

Site assessment template

Supporting document – August 2025

Site information

Site information			
Site reference:	Ownership:	Summary site description:	
Site name and address:	Developer:		
	Proposed use:		
Settlement:	Supporting information:	Site history / previous planning applications, (ref. Nos. where applicable and approval date):	
Ordnance Survey grid reference (Easting, Northing):			
Site size (hectares):			
Source of site suggestion (e.g. link to call for sites consultation, Cairngorms Local Development Plan 2021 etc):			Existing Local Development Plan allocations:

Key

National Planning Framework 4 policies 1 Tackling the climate and nature crisis 2 Climate mitigation and adaptation 3 Biodiversity 4 Natural Places 5 Soils 6 Forestry, woodland and trees 7 Historic assets and places 8 Green belts 9 Brownfield, vacant and derelict land and empty buildings 10 Coastal development 11 Energy	12 Zero waste 13 Sustainable transport 14 Design, quality and place 15 Local living and 20 minute neighbourhoods 16 Quality homes 17 Rural homes 18 Infrastructure first 19 Heating and cooling 20 Blue and green infrastructure 21 Play, recreation and sport 22 Flood risk and water management	23 Health and safety 24 Digital infrastructure 25 Community wealth building 26 Business and industry 27 City, town, local and commercial centres 28 Retail 29 Rural development 30 Tourism 31 Culture and creativity 32 Aquaculture 33 Minerals	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Historic Environment Scotland (HES) NatureScot (NS)
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Location Plan

Insert plan here

Site photographs

Insert photographs here

Stage one – initial assessment

Site reference:

Site assessment question	National Framework 4 policies	Yes / No / NA (Not applicable)	Designation / category	Comments / details	Consultation required?
Site size					
Is the site capable of accommodating at least four dwellings?				Comments / details	
Water					
Is the site identified as being at risk of flooding (as defined by National Planning Framework 4) in SEPA's future flood maps?	22		River extent: Future flooding (medium probability 1:200 year)	Comments / details	
			Surface water and small watercourse extent: Future flooding (medium probability 1:200 year)		
Soils					
Would development of the site result in the loss of prime agricultural land or land that is of lesser quality that is culturally or locally important for primary use?	5		Prime agricultural land	Comments / details	
			Soil of lesser quality that is culturally or locally important	Comments / details	
Is the site on peatland, carbon -rich soils or priority peatland habitat? Does it meet NPF4 Policy 5(c) and (d)?	2 5		Peatland	Comments / details	
			Carbon-rich soils	Comments / details	
			Priority peatland habitat	Comments / details	
Protected sites					
Is the site located within or immediately adjacent to a European site?	3 4		Special Area of Conservation (SAC):	Comments / details	
			Special Protection Area (SPA)		
			Ramsar site		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?	3 4		Site of Special Scientific Interest (SSSI)	Comments / details	
			National Nature Reserve (NNR)		

Site assessment question	National Framework 4 policies	Yes / No / NA (Not applicable)	Designation / category	Comments / details	Consultation required?
Is the site located within or immediately adjacent to any other designated nature conservation site?			National Scenic Area		
			Wild land areas		
	3 4 6		Non statutory nature conservation designation e.g. Royal Society for the Protection of Birds site	Comments / details	
			Natural and semi-natural woodland):		
			Tree Preservation Order (TPO):		
		Ancient Woodland:			
People and human health					
Does the site's location align with the broad principles of the Partnership Plan's spatial strategy?				Comments / details	
Deliverability					
Is there a willing landowner(s)?			Comments / details		
Is there a willing developer? Is there an option agreement?			Comments / details		
Is there indication of market potential?			Comments / details		
Are the landowners / developers aware of the likely planning policy requirements?			Comments / details		
Are the landowners / developers aware of any infrastructure requirements?			Comments / details		
If the site is not viable is there an indication that deficit funding is potentially available?			Comments / details		
Planning overview (initial assessment)		Progress to stage two			
		Reject			

Stage two – full assessment

Site reference:

Proposed use (detail as known)

Site assessment question	Yes / No / NA (Not applicable)	Details – enter number	Comments
Housing			
Number of dwellings		Detached	
		Semi-detached	
		Terraced	
		Flats	
		Other (e.g. bungalows)	
Proposed mix of sizes		One-bedroom	
		Two-bedroom	
		Three-bedroom	
		Four-bedroom +	
Tenure		Sale	
		Rent	
		Social rent	
		Below market rent	
		Shared ownership	
		Self-build	
Employment			
Business and offices		Indicative floorspace	
General industrial		Indicative floorspace	
Storage and distribution		Indicative floorspace	
Other			
Proposed Use		Indicative floorspace	
Is there a specific occupier(s)?			

Summary

Topic	Water	Biodiversity, fauna and flora	Climatic factors	Air quality	Population and human health	Soils	Landscape	Cultural heritage	Material assets	Deliverability
Planning Score										
SEA score:										

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score symbol	++	+	0	?	+/-	-	---

Planning overview:		Planning score:	
SEA overview:		SEA score:	

Site assessment question	National Planning Framework 4 policies	Yes / No / NA (Not applicable)	Comments / details	Information source	Pre-mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required?
1. Climate factors								
Could adaptation to climate change be promoted and enabled by development of the site?	2							
Could nature-based solutions for climate change mitigation and adaptation be used in the development of the site?	2 18 20							
Could the development of the site maintain and enhance resilience of existing and planned grey and green infrastructure?	2 18 20							
Is the site in an area of heat network potential or a designated Heat Network Zone (HNZ)?	2 19							
What is the site aspect (N, W, etc. .flat / step / undulating etc.)?	2 14 19							
Can the site make best use of solar gain? Is the site over-shadowed?	2 14 19							
Planning overview (climate factors):							Planning score (climate factors):	
SEA overview (climate factors):							SEA score (climate factors):	

Site assessment question	National Planning Framework 4 policies	Yes / No / NA (Not applicable)	Comments / details	Information source	Pre-mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required?
2. Air quality								
Could the development of the site lead to localised air quality management issues?	23							
Could the development of the site result in the designation of a new AQMA?	23							
Would the development of the site result in an increase of existing emissions or create new emissions harmful to human health?	23							
Could the development of the site lead to a sensitive use being located close to a site with noise / odour issues or a site regulated for emissions to air by SEPA (e.g. new housing adjacent to a large manufacturing factory)?	23							
Planning overview (air quality):							Planning score (air quality):	
SEA overview (air quality):							SEA score (air quality):	

Site assessment question	National Planning Framework 4 policies	Yes / No / NA (Not applicable)	Comments / details	Information source	Pre-mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required?
3. Water								
<p>Is any part of the site identified as being at risk of flooding (as defined by National Planning Framework 4) in Scottish Environment protection Agency's future flood maps?</p> <p>If flood risk is not fully understood, a flood risk assessment should be undertaken. Specify which of the following flood sources are applicable: fluvial, pluvial, sewer, or groundwater.</p>	22		River extent: Future flooding (medium probability 1:200 year)					
			Surface water and small watercourse extent: Future flooding (medium probability 1:200 years)					
			Potentially Vulnerable Area					
			Past flood risk event					
			Risk from sewer network					
			Reservoir inundation area					
			Flood risk assessment					
			Comments / details					
Could the development of the site result in additional flood risk elsewhere?	22							
Could the development of the site alleviate any existing flooding problems in the area?	22							
Could the development of the site affect the condition of the water environment (water quality, physical condition, water resources, and the migration of wild fish)? See The River Basin Management Plan for Scotland for further detail on water condition.	20 22							
Could the proposal have a direct impact on the water environment (for example, result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?	20 22							

Site assessment question	National Planning Framework 4 policies	Yes / No / NA (Not applicable)	Comments / details	Information source	Pre-mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required?
Can the proposal connect to the public foul sewer? Is there sufficient capacity for development to connect to the public foul sewer?	18							
Is there sufficient capacity for the development to connect to the mains water supply?	18 22							
If not, is there a sustainable water source that is resilient to periods of water scarcity?	18 22							
Are there any watercourses, wetlands, and / or boggy areas on the site?	22							
For major developments, are there any private or public water supplies within 250m of the site which may be affected?	18 22							

Planning overview (water):		Planning score (water):	
SEA overview (water):		SEA score (water):	

Site assessment question	National Planning Framework 4 policies	Yes / No / NA (Not applicable)	Comments / details	Information source	Pre-mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required?
4. Soils								
Does the proposal make use of a brownfield site or contaminated and vacant and derelict land?	59							
If on brownfield, is the site naturalised?	59							
Would the development of the site result in soil erosion (e.g. adjacent to steep slopes)?	5							
Is the development at risk from landslides?	523							
Will the development of the site result in the loss or erosion of carbon rich soils?	5							
Will the development of the site result soil sealing or compaction?	5							
Will the development of the site result in the loss of any culturally important soils?								
Are there any contaminated soils issues on the site?	59							
if so, will the option employ remedial actions to ensure the site is suitable for use (as defined in PAN 33)?	59							

Planning overview (soils):		Planning score (soils):	
SEA overview (soils):		SEA score (soils):	

Site assessment question	National Planning Framework 4 policies	Yes / No / NA (Not applicable)	Comments / details	Information source	Pre-mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required?
5. Material assets								
Is the site within the vicinity of a major accident hazard site or major accident hazard pipeline?	18 23							
Is the site brownfield or greenfield?	9		brownfield	Comment / detail If greenfield, consider availability of existing land and buildings in the settlement				
			greenfield					
Is the site vacant or derelict?	9		vacant	Comment / detail				
			derelict					
Would development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials / resources?	9 12							
Does the site have existing and potential mineral extraction?	33							
Will the site adversely affect important workable mineral resources which are of economic or conservation value?	33							
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation?	12							
For waste infrastructure and facilities (except landfill and energy from waste) does the proposal comply with the criteria listed in National Planning Framework 4 Policy 12(d)?	13 15							
Is the transport network capable of accommodating:	13 15							
Active travel? Proximity to cycle paths, core path network, other footpath provision etc.								
Public transport? Distance to nearest bus stop, frequency of services etc.								
Private vehicle traffic?								

Site assessment question	National Planning Framework 4 policies	Yes / No / NA (Not applicable)	Comments / details	Information source	Pre-mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required?
Can a suitable road access be achieved, does the access affect a trunk road?								
Does the site have 4G coverage?								
Does the site have 5G coverage?								
Does the site have access to superfast fibre broadband?								
Will development of the site require consultation with any of the following bodies?	18 23		National Air Traffic Service					
			Ministry of Defence					
			Health and Safety Executive					
Is the site subject to servicing constraints?	18 23		Overhead lines					
			Underground cables or pipes					
			Planned electricity transmission and distribution infrastructure projects					
Planning overview (material assets):						Planning score (material assets):		
SEA overview (material assets):						SEA score (material assets):		

Site assessment question	National Planning Framework 4 policies	Yes / No / NA (Not applicable)	Comments / details	Information source	Pre-mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required?
6. Biodiversity, flora and fauna								
Would development of the site conserve, restore and enhance biodiversity?	3 4							
Would development of the site facilitate the creation of nature networks and improve ecological connectivity?	3 4							
Would an international or European site be affected by the development of the site? including via connectivity?	3 4							
Would a nationally designated conservation site be affected by the development of the site? including via connectivity?	3 4							
Would any other designations be affected by the development of the site? including via connectivity?	3 4 6							
Would any non-designated habitats, including priority habitats, be affected by the development of the site? including via connectivity?	3 4 6							
Would protected or priority species be affected by the development of the site? Has a phase 1 habitat survey been undertaken?	3 4							
Would and trees, including those with Tree Preservation Orders or identified as ancient or veteran trees, be affected by the development of the site?	3 4 6							
Would local geodiversity sites or wider geological or geomorphological interest be affected by the development of the site?	3 4 5							
Would development of the site result in habitat fragmentation?	3 4 6							
Would development of the site result in greater connectivity, potentially supporting nature networks?	3 4 6							
Planning overview (biodiversity, flora and fauna):							Planning score (biodiversity, flora and fauna):	
SEA overview (biodiversity, flora and fauna):							SEA score (biodiversity, flora and fauna):	

Site assessment question	National Planning Framework 4 policies	Yes / No / NA (Not applicable)	Comments / details	Information source	Pre-mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required?
7. Landscape								
Would the Cairngorms National Park's special landscape qualities or its National Scenic Areas, Wild Land Areas or local landscape designations be affected by development of the site?	4		Special Landscape Qualities					
			Deeside and Lochnagar National Scenic Area					
			The Cairngorm Mountains National Scenic Area					
			Loch Tummel National Scenic Area					
			Wild Land Areas (15. Cairngorms and 16. Lochnagar – Mount Keen)					
			Tomintoul and Glenlivet Dark Sky Park					
			Visual issues and sensitivities					
			Comments / details					
Is the site within or adjoining any of the following?	4		Wild land area					
			National Scenic Areas					
			Comments / details					
Would the development of the site exceed the capacity of the landscape to accommodate it? Such as relationships to current settlement boundaries, existing townscape and character of surrounding area and its visual qualities?	4							
Would features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees / woodland or significant slopes / changes in level be affected by development of the site?	4							
Could development of the site be well integrated visually with the existing settlement?	4							
Are there any locally important views that would be impacted by development of the site?	4							

Planning overview (landscape):		Planning score (landscape):	
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SEA overview (landscape):		SEA score (landscape):	
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Site assessment question	National Planning Framework 4 policies	Yes / No / NA (Not applicable)	Comments / details	Information source	Pre-mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required?
8. Cultural heritage								
Will the development of the site or setting affect designated or non-designated cultural heritage assets? (The local authority Historic Environment Record is the primary source of information for this purpose)	7		Listed buildings					
			Conservation areas					
			Buildings at Risk					
			Properties in Care					
			Scheduled monuments					
			Archaeological sites					
			Inventory gardens and designed landscapes					
			Local historic designed landscapes					
			Inventory battlefields					
			Non-designated historic environment assets					
			Cairngorms National Park Authority historic designed landscape site					
			Other archaeological feature (Canmore)					
			Streetscapes and settlement patterns					
			Comments / details					
Would the development of the site promote or enable the retention, maintenance and sustainable use or reuse of historic buildings and infrastructure?	7 9 12 18 27 29							

Site assessment question	National Planning Framework 4 policies	Yes / No / NA (Not applicable)	Comments / details	Information source	Pre-mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required?
Would development of the site:	7 9 12 18 27 29							
Support the repair and appropriate retrofit of historic buildings?								
Support the transition to green energy supply in historic buildings?								
Include adaptation measures to make the historic environment assets and places more resilient to the effects of climate change (e.g. coastal erosion, flooding etc)?								
Would development of the site:	14 15 21 30 31							
Enable the historic environment to support creation of high-quality places and spaces?								
Promote sustainable, responsible tourism, recreation and cultural activity?								

Planning overview (cultural heritage):		Planning score (cultural heritage):	
SEA overview (cultural heritage):		SEA score (cultural heritage):	

Site assessment question	National Planning Framework 4 policies	Yes / No / NA (Not applicable)	Comments / details	Information source	Pre-mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required?
9. Population and human health								
Is the site well related to an existing settlement?	13 14 15		Note approx. distance to nearest settlement, and how proposed site fits with existing settlement pattern					
Is development of the site supported by a Local Place Plan or Community Action Plan?								
Does the site's location align with the Partnership Plan?								
How is the site rated for to its walkability to services according the 20-minute neighbourhood tool?	13 15 27		15.1 - 19.8 - Very high level of walkable services					
			10.1 - 15.0 - High level of walkable services					
			5.1 - 10.0 - Some walkable services					
			2.1 - 5.0 - Few walkable services					
			0.1 - 2.0 - Very few walkable services					
			No walkable services					
Is the site close to a range of facilities? State distance (km) to the services where they exist in the settlement.	13 15 27		Community / village hall					
			Primary school					
			High school					
			GP or hospital					
			Play area					
			Sport and recreation facilities / opportunities for exercise					
			Supermarket					
			Local shops					
			Employment					
			Allotments / community food growing					

Site assessment question	National Planning Framework 4 policies	Yes / No / NA (Not applicable)	Comments / details	Information source	Pre-mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required?
Can these be accessed by public transport?	13							
Can these be accessed by active travel?	13							
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment?	18		Primary			Secondary		
			School name:					
			Remaining capacity:					
			Distance:					
			Safe route?					
Are there any known capacity issues with doctors' surgeries and dentists' practices within the catchment?	18		Doctors' surgeries			Dentists (NHS)		
			Name:					
			Capacity:					
			Distance:					
			Safe route?					
Would development of the site provide the opportunity to incorporate new or enhance existing blue and / or green infrastructure providing multiple benefits such as enhanced biodiversity and management of surface water in addition to informal and formal play?	18 21							

Planning overview (population and human health):		Planning score (population and human health):	
SEA overview (population and human health):		SEA score (population and human health):	

Site assessment question	National Planning Framework 4 policies	Yes / No / NA (Not applicable)	Comments/ Details	
Deliverability				
Are there any legal factors which may prevent, or restrict, development? (eg wayleaves, restriction on land use, rights of way, ransom strips, access issues etc)				
Is there a realistic prospect of the site being developed within the Local Development timeframe?				
When is development expected to start?			Year	Comments / details
Is the site expected to be brought forward in the short (1-3 years), medium (4-6 years) or long-term (7-10 years) as defined by NPF4 policy 16?	16		0 – 3 years (site likely to have full planning permission)	Comments / details
			4 – 6 years (site likely to have planning in principle or an existing allocation)	
			7 - 10 years (other sites that align with the spatial strategy)	
			10 + years (sites with constraints where the constraint could be removed)	
Does the development support the viability of an existing business?				
Has the community been engaged in consultation?				
Is indicative viability data available?				
Indicative development costs (construction and on-costs e.g. fees)			Rate per sq.m.	Comments / details
Services / infrastructure / abnormal costs			Costs	
Anticipated sales prices / values (mean)			Rate per sq.m.	
Developer's profit margin			Percentage	
Anticipated land value (not developable)			Rate per hectare	

Planning overview (deliverability):		Planning score (deliverability):	
SEA overview (deliverability):		SEA score (deliverability):	

Stage three – engagement with key agencies

Sites that passed stage one and assessed under stage two of the assessment process will be sent to key agencies with a request for input. The information provided by key agencies will be used to inform the overall assessment and finalise the identification of preferred sites and alternative sites.