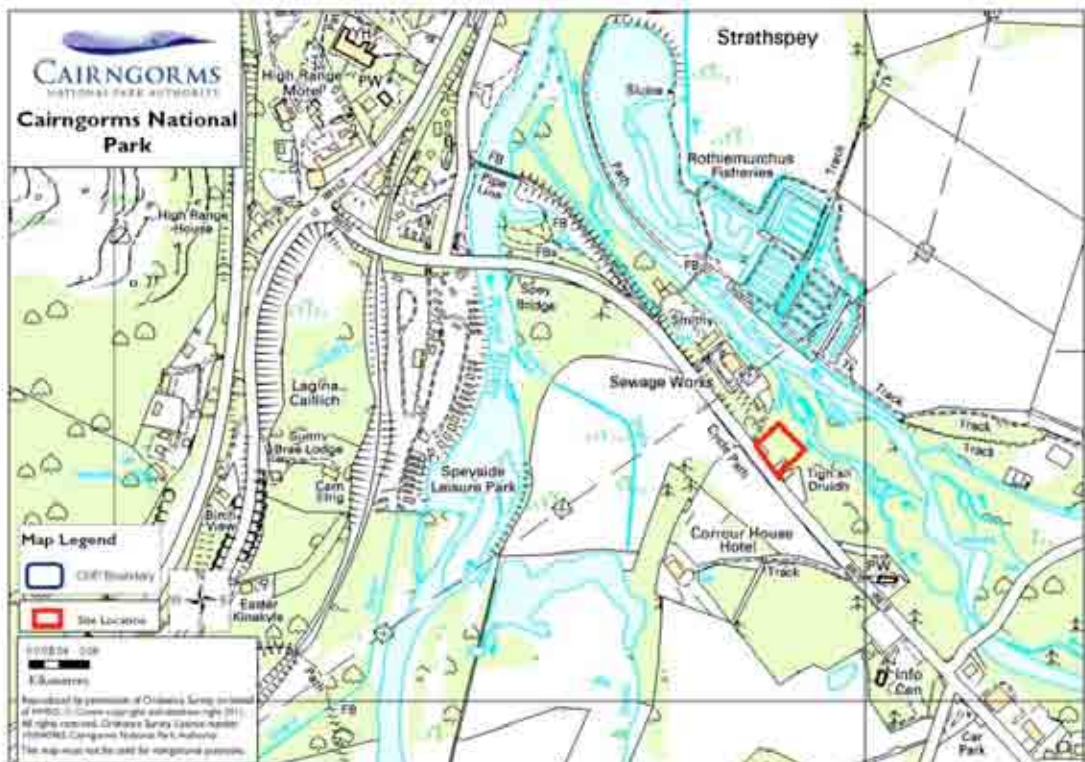
Accessibility to local transport

-

Access to services and facilities

-

Issues	-
Overall Rating	Single house only – see Table 2



Site 058e **Site** Site at B970 Junction, Inverdrue
Size 0.5ha

Proposal

Ecology sensitivity

Amber – see survey

General landscape

Open site, mature trees

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access


Green

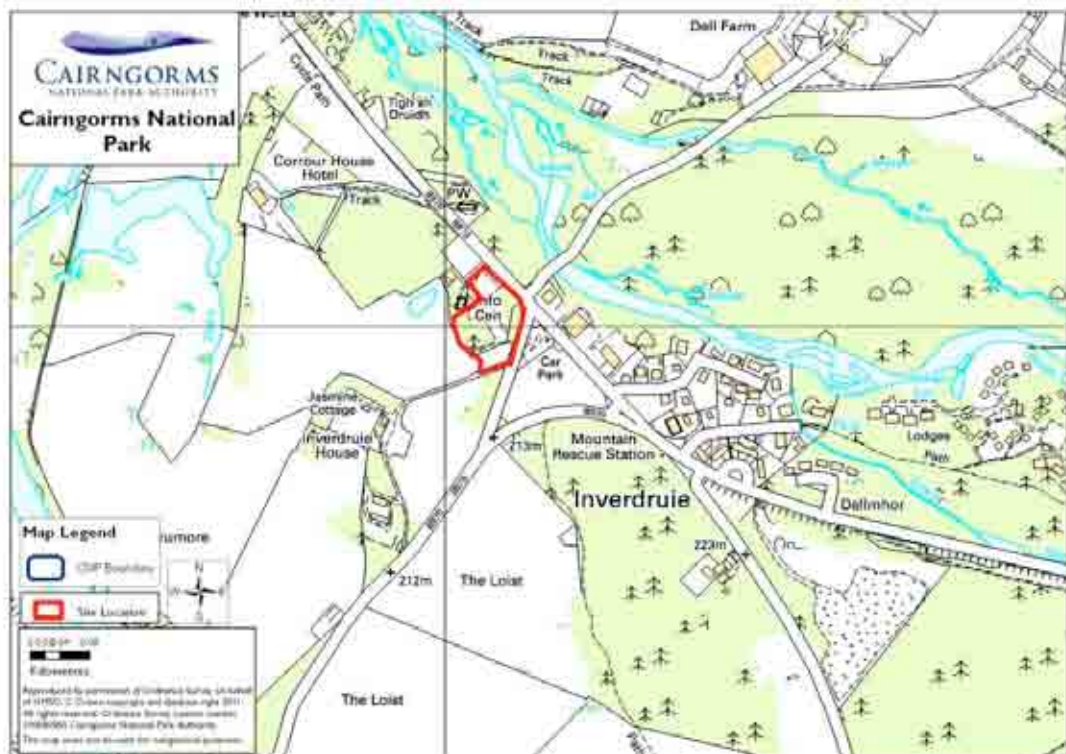
Accessibility to local transport

Amber

Access to services and facilities

Amber

Issues	Landscape, settlement relationship	
Overall Rating	Red	



Site 064 **Site** Lettoch, Ochilmore (Killiecrankie Battlefield Site)
Size 42.3ha

Proposal

Ecology sensitivity

Green – see survey

General landscape

Outside any settlement, battlefield

Landscape

Red – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Red

Immediate site access

Amber

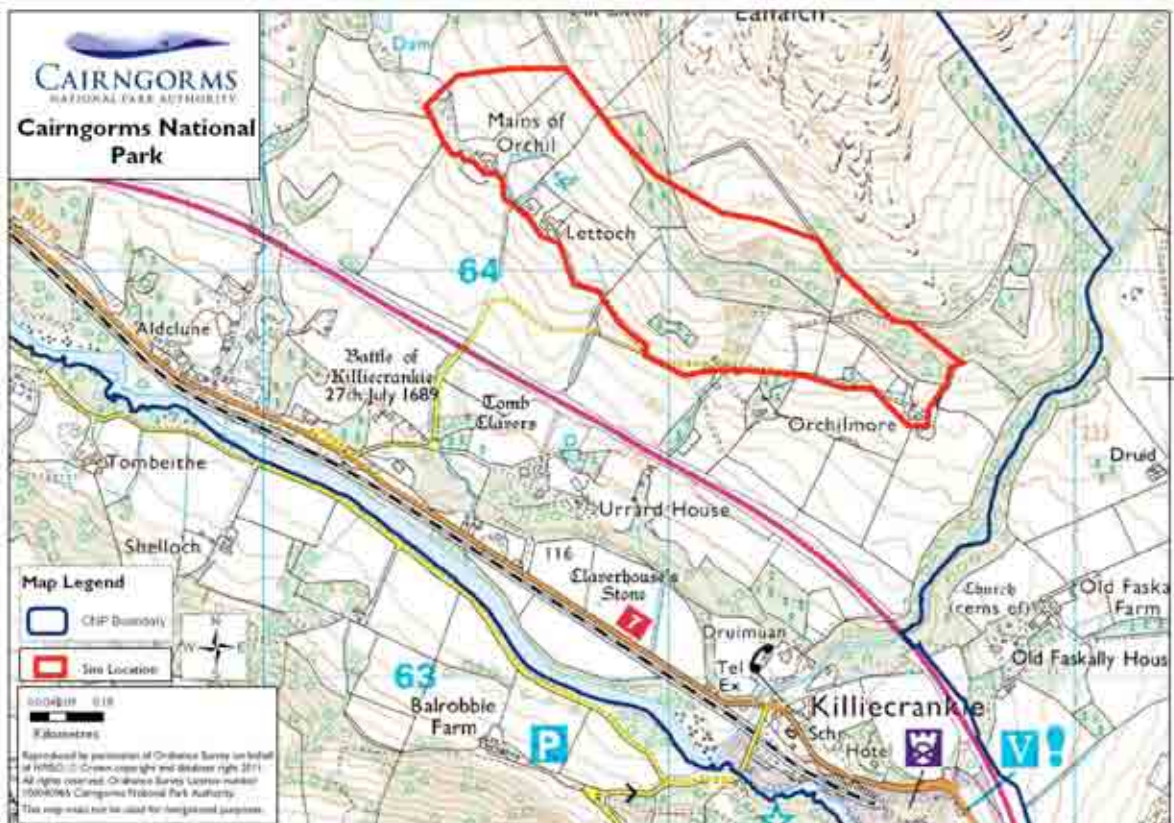
Accessibility to local transport

Amber

Access to services and facilities

Red

Issues	Landscape, settlement relationship, services	
Overall Rating	Red	



Site 065a **Site Boat of Garten Bonfire Site**

Size 1.0ha

(please note survey information on this site is referenced 012I)

Proposals Housing/Affordable

Ecology sensitivity

Amber – walk over survey

General landscape

Key approach, well-related

Landscape

Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Green

Immediate site access

Green

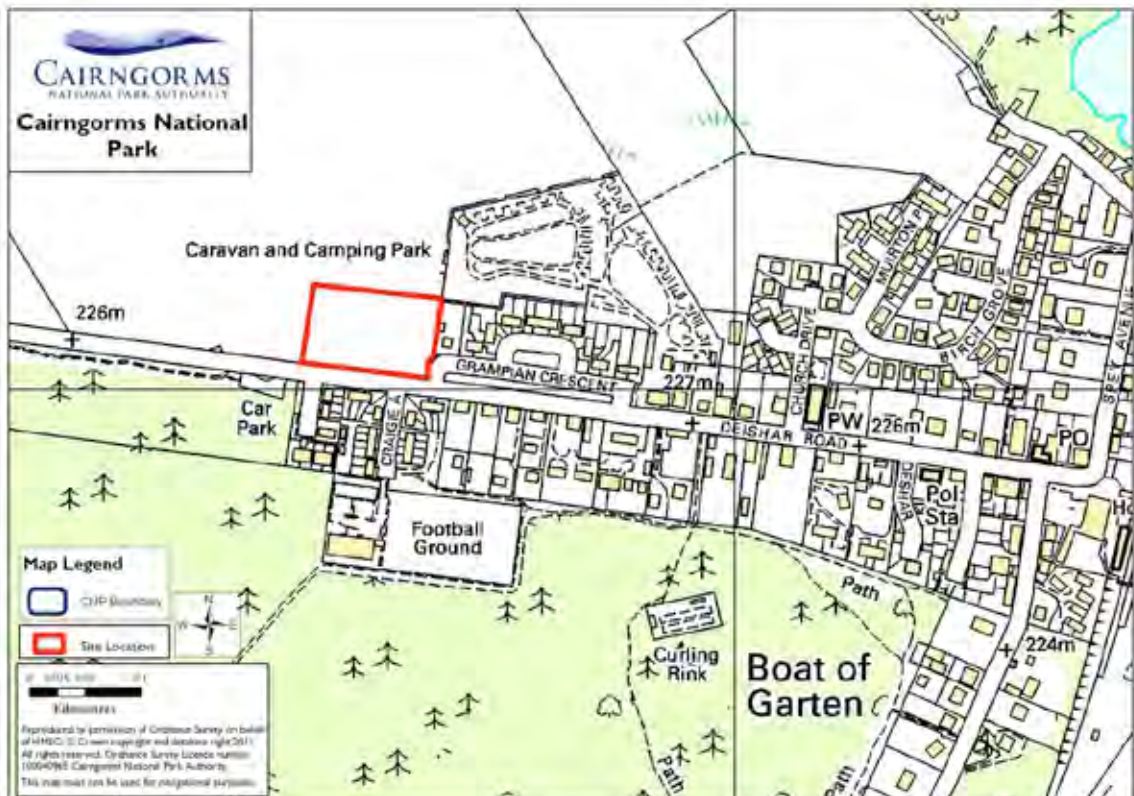
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Ecology, landscape	
Overall Rating	Amber	



Site 065b Site Former Village Hall, Boat of Garten

Size 0.1ha

(please note survey information on this site is referenced 012m)

Proposals Housing/Affordable

Ecology sensitivity

Amber – walk over survey

General landscape

Former village hall

Landscape

Green – see survey

Risk of flooding

Green

Other considerations

Green

Relationship to existing settlement

Green

Immediate site access

Green

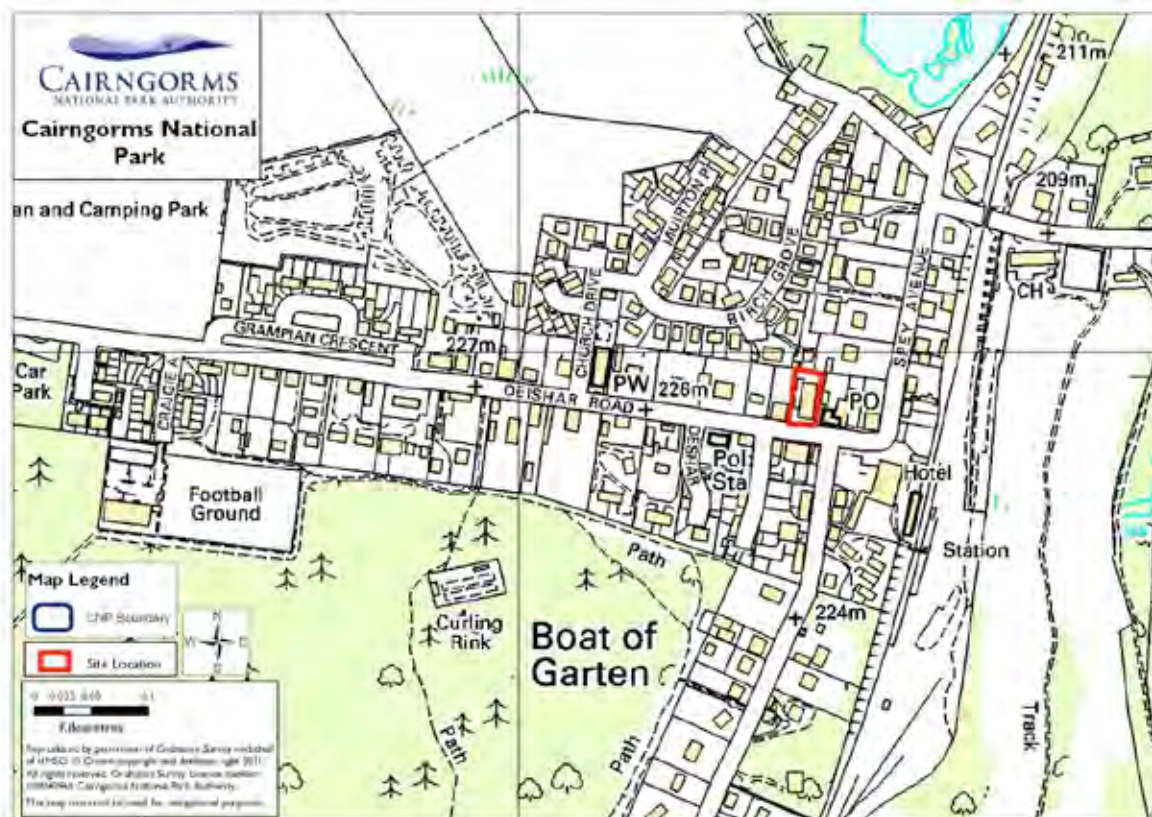
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Ecology, access
Overall Rating	Green



Site 065c **Site** Rear of Birch Grove, Boat of Garten

Size 2.2ha

(please note survey information on this site is referenced 012n)

Proposals Housing/Affordable

Ecology sensitivity

Amber – walk over survey

General landscape

Open grassland, well related

Landscape

Amber – see survey

Risk of flooding

Green

Other considerations

Green

Relationship to existing settlement

Green

Immediate site access


Amber

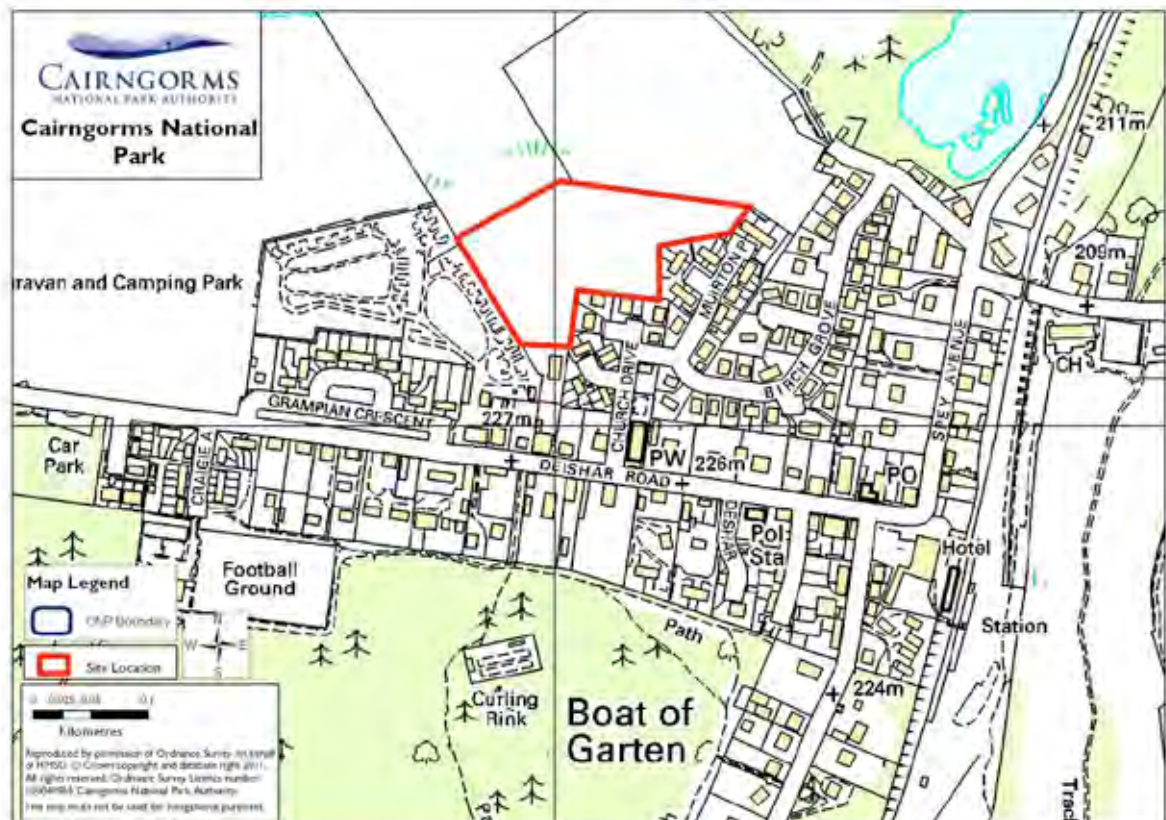
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Access, landscape, ecology	
Overall Rating	Amber	



Site 065e Site Area next to Craigie Road, Boat of Garten

Size 0.1ha

(please note survey information on this site is referenced 012p)

Proposals Housing/Affordable

Ecology sensitivity

Amber – see survey 012j

General landscape

Woodland, well-related

Landscape

Amber – see survey

Risk of flooding

Green

Other considerations

Amber

Relationship to existing settlement

Green

Immediate site access

Green

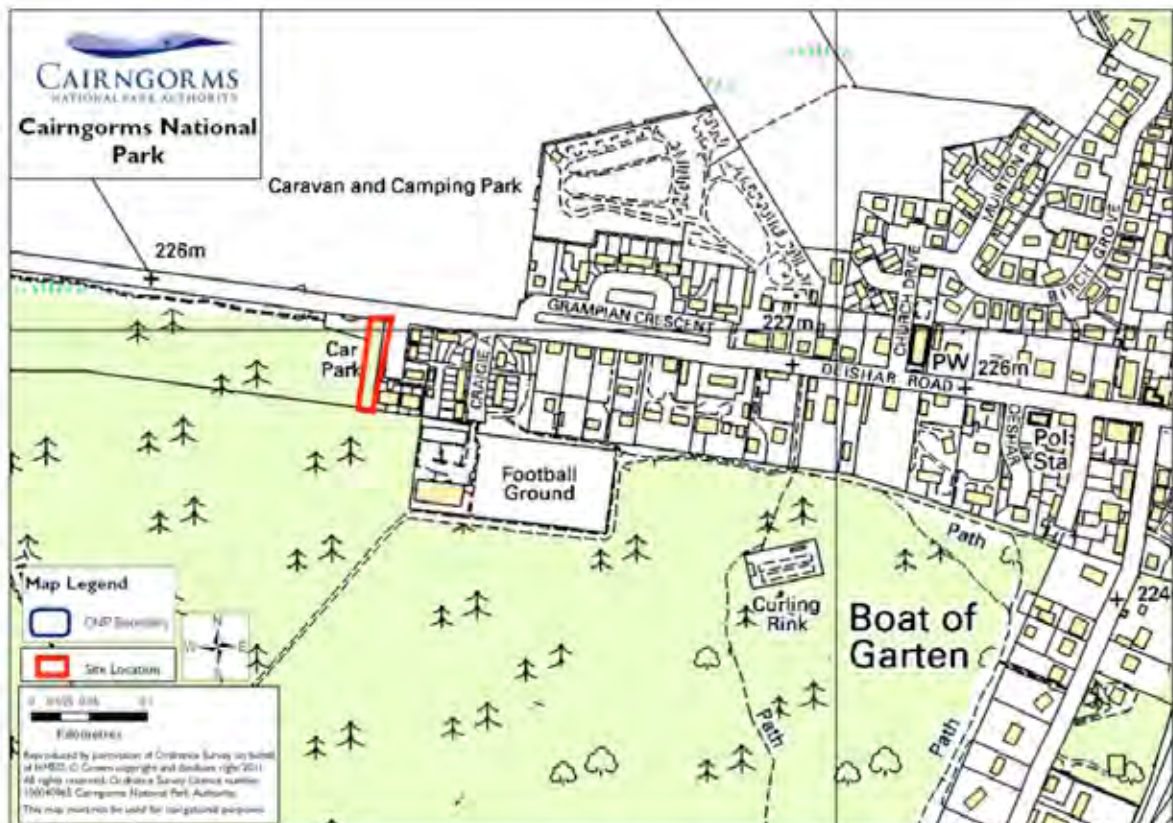
Accessibility to local transport

Amber

Access to services and facilities

Green

Issues	Ecology, landscape	
Overall Rating	Amber	



Appendices – available in separate documents

Appendix 1 Habitat Surveys

Appendix 2 Landscape Surveys

The Cairngorms National Park Local Development Plan - Main Issues Report and associated documents includes maps which show proposals that illustrate proposed policy directions for managing the Park. The document contains mapping data: Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2011. All rights reserved. Ordnance Survey Licence number 100040965. Any unlawful use or copying other than for the purposes of viewing and printing is prohibited. The document is for reference purposes only. No further copies may be made. The representation of features or boundaries in which the Cairngorms National Park Authority or others have an interest does not necessarily imply their true positions. For further information please contact the appropriate copyright holder.

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