



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

5. Site Analysis - Part 3

Appendix 2 - Landscape Surveys



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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Ref Number	001	
Site name and location	Land at Ruthven, Kingussie	
LANDSCAPE ASSESSMENT		
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	Including 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

RED**X****AMBER****GREEN**

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
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		8.79ha for delivery of housing.
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER		GREEN	

Notes: N/A

Ref Number		003a
Site name and location		Wood behind Lynstock Crescent and Badanfhuarain, Nethy Bridge
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		17ha – no specification.
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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					
RED	X	AMBER		GREEN	

Notes: N/A

Ref Number		003b
Site name and location		Land adjacent to River Nethy
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		2ha
Landscape character issues and sensitivities	Location	Including 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				
RED	X	AMBER	X (if 2/3)	GREEN

Notes: N/A

Ref Number	004	
Site name and location	Culsh Farm, Ballater	
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)	Chalets x 20(approximately).	
Landscape character issues and sensitivities	Location	Including 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

RED**X****AMBER****GREEN****Notes:** N/A

Ref Number		005a
Site name and location		Land at Struan, near Calvine
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Small scale residential
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER	X	GREEN	X?

Notes: N/A

Ref Number		005b
Site name and location		Land to north of Blair Castle Caravan Park, Blair Atholl
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Do phases 2, 3 & 4 have permission too?
Landscape character issues and sensitivities	Location	Including 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				
RED		AMBER	X	GREEN

Notes: N/A

Ref Number		005c
Site name and location		Land at the Old Nursery, Old Blair, Blair Atholl
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Low density housing
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions On the 'home farm' ground behind Blair 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					
RED		AMBER	X	GREEN	

Notes: N/A

Ref Number		005d
Site name and location		Land at Black Island, Blair Atholl
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Holiday lodges
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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					
RED	X	AMBER	X	GREEN	

Notes: N/A

Ref Number		005e
Site name and location		Goods Yard, Blair Atholl
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Light industry (existing).
Landscape character issues and sensitivities	Location	Including 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				
RED		AMBER		GREEN
				X

Notes: N/A

Ref Number		005f
Site name and location		Land at Garryside, Blair Atholl
LANDSCAPE ASSESSMENT		
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	Including exposure, slope, aspect, flood risk and ground conditions 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					
RED		AMBER	X	GREEN	X (5 - 10)

Notes: N/A

Ref Number		005g
Site name and location		Land at Middlebridge, Old Bridge of Tilt, Blair Atholl
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Small number of residential units. Big site.
Landscape Character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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	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	
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				
RED	X	AMBER		GREEN

Notes: N/A

Ref Number		005h
Site name and location		Land west of Pitagowan
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Non specified
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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				
RED	X	AMBER		GREEN

Notes: N/A

Ref Number		006a
Site name and location		Lands at Mill of Garlyne, Nethy Bridge
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		20 Lodges over 3 ha.
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER		GREEN	

Notes: N/A

Ref Number		006b
Site name and location		Land at Craigmore, Nethy Bridge
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		2-3 Units
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	X

Notes: N/A

Ref Number		007
Site name and location		Ordie, Dinnet
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing – 7 Units
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER	X	GREEN	

Notes: N/A

Ref Number	008	
Site name and location	Auchnerran Woods, Logie Coldstone	
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)	Forest Park	
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER	X	GREEN	X

Notes: N/A

Ref Number		009
Site name and location		South of Pipers Croft, Catlodge off A889
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		See previous DM advice under application 09/351/CP.
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions Expansive tracts of moorland and wide open views to hills in all directions, and 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				
RED	X	AMBER		GREEN

Notes: N/A

Ref Number	010	
Site name and location	Land at Kinaklye, Aviemore	
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)	300 units	
Landscape Character issues and sensitivities	Location	Including 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				
RED	X	AMBER		GREEN

Notes: N/A

Ref Number		011A
Site name and location		Land south of Lynchat
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		7 / 8 Units Percentage affordable.
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER		GREEN	

Notes: N/A

Ref Number		011B
Site name and location		Land east of Lynchat
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		3/4 Units (% affordable in line with policy)
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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.
	Siting	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.
	Design	Linearity of settlement breaks down here because farm and related buildings set back from road.
Landscape Capacity for Housing Report – status of site		-
Visual issues and sensitivities		Entrance to village/hamlet. Characteristic mature pine tree farm focus.
Archaeological and cultural/built heritage issues/sensitivity		X
Potential for mitigation		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.
Potential to complement?		Yes

Assessment				
RED		AMBER	X	GREEN

Notes: N/A

Ref Number		012a
Site name and location		West of play area, Dulnain Bridge HI
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		No no. specified
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions East facing slope in village boundary, adjacent 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					
RED		AMBER		GREEN	X

Notes: N/A

Ref Number		012b
Site name and location		Former Estate Nursery, Dell Road, Nethy Bridge
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		See previous application and appeal statement – 09/024/CP.
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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					
RED	X	AMBER		GREEN	

Ref Number		012c
Site name and location		Duack Bridge, Nethy Bridge
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		See previous application and appeal statement – 09/030/CP.
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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				
RED	X	AMBER		GREEN

Notes: N/A

Ref Number	012d	
Site name and location	East of Seafeld Avenue/West of Castle Road East, Grantown-on-Spey	
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)	Extensive development in gaps across the site.	
Landscape character issues and sensitivities	Location	Including 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	

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

Notes: N/A

Ref Number	012e	
Site name and location	West of Cairngorm Avenue and Revoan Drive, Grantown-on-Spey	
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)	Not specified	
Landscape character issues and sensitivities	Location	Including 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. Adjacent 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				
RED	X	AMBER		GREEN

Notes: N/A

Ref Number	012f	
Site name and location	North of Beachen Court, Grantown-on-Spey	
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)	Housing (HI)	
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER	X as is	GREEN	X(mitigation)
Notes: N/A					

Ref Number		012g
Site name and location		North Dalfaber, Aviemore H2 and H3
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing – see detailed comments at planning application.
Landscape character issues and sensitivities	Location	Including 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				
RED		AMBER	X	GREEN

Notes: N/A

Ref Number		012h
Site name and location		South of Deshar Road, Boat of Garten
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		2.58ha housing
Landscape character issues and sensitivities	Location	Including 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				
RED		AMBER	X(3-4)	GREEN

Notes: N/A

Ref Number		012i
Site name and location		South of School Place and North of Craignay, Dulnain Bridge
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing 4 ha – no. unspecified.
Landscape character issues and sensitivities	Location	Including 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				
RED	X	AMBER		GREEN

Notes: N/A

Ref Number		012j and 017
Site name and location		West of Craigie Avenue, Boat of Garten
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing 77no.
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER		GREEN	

Notes: N/A

Ref Number		012k
Site name and location		North of CI, Boat of Garten
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Business use on housing site
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER		GREEN	

Notes: N/A

Ref Number		0121
Site name and location		Boat of Garten Bonfire Site
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing site
Landscape character issues and sensitivities	Location	Including 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				
RED		AMBER	X	GREEN

Ref Number		012m
Site name and location		Former Village hall, Boat of Garten
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing site
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	X

Ref Number		012n
Site name and location		Rear of Birch Grove, Boat of Garten
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing site.
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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					
RED		AMBER	X	GREEN	

Ref Number		012o
Site name and location		Adjacent to football pitch, Boat of Garten
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing site
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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					
RED		AMBER	X	GREEN	

Ref Number		012p
Site name and location		Area next to Craigie Road, Boat of Garten
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing site
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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				
RED		AMBER	X	GREEN

Ref Number		013
Site name and location		Newe Avenue, Strathdon
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER	X	GREEN	

Notes: N/A

Ref Number		014
Site name and location		Bridge of Newe, Strathdon
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		5 – 7 Units.
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER		GREEN	

Notes: N/A

Ref Number		015a
Site name and location		Mill of Newe Steading (Site 1)
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Not specified
Landscape Character issues and sensitivities	Location	Including 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 and 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		Possible
Potential for mitigation		Yes
Potential to complement?		Yes
Potential to enhance?		Yes

Assessment					
RED		AMBER		GREEN	X

Notes: N/A

Ref Number		015b
Site name and location		Mill of New Steading (Site 2)
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Not specified
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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					
RED		AMBER		GREEN	X

Notes: N/A

Ref Number		015c
Site name and location		Sites between Invernochty Farmhouse and Bellabeg School
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Gap sites, affordable housing
Landscape character issues and sensitivities	Location	Including 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					
RED	X (Eastern)	AMBER	X (Western)	GREEN	

Notes: N/A

Ref Number	015d	
Site name and location	Between former Kirk, Roughpark and Roughpark Settlement	
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)	4 units plus mini district heating.	
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER	X	GREEN	

Notes: N/A

Ref Number		015e
Site name and location		East of No 1 Candacraig Cottages
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		2 x 2 semi-detached
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER		GREEN	

Notes: N/A

Ref Number	015f	
Site name and location	Former Steading, Inverernan	
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)	Not specified.	
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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	Possible.	
Potential for mitigation	Yes	
Potential to complement?	Yes	
Potential to enhance?	Yes	

Assessment					
RED		AMBER		GREEN	X

Notes: N/A

Ref Number		016a
Site name and location		Land at Cluny a
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		No number specified
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions South 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					
RED	X	AMBER		GREEN	

Notes: N/A

Ref Number		016b
Site name and location		Land at Cluny b
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		No number specified.
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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				
RED	X	AMBER		GREEN

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		Lettoch Road, Nethy Bridge
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		50 Houses
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions At village edge (though a model one). Otherwise outside village setting. Flooding (SAC).
	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		Open site at entrance to village Clear views to mountain Enclosed on North by woodland (039)
Archaeological and cultural/built heritage issues/sensitivity		Probably
Potential for mitigation		Possibly min 5-10 units adjacent to existing housing but designed to create an entrance feature to village.
Potential to complement?		Small
Potential to enhance?		Small

Assessment				
RED	X	AMBER	X 5-10 units only	GREEN

Notes: N/A

Ref Number		019a
Site name and location		Site 1 Blair Atholl
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Adjacent to settlement boundary. Housing (affordable).
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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

RED	X	AMBER		GREEN	
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Notes: N/A

Ref Number		019b
Site name and location		Site 2 Middlebridge
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Small chalet or holiday let development
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER	X	GREEN	

Notes: N/A

Ref Number		019c
Site name and location		Site 3 Old Bridge of Tilt
LANDSCAPE ASSESSMENT		
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	Including 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					
RED	x	AMBER		GREEN	

Notes: N/A

Ref Number		019d
Site name and location		Site 4 Old Bridge of Tilt
LANDSCAPE ASSESSMENT		
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>Including exposure, slope, aspect, flood risk and ground conditions</p> <p>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.</p> <p>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.</p> <p>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					
RED	X (east)	AMBER	X(west)	GREEN	

Notes: N/A

Ref Number		020
Site name and location		Ruthven Farm, Kingussie
LANDSCAPE ASSESSMENT		
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	Including 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 won't 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					
RED	x	AMBER		GREEN	

Notes: N/A

Ref Number		021a
Site name and location		Bridgend Steading, Allargue
LANDSCAPE ASSESSMENT		
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	Including 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					
RED		AMBER		GREEN	x

Notes: N/A

Ref Number		021b
Site name and location		Corgarff Church
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Treed setting to redundant church – policies.
Landscape character issues and sensitivities	Location	Including 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				
RED	X	AMBER		GREEN

Notes: N/A

Ref Number		022
Site name and location		Carr-Bridge HI
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Major housing development
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER	X if reduced considerably	GREEN	

Notes: N/A

Ref Number		023
Site name and location		Nethy Bridge H2/EDI
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing and commercial
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER		GREEN	

Notes: N/A

Ref Number		024a,b,c,d,e,f
Site name and location		Dinnet
LANDSCAPE ASSESSMENT		
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	Including 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					
RED	X	AMBER	X	GREEN	

Notes: N/A

Ref Number		025
Site name and location		Land at Baddengorm, Carr-Bridge
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		6 houses, 8ha holiday chalets.
Landscape character issues and sensitivities	Location	Including 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				
RED	x	AMBER		GREEN

Notes: N/A

Ref Number	026	
Site name and location	Land north east of Monaltrie Park, Ballater HI	
LANDSCAPE ASSESSMENT		
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	Including 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					
RED		AMBER		GREEN	X

Notes: N/A

Ref Number		027
Site name and location		Land at Dalwhinnie
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Low density housing, community woodland, playing field.
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	x

Notes: N/A

Ref Number		028
Site name and location		Land at Craggan, Grantown-on-Spey
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		4 units, access tricky.
Landscape character issues and sensitivities	Location	Including 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				
RED		AMBER	x	GREEN

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

Ref Number		029a
Site name and location		Land at Auchroisk, Cromdale
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		40 houses.
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	X

Notes: N/A

Ref Number		029b
Site name and location		Land at Balmenach, Cromdale
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		50 houses.
Landscape character issues and sensitivities	Location	Including 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					
RED	x	AMBER		GREEN	

Notes: N/A

Ref Number		030
Site name and location		Land at Coylum road, Coylumbridge
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Domestic gardens.
Landscape character issues and sensitivities	Location	Including 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				
RED	x	AMBER		GREEN

Notes: N/A

Ref Number		031a
Site name and location		Braemar Linn of Dee Road, Braemar
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing, no number specified.
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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				
RED	x	AMBER		GREEN

Notes: N/A

Ref Number		031b
Site name and location		Chapel Brae, Braemar MI
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing, no number specified.
Landscape character issues and sensitivities	Location	Including 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?		

Assessment					
RED	x	AMBER	X (limited opp for 1 or 2 units)	GREEN	

Notes: N/A

Ref Number		031c
Site name and location		Chapel Brae 2, Braemar M3
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing site, no number specified.
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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				
RED	x	AMBER		GREEN

Notes: N/A

Ref Number		031d
Site name and location		West Auchendryne, Braemar M4
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing no number specified
Landscape character issues and sensitivities	Location	Including 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 car park, 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				
RED		AMBER	x	GREEN

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

Ref Number		031e
Site name and location		Broombank Terrace, Braemar M5
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing, no number specified.
Landscape Character issues and sensitivities	Location	Including 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				
RED	x	AMBER	x	GREEN

Notes: N/A

Ref Number		031f
Site name and location		Cluniebank, Braemar M6
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing, no number specified.
Landscape character issues and sensitivities	Location	Including 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					
RED	x	AMBER		GREEN	

Notes: N/A

Ref Number		031g
Site name and location		Linn of Dee Place, Braemar M7
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing no number specified
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	X

Notes: N/A

Ref Number		031h
Site name and location		Land adj to Cairnadrochit, Braemar M8
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Small site on north edge of settlement.
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	x

Notes: N/A

Ref Number		031i
Site name and location		Braemar West M9
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing, no number specified.
Landscape character issues and sensitivities	Location	Including 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					
RED	x	AMBER		GREEN	

Notes: N/A

Ref Number		031j
Site name and location		Land adj to St Andrew's Terrace, Braemar M8
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing, no number specified.
Landscape character issues and sensitivities	Location	Including 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					
RED	x	AMBER	x	GREEN	

Notes: part of site could be developed.

Ref Number		032a
Site name and location		Site at Corarnstilbeg Farm (single development)
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		See previous advice given on planning application – single house.
Landscape Character issues and sensitivities	Location	Including 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				
RED		AMBER		GREEN

Notes: N/A

Ref Number		032b
Site name and location		Gate Lodge, north of Farm
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		No detail.
Landscape character issues and sensitivities	Location	Including 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				
RED		AMBER	x	GREEN

Notes: N/A

Ref Number		032c
Site name and location		Glac Ghiubhsathan tourism development
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Self catering development (size/number not mentioned)
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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					
RED		AMBER		GREEN	X for one unit

Notes: N/A

Ref Number		032d
Site name and location		Tolvah
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		House site
Landscape Character issues and sensitivities	Location	Including 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					
RED		AMBER	X (flood risk)	GREEN	

Notes: N/A

Ref Number		033
Site name and location		Dallachapple, Cromdale
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Single house only.
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	

Notes: N/A

Ref Number		034a
Site name and location		Ballintomb Wood
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		10-15 units on a 4.5 ha site.
Landscape character issues and sensitivities	Location	Including 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				
RED	x	AMBER		GREEN

Notes: N/A

Ref Number		034b
Site name and location		East of Ballintomb Wood
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		5-10 houses.
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions Away from 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				
RED	x	AMBER		GREEN

Notes: N/A

Ref Number	034c	
Site name and location	Braes of Muckrach	
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)	5-10 houses.	
Landscape character issues and sensitivities	Location	Including 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					
RED	X (less possible)	AMBER	X (1 or 2)	GREEN	

Notes: N/A

Ref Number		034d
Site name and location		Wester Laggan
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		4-5 houses.
Landscape character issues and sensitivities	Location	Including 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					
RED	x	AMBER		GREEN	

Notes: N/A

Ref Number		035a
Site name and location		Former Quarry, Crathie
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		2 units.
Landscape character issues and sensitivities	Location	Including 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 2 x carefully designed units into site and to improve groundform and landscape treatment .
Potential to complement?		yes
Potential to enhance?		yes

Assessment					
RED		AMBER		GREEN	X

Notes: N/A

Ref Number		035b
Site name and location		Keiloch
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Mixed use – not specified.
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER	x	GREEN	x

Notes: N/A

Ref Number		035c
Site name and location		Bridge of Gairn
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing, no number specified.
Landscape character issues and sensitivities	Location	Including 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				
RED	x	AMBER		GREEN

Notes: N/A

Ref Number		035d
Site name and location		South of Caravan Park, Braemar
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing
Landscape character issues and sensitivities	Location	<p>Including exposure, slope, aspect, flood risk and ground conditions South of caravan part on Glenshee 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				
RED	x	AMBER		GREEN

Notes: N/A

Ref Number		035e
Site name and location		North Invercauld Farm, Braemar
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		
Landscape character issues and sensitivities	Location	Including 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				
RED	x	AMBER		GREEN

Notes: N/A

Ref Number		035f
Site name and location		South of Balnellan, Braemar
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing
Landscape character issues and sensitivities	Location	Including 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					
RED	x	AMBER	x	GREEN	

Notes: some scope on part of site

Ref Number		035g
Site name and location		Parliament Knowe
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Chalet development within forest ground.
Landscape character issues and sensitivities	Location	Including 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				
RED	X	AMBER	X	GREEN

Notes: N/A

Ref Number		036
Site name and location		Land at Kinrara
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing/retail.
Landscape character issues and sensitivities	Location	Including 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					
RED	x	AMBER		GREEN	

Notes: N/A

Ref Number		037a
Site name and location		Tomintoul I.I
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing
Landscape character issues and sensitivities	Location	Including 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, ie 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				
RED		AMBER	X	GREEN

Notes: N/A

Ref Number		037b
Site name and location		Tomintoul 1.2
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER		GREEN	

Notes: N/A

Ref Number		037c
Site name and location		Tomintoul 2.1
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER		GREEN	

Notes: N/A

Ref Number		037d
Site name and location		Tomintoul 2.2
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER		GREEN	

Notes: N/A

Ref Number		037e
Site name and location		Tomintoul 2.3
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER		GREEN	

Notes: N/A

Ref Number		037f
Site name and location		Tomintoul 2.4
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER		GREEN	

Notes: N/A

Ref Number	038 Kincaig a, b, c	
Site name and location	N/W/E of war memorial, Kincaig	
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)	18 houses, 7 houses, 30 houses.	
Landscape character issues and sensitivities	Location	Including 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				
RED	X	AMBER		GREEN

Notes: N/A

Ref Number		039
Site name and location		Dalfaber – see I2g
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		-
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	

Notes: N/A

Ref Number		040
Site name and location		Tullochs, Aviemore – existing PP, not re-examined
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	

Notes: N/A

Ref Number		042
Site name and location		Kingussie HI – existing PP, not re-examined
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	

Notes: N/A

Ref Number		043
Site name and location		Newtonmore HI
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions Visually prominent agri. Fields to settlement edge.
	Siting	Development Brief prepared.
	Design	Development 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					
RED		AMBER		GREEN	X

Ref Number		044
Site name and location		Newtonmore H2
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions Visually prominent agri. Fields to settlement edge.
	Siting	Development Brief prepared.
	Design	Development 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					
RED		AMBER		GREEN	X

Notes: N/A

Ref Number		045
Site name and location		Kirk Road, Cromdale
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Various
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER	X	GREEN	

Notes: N/A

Ref Number		046/47/48
Site name and location		Dalwhinnie H1/H2/H3
LANDSCAPE ASSESSMENT		
Landscape Capacity for Housing Report – status of site		Housing – various nos.
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	X

Notes: N/A

Ref Number		049
Site name and location		Dalnain Bridge HI – see 012a
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	

Ref Number		050
Site name and location		Dulnain H2 – existing PP, not re-examined
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	

Notes: N/A

Ref Number		051
Site name and location		Kincraig HI
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions Agri. field on edge of village envelope adj. new housing.
	Siting	Development Brief prepared.
	Design	Development Brief prepared.
Landscape Capacity for Housing Report – status of site		See Doc.
Visual issues and sensitivities		Some landscaping required.
Archaeological and cultural/built heritage issues/sensitivity		X
Potential for mitigation		Yes
Potential to complement?		Yes
Potential to enhance?		Yes

Assessment					
RED		AMBER		GREEN	X

Notes: N/A

Ref Number		052
Site name and location		H31 Killiecrankie
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Not clear
Landscape character issues and sensitivities	Location	Including 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				
RED		AMBER	X	GREEN

Notes: N/A

Ref Number		053
Site name and location		Bruar 07
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Retail/Commercial
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	X

Notes: N/A

Ref Number		054
Site name and location		Blair Atholl H26 – see 005f
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		See previous.
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	

Notes: N/A

Ref Number		055/057
Site name and location		Blair Atholl H27/17
LANDSCAPE ASSESSMENT		
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	Including 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					
RED		AMBER		GREEN	x

Notes: N/A

Ref Number		056
Site name and location		Blair Atholl H28
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing site
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	x

Notes: N/A

Ref Number		058a
Site name and location		An Camas Mòr
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		104ha mixed use new community.
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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				
RED		AMBER	X	GREEN

Notes: N/A

Ref Number		058b
Site name and location		Lairig Ghru Path end, Coylumbridge
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Toursim
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER	X	GREEN	

Notes: N/A

Ref Number		058c
Site name and location		Borrow Pit, Inverdrue
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		housing
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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				
RED	X	AMBER		GREEN

Notes: N/A

Ref Number		058d
Site name and location		Gate house to An Camas Mòr
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		
Landscape character issues and sensitivities	Location	Including 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 – Single House – not assessed					
RED		AMBER		GREEN	

Notes: N/A

Ref Number		058e
Site name and location		Site at B970 junction, inverdrue
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Office and retail
Landscape character issues and sensitivities	Location	Including 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					
RED	X	AMBER		GREEN	

Notes: N/A

Ref Number		059
Site name and location		Land either side of River Spey between Aviemore and An Camas Mòr
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Country Park
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	X

Ref Number		060-063
Site name and location		Tomintoul H1/H2/H3/H4
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Housing
Landscape character issues and sensitivities	Location	Including 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					
RED		AMBER		GREEN	X

Ref Number		064
Site name and location		Lettoch, Ochilmore (Killiecrankie Battlefield Site)
LANDSCAPE ASSESSMENT		
Nature and scale of development (including off site effects)		Not known
Landscape character issues and sensitivities	Location	Including exposure, slope, aspect, flood risk and ground conditions 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					
RED	X	AMBER		GREEN	



For a large print version of this publication, please contact the Cairngorms National Park Authority at the Grantown-on-Spey office or telephone 01479 873535.

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