

Cairngorms National Park
Local Development Plan 2020
Main Issues Report
Site Assessment Report



Contents

	Page
Introduction	1
Methodology	1
Strategic Settlements	8
An Camas Mòr	9
Aviemore	15
Ballater	113
Grantown-on-Spey	122
Kingussie	177
Newtomore	186
Intermediate settlements	211
Blair Atholl	210
Boat of Garten	253
Braemar	289
Carr-Bridge	386
Cromdale	443
Dalnain Bridge	471
Kincraig	501
Nethy Bridge	521
Tomintoul	599
Rural settlements	612
Dalwhinnie	613
Dinnet	635
Glenshee	683
Insh	702
Inverdrue & Coylumbridge Laggan	709
Landward sites	742
Bridge of Gairn	743
Invercauld	750
Lynchat	758
Lynwilg	768

1. Introduction

- 1.1 This report presents our initial assessment of all of the sites that were submitted by landowners, developers and other interested parties as part of the 'call for sites and ideas' process (undertaken from November 2016 to February 2017).

2. Methodology

- 2.1 All sites have been assessed in a consistent manner by CNPA officers using a standard pro-forma approach.
- 2.2 The pro-forma has enabled the identification of key development constraints including flood risk, natural heritage designations (incorporating European, national and other locally significant sites), cultural heritage designations (conservation areas, listed buildings, scheduled monuments etc), and other potential constraints (overhead lines, potential contamination, rights of way etc). It has also enabled consideration of factors such as the relationship to existing settlements, access to key facilities, public transport and active travel, as well as likely impacts on the wider transport network.
- 2.3 An overall assessment summary is included for each site, along with our initial conclusions on whether or not the site should be identified as a preferred development option in the Main Issues Report.
- 2.4 To assist with our assessment of sites, supplementary ecology and landscape assessments have been undertaken to provide additional information for some sites. These have been prepared by CNPA specialist officers and, where relevant, have been taken into account in forming our initial conclusions about whether or not individual sites are appropriate for development.
- 2.5 Each site assessment was undertaken using the pro-forma set out below. The assessments involved identifying all potential sensitives within or nearby each site such as flood risk, natural heritage designations and built heritage assets. In addition, it included an assessment of planning considerations such as its proximity to local services and facilities.

Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	
Site address	
OS grid reference (if available)	
Site area / size	
Site description: current land use / topography / notable features	
<p>Insert Map</p>	

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Proposed use

Proposed use		Housing / employment / mixed use / other (please specify)
Housing	Approx no of houses	
	Tenure	Private / affordable
	Affordable housing proportion	%
Employment / mixed use		(please specify proposed use and indicative floorspace)

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	<input checked="" type="checkbox"/>	Specify approximate proportion (%) of site containing flood risk and where it is located e.g. eastern part of the site.
River extent: Low probability 1:1000 yrs	<input type="checkbox"/>	
Surface water extent: Medium probability 1:200 years	<input type="checkbox"/>	
Surface water extent: Low probability 1:1000 yrs	<input type="checkbox"/>	
Potentially Vulnerable Area	<input type="checkbox"/>	

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>	<input type="checkbox"/>	Specify approximate proportion (%) of site covered by the designation and where it is located e.g. eastern part of the site. If designation is immediately adjacent, specify where it is located in relation to the site.
Special Area of Conservation (SAC)	<input type="checkbox"/>	
Special Protection Area (SPA)	<input type="checkbox"/>	
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	<input type="checkbox"/>	
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input type="checkbox"/>	
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		
Ancient woodland	<input type="checkbox"/>	

Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		<i>Specify features on site and within close proximity to the site or where there is potential for development to impact on a nearby feature/building.</i>
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		<i>Specify where the following exist on site or in immediate proximity.</i>
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related / partly related / poorly related</i>	<i>Note approx. distance to nearest settlement, and how proposed site fits with existing settlement pattern</i>
Access to key facilities (schools, shops, other facilities)	<i>Good / limited / poor</i>	<i>Availability of / proximity to key facilities</i>
Immediate site access – adequacy of access for proposed development	<i>Good / limited / poor</i>	<i>Any significant issues / constraints relating to the immediate site access</i>
Wider transport network	<i>Good / limited / poor</i>	<i>Any significant issues / constraints relating to the wider transport network which may affect the proposed development</i>
Access to public transport	<i>Good / limited / poor</i>	<i>Proximity to nearest bus stop, frequency of services etc.</i>
Access to active travel routes	<i>Good / limited / poor</i>	<i>Proximity to core path network, other footpath provision etc.</i>

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

Highlight any information that has been provided to support proposed development e.g. flood risk assessment, habitat / biodiversity assessment.

STAGE 3: ECOLOGY AND LANDSCAPE

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	
Habitats adjacent to the site	
Nature and scale of development (inc off site effects)	

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	<i>Eg species rich grassland, high quality woodland, wetlands etc</i>
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	
Habitat connections	
ECOPS	<i>Include a separate Ecological Constraints and Potential Plan if necessary</i>
Potential Mitigation	<i>Comments may include extra land beyond the proposed boundary required for compensatory habitat</i>

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	

Summary:

Highlight any surveys (eg NVC/Phase I) that would be needed to help with the inclusion as an allocated site or its boundaries. Also highlight any information that would be required to support proposed development in future and to be included on the LDP e.g. flood risk assessment, habitat / biodiversity assessment, HRA etc.

Overall Ecology Assessment

RED		AMBER		GREEN	
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions
	Siting	
	Design	
Landscape Special Qualities		
Wildland Issues		
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities		
Potential for mitigation		
Potential to complement?		
Potential to enhance?		
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
<ul style="list-style-type: none"> • Listed Building and its setting 		
<ul style="list-style-type: none"> • Scheduled Monument and its setting 		
<ul style="list-style-type: none"> • Conservation Area 		
<ul style="list-style-type: none"> • Gardens and Designed Landscapes 		
<ul style="list-style-type: none"> • Battlefield 		
<ul style="list-style-type: none"> • Other archaeological feature (Canmore) 		

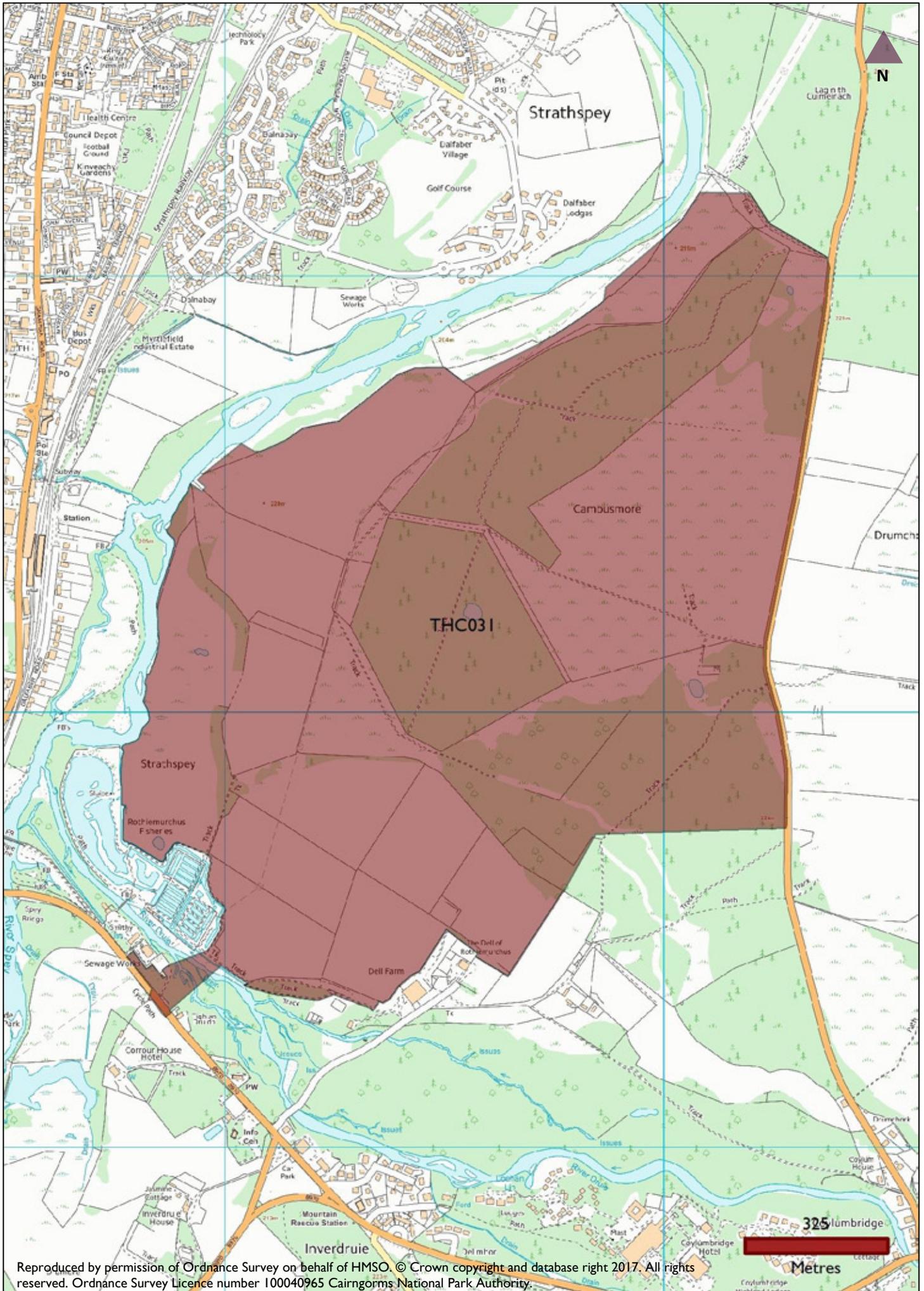
Overall Landscape Assessment

RED		AMBER		GREEN	
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Strategic Settlements

An Camas Mòr
Aviemore
Ballater
Grantown-on-Spey
Kingussie
Newtonmore

AN CAMAS MÒR



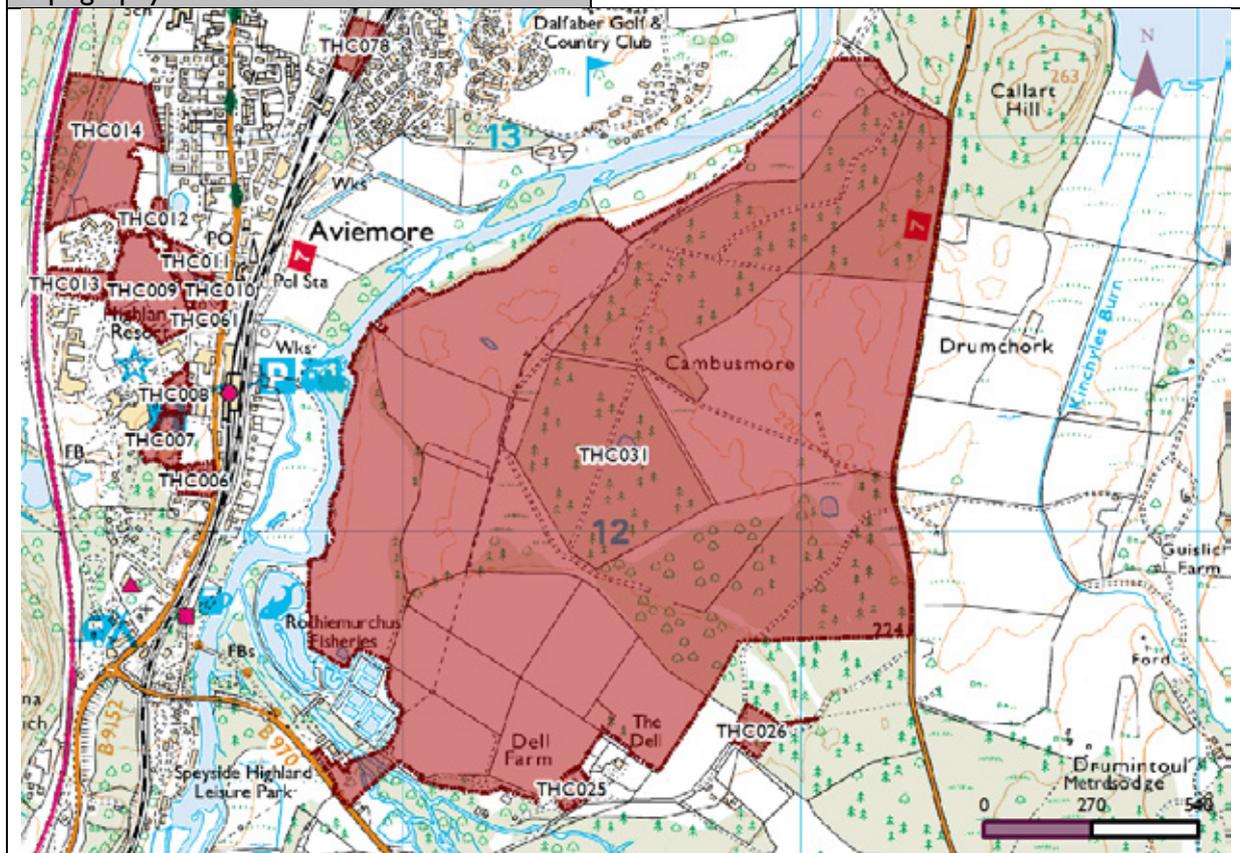
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC031
Site address	An Camas Mor
OS grid reference (if available)	
Site area / size	19.1
Site description: current land use / topography / notable features	Agriculture, Forestry and some recreation



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Proposed use

Proposed use	Housing / mixed use	
Housing	Approx no of houses	-
	Tenure	Private / affordable
	Affordable housing proportion	Up to 40%
Employment / mixed use	Assumed at least 10,000m ²	

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	Extensive area affects much of southern part of site. Covers approximately 20% of area.
River extent: Low probability 1:1000 yrs	✓	Extensive area covers northern part of site. Covers approximately 20% of area.
Surface water extent: Medium probability 1:200 years	✓	Large areas dotted throughout site. Cover approximately 5% of area
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area	✓	Most of site within PVA 05/11

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	Sit overlaps part of River Spey SAC in the south. The SAC runs the length of the site's western boundary.
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Sit overlaps part of River Spey SSSI in the south. The SSSI runs the length of the site's western boundary.
National Nature Reserve		
National Scenic Area	✓	Within Cairngorms NSA
Wild Land		
Other natural heritage considerations		

Ancient woodland	✓	Large area of ancient woodland in centre of site. Covers approximately 30% of area
Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting	✓	Rothiemruchus and Dell Steading, which is a Category B listed building, is adjacent to the site's southern boundary.
Scheduled monument and its setting	✓	Site contains SM Rothiemurchus, palisaded enclosure to NW of Dell Farm (SM9337)
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	Contains 2 NMRs for Dell Palisaded Enclosure (72211 and 15415)

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	The site lies to the east of the existing settlement of Aviemore. The western boundary of An Camas Mor is only around 300m from Aviemore, whereas the eastern boundary is around 1.6km. The River Spey runs between them.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	The nearest service centre is Aviemore which is currently 5.5km by road from the centre of the site. Access to facilities could be significantly improved through the provision of a direct access across the River, which is proposed.
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Access is currently from the B970. Improved road infrastructure will be required to accommodate the scale of development proposed.
Wider transport network	<i>limited</i>	Relatively good access to wider transport network. Site lies just under 7km from the A9 providing access north and south. There is also a good local road network.
Access to public transport	<i>limited</i>	The nearest bus stop is in Coylumbridge and trains and buses available from Aviemore. The scale of the development will require public transport provision on site.
Access to active travel routes	<i>Good / limited</i>	The site is in immediate proximity to core paths along the western boundary. Again, on account of the scale of the proposal, a path network will also be necessary within the development site.

STAGE 1 & 2 ASSESSMENT SUMMARY:

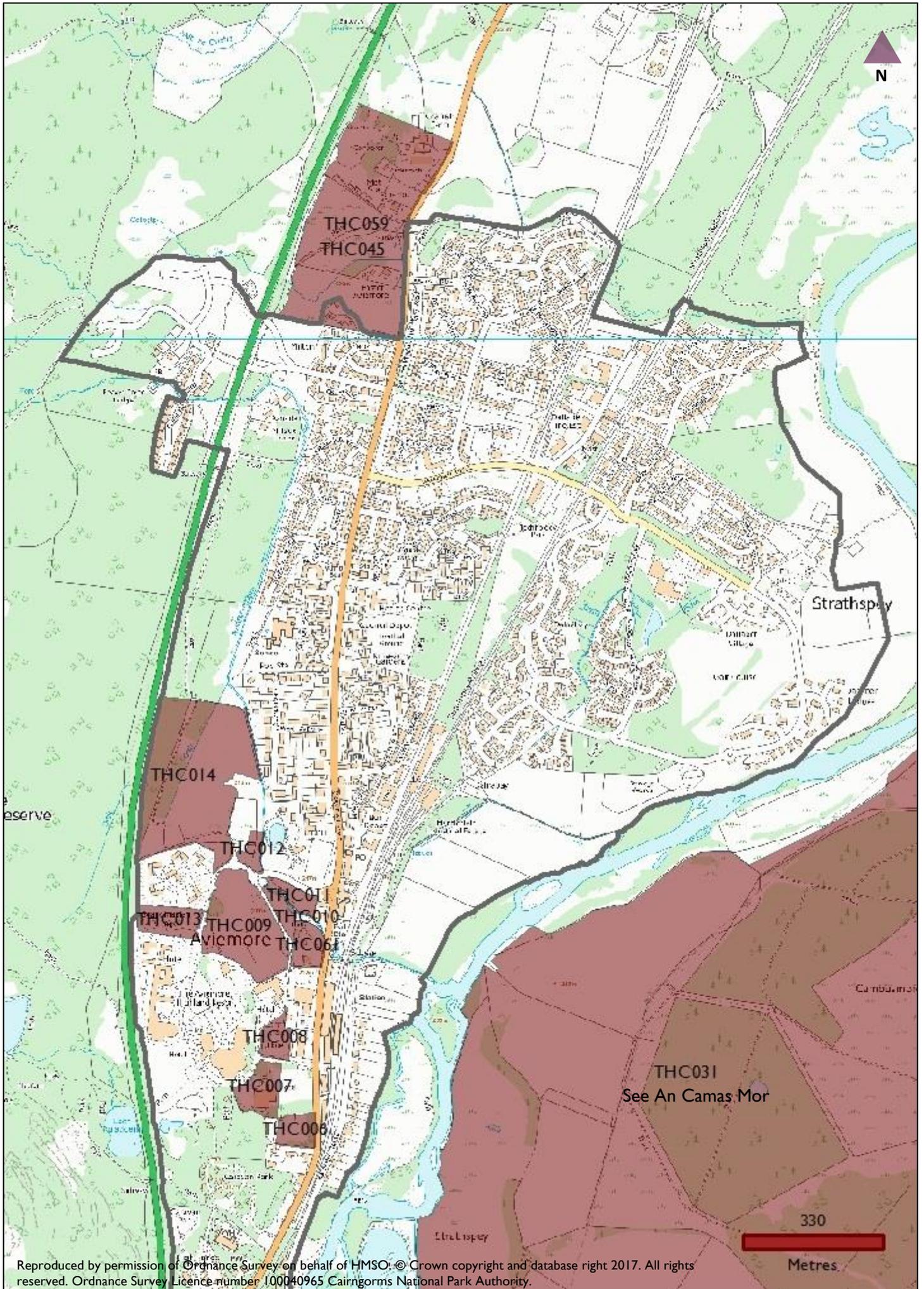
The majority of this site is currently identified for the development of a new community in the existing LDP. At the time of assessment, a planning application for the renewal of planning permission in principle for the site was pending approval subject to the signing of a section 75 agreement. The scale of proposed development is significant in relation to its surroundings and therefore is likely to require extensive mitigation to address the impacts of the development. Improvements to road infrastructure will be required to improve accessibility to the site and to accommodate the scale of additional traffic. Access to local services in Aviemore will be necessary through the provision of a bridge as proposed, public transport provision will be required and extensive mitigation to address the impacts on natural heritage will be required.

It is understood that this submission does not seek to increase the extent or scale of the core development area, but includes additional land for areas that the site promoter indicates are likely to be utilised for supporting infrastructure such as the access road, country park and flood plain compensation. It is not proposed to identify these additional areas in the new LDP at this stage. However, it is considered appropriate to continue to identify the core development area – reflecting the most recent planning application boundary for the site – as part of the established land supply for the Badenoch and Strathspey area.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes – core development area only (as per most recent planning application boundary)

AVIEMORE



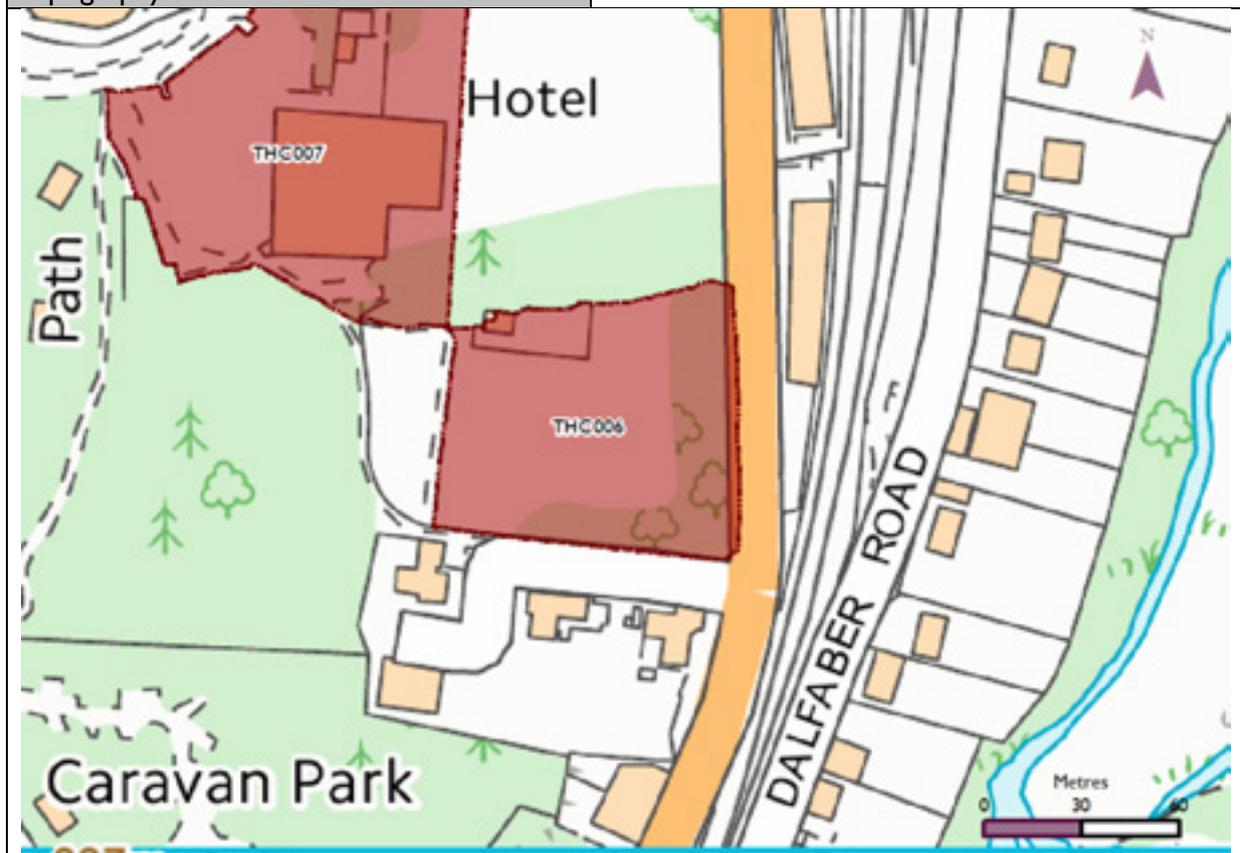
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC006
Site address	Site 9, Highland Resort
OS grid reference (if available)	
Site area / size	0.7
Site description: current land use / topography / notable features	Currently grass land with clusters of mature trees.



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Proposed use

Proposed use	Housing	
Housing	Approx no of houses	TBC
	Tenure	TBC
	Affordable housing proportion	TBC
Employment / mixed use	N/A	

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	About 20% of site
Surface water extent: Low probability 1:1000 yrs	✓	About 20% of site
Potentially Vulnerable Area	✓	Within PVA 05/11

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	About 100m from River Spey SAC
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	About 100m from River Spey SSSI and about 300m from Craigelachie SSSI
National Nature Reserve	✓	About 300m from Craigelachie NNR
National Scenic Area	✓	Cairngorms NSA boundary within 10m
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		

Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies approx. 350m from the centre of Aviemore (shops/ services/ bus stops and train station) and 1.4km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	The site adjoins Grampian road (main road through Aviemore) to the east, with Grampian court immediately to the south.
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site is approx. 350m walking distance to bus stops and rail station.
Access to active travel routes	<i>Good</i>	There is a right of way just to the west of the site and core path within 100m. Site is used for informal access and has good access to wider network around Aviemore.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

Whilst the site lies within the settlement boundary of Aviemore and is well connected to local services and facilities, it provides a significant area of open space and green space in Aviemore important for informal recreation and access. The area is also important to the setting of the Aviemore Highland Resort containing protected trees and development here would be dominant on the streetscape. It is not considered that the site is suitable for development.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Ornamental and native mature trees within amenity grassland (spp. Poor)
Habitats adjacent to the site	Woodland and ancient woodland
Nature and scale of development (inc off site effects)	Housing – unknown number

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	All trees TPO –remove from development site boundary
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	<i>Eg species rich grassland, high quality woodland, wetlands etc</i>
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Bats, breeding birds
Habitat connections	Site provides woodland connectivity through Aviemore
ECOPS	<i>Include a separate Ecological Constraints and Potential Plan if necessary</i>
Potential Mitigation	<i>Comments may include extra land beyond the proposed boundary required for compensatory habitat</i>

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A comprehensive Suds scheme should be produced which details measures to improve water quality and provide wildlife habitat

Summary:

HRA – River Spey SAC – FWPM & Salmon, Kinveachy SPA – Capercaillie disturbance
 Extended Phase I of habitat - Bat survey of trees if any to be removed
 All trees have TPO, the woodland edge should be removed from the site
 A SUDS scheme in this location could be used as part of public amenity space nb 20% of the site is within the 1:200 flood envelope

Overall Ecology Assessment

RED		AMBER		GREEN	x
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		<hr/> <hr/>
Landscape Character issues and sensitivities	Location	<p>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</p> <p>The location of development here would have a significant adverse impact on the character and experience of an important greenspace. This greenspace contributes to the character and quality of the immediate setting and to the settlement of Aviemore as a whole.</p> <p>The location of the development would reduce any future opportunities to enhance the natural heritage, landscape quality and public benefit of this greenspace in the centre of Aviemore, the largest settlement and main destination in the NP.</p>
	Siting	The area between the 4 Seasons Hotel and Grampian Road, and its ongoing management as a high quality greenspace, is critical to reducing the potential landscape impact of the Four Seasons hotel.
	Design	
Landscape Special Qualities		<p>Relevant landscape toolkit priorities of aviemore</p> <ul style="list-style-type: none"> • People value the trees, forest and woodland in and around where they live. • Peace and quiet and space and the opportunities that provides for recreation.
Wildland Issues		Nil
Landscape Capacity for Housing Report – status of site		Not included
Visual issues and sensitivities		Very sensitive location in centre of aviemore
Potential for mitigation		No
Potential to complement?		No
Potential to enhance?		No
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
<ul style="list-style-type: none"> • Listed Building and its setting 		
<ul style="list-style-type: none"> • Scheduled Monument and its setting 		

• Conservation Area	
• Gardens and Designed Landscapes	
• Battlefield	
• Other archaeological feature (Canmore)	

Overall Landscape Assessment

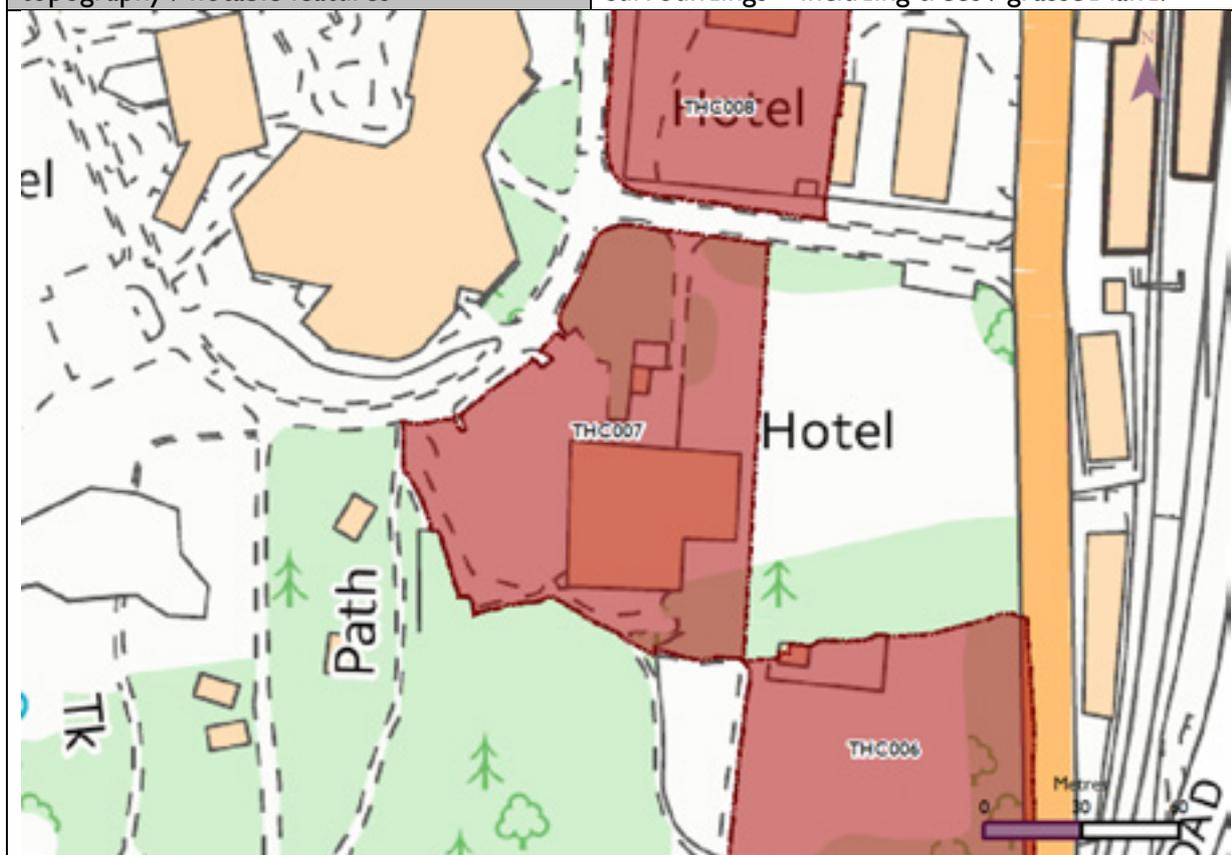
RED	x	AMBER		GREEN	
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC007
Site address	Site 8, Highland Resort
OS grid reference (if available)	
Site area / size	1.0
Site description: current land use / topography / notable features	Site currently contains a hotel, car park and some surroundings – including trees / grassed land.



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Proposed use

Proposed use	Housing	
Housing	Approx no of houses	TBC
	Tenure	TBC
	Affordable housing proportion	TBC
Employment / mixed use	N/A	

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area	✓	Within PVA 05/11

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	Within 300m of River Spey SAC
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Within 300m of River Spey SSSI and about 300m of Craigelachie SSSI
National Nature Reserve	✓	Within 300m of Craigelachie NNR
National Scenic Area	✓	About 100m from Cairngorms NSA boundary
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	Ancient woodland is adjacent to southern boundary and overlaps with about 5% of the site.

Natural and semi-natural woodland	✓	Ancient woodland is adjacent to southern boundary and overlaps with about 5% of the site.
Tree preservation order (TPO)		
Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	Hotel is on the National Monuments Record – Four Seasons Hotel

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Right of way runs through site

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies approx.. 200m from the centre of Aviemore (shops/ services/ bus stops and train station) and 1.3km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an existing access from the road network within the AHR and the site just off Grampian road (main road through Aviemore).
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site is approx.. 200m walking distance to bus stops and rail station.
Access to active travel routes	<i>Good</i>	There is a right of way through the site and core path within 100m. Site has good access to wider network around Aviemore.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

The site lies within the settlement boundary of Aviemore and is well connected to local services and facilities. The site contains the existing Strathspey Hotel, part of the Aviemore Highland Resort, however the proposal is to develop this site for housing. Whether this is done through the conversion of the existing hotel or as a new development, overall there are no over-riding constraints to development and the site provides a suitable opportunity for future development.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes – as part of a wider mixed use allocation for the AHR site

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Site of four seasons hotel and car park
Habitats adjacent to the site	Ancient Woodland
Nature and scale of development (inc off site effects)	Unclear – another hotel, housing?

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	5% of site at southern edge
Tree preservation order (TPO)	Yes all trees
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Bats and breeding birds, swallows, house martins, swifts
Habitat connections	
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Additional planting on the site – bat and breeding bird provision in any new buildings

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A comprehensive Suds scheme should be produced which details measures to improve water quality and provide wildlife habitat

Summary:

Unclear whether development would involve construction of a new hotel or not – if there was an increase in people living on or using the site – possible for HRA to look at impacts of increased recreation on capercaillie and increased production of wastewater on River Spey
The building would require a survey for bats and breeding birds – swifts, house martins and swallows

Overall Ecology Assessment

RED		AMBER		GREEN	x
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		4 seasons hotel, identified for housing, type not specified e.g apartments?
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Site limited to footprint of the existing hotel and immediate surrounds. Check if trees covered by blanket TPO
	Siting	Very prominent site both locally and further afield (if a high building)
	Design	Design and associated landscaping to reflect prominence of site. Building should have landmark quality
Landscape Special Qualities		Building intrudes into views from many places in the strath and elevated locations which overlook aviemore; Landscapes both cultural and natural, broad farmed strath, grand panoramas and framed views,
Wildland Issues		Current building visible from within wild land areas; monadhliath and cairngorms
Landscape Capacity for Housing Report – status of site		Not included
Visual issues and sensitivities		Site prominent, current building visually intrusive throughout much of local area
Potential for mitigation		Yes, more sensitive design
Potential to complement?		Limited
Potential to enhance?		Better design will improve on existing situation
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
<ul style="list-style-type: none"> • Listed Building and its setting 		
<ul style="list-style-type: none"> • Scheduled Monument and its setting 		
<ul style="list-style-type: none"> • Conservation Area 		
<ul style="list-style-type: none"> • Gardens and Designed Landscapes 		
<ul style="list-style-type: none"> • Battlefield 		
<ul style="list-style-type: none"> • Other archaeological feature (Canmore) 		

Overall Landscape Assessment

RED		AMBER		GREEN	
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC008
Site address	Site 7, Highland Resort
OS grid reference (if available)	
Site area / size	0.6
Site description: current land use / topography / notable features	Site is currently redundant – over grown trees and vegetation with unused building in the centre (former hotel).



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Proposed use

Proposed use	Housing	
Housing	Approx no of houses	TBC
	Tenure	TBC
	Affordable housing proportion	TBC
Employment / mixed use	N/A	

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area	✓	Within PVA 05/11

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	Within 300m of River Spey SAC
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Within 300m of River Spey SSSI and about 300m of Craigelachie SSSI
National Nature Reserve	✓	Within 300m of Craigelachie NNR
National Scenic Area	✓	About 100m from Cairngorms NSA boundary
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		

Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting	✓	Site is adjacent to Category C listed building – Cairngorm Hotel
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Right of way runs through site

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies approx.. 200m from the centre of Aviemore (shops/ services/ bus stops and train station) and 1.3km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an existing access from The road network within the AHR and the site just off Grampian road (main road through Aviemore).
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site is approx.. 200m walking distance to bus stops and rail station.
Access to active travel routes	<i>Good</i>	There is a right of way through the site and core path within 100m. Site has good access to wider network around Aviemore.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

The site lies within the settlement boundary of Aviemore and is well connected to local services and facilities. The site is previously developed and contains a number of mature trees that contribute to the setting of AHR and which should be retained as far as possible. Overall there are no over-riding constraints to development and the site provides a suitable opportunity for future development.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes – as part of a wider mixed use allocation for the AHR site

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	The site contains derelict tennis courts and a building which is likely to have been staff HQ, the site is bounded by mature lime and pine (Monterey or Corsican) they are all protected by TPO
Habitats adjacent to the site	Woodland , built development
Nature and scale of development (inc off site effects)	Unclear how much housing

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	Yes all trees – blanket TPO for the site
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Bats, reptiles
Habitat connections	Provides woodland connection to the rest of the AHR, the site is bounded by mature trees
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Retain trees around the boundary of the site, additional woodland planting through the site would increase woodland network and could be integrated with a Suds proposal

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A comprehensive Suds scheme should be produced which details measures to improve water quality and provide wildlife habitat

Summary:

HRA River Spey – increased wastewater, Kinveachy SPA –Increased disturbance to capercaillie
 Extended Phase I survey to look for potential for protected species, likely to be bats, reptiles and breeding birds
 Trees round perimeter of the site should be removed from the site allocation

Overall Ecology Assessment

RED		AMBER		GREEN	X
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		0.6 Ha site proposed for housing behind Cairngorms hotel
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Derelict site (former pleasure gardens of Cairngorms Hotel), surrounded by some magnificent mature trees (broadleaves and coniferous). Check if covered by AHR blanket TPO
	Siting	Site is on rising ground at rear of Cairngorm hotel. The large trees on this site are very significant locally (in the settlement) and also read in the wider landscape in more distant views
	Design	Design of housing on this site would need to respect and protect the trees and amenity of Cairngorms hotel. Housing should not dominate the setting of the Cairngorms hotel (grade II listed building).
Landscape Special Qualities		Relevant landscape toolkit values; <ul style="list-style-type: none"> • People value the trees, forest and woodland in and around where they live trees will have historical significance
Wildland Issues		Nil
Landscape Capacity for Housing Report – status of site		Not specified
Visual issues and sensitivities		Prominent site tho currently screened by trees. The derelict building on the site is little visible
Potential for mitigation		Yes but requires high quality of design, careful placement of buildings and access, and retention and management of trees
Potential to complement?		N/A
Potential to enhance?		Potential to enhance derelict site
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
• Listed Building and its setting		
• Scheduled Monument and its setting		
• Conservation Area		
• Gardens and Designed Landscapes		
• Battlefield		

<ul style="list-style-type: none"> • Other archaeological feature (Canmore) 	
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Overall Landscape Assessment

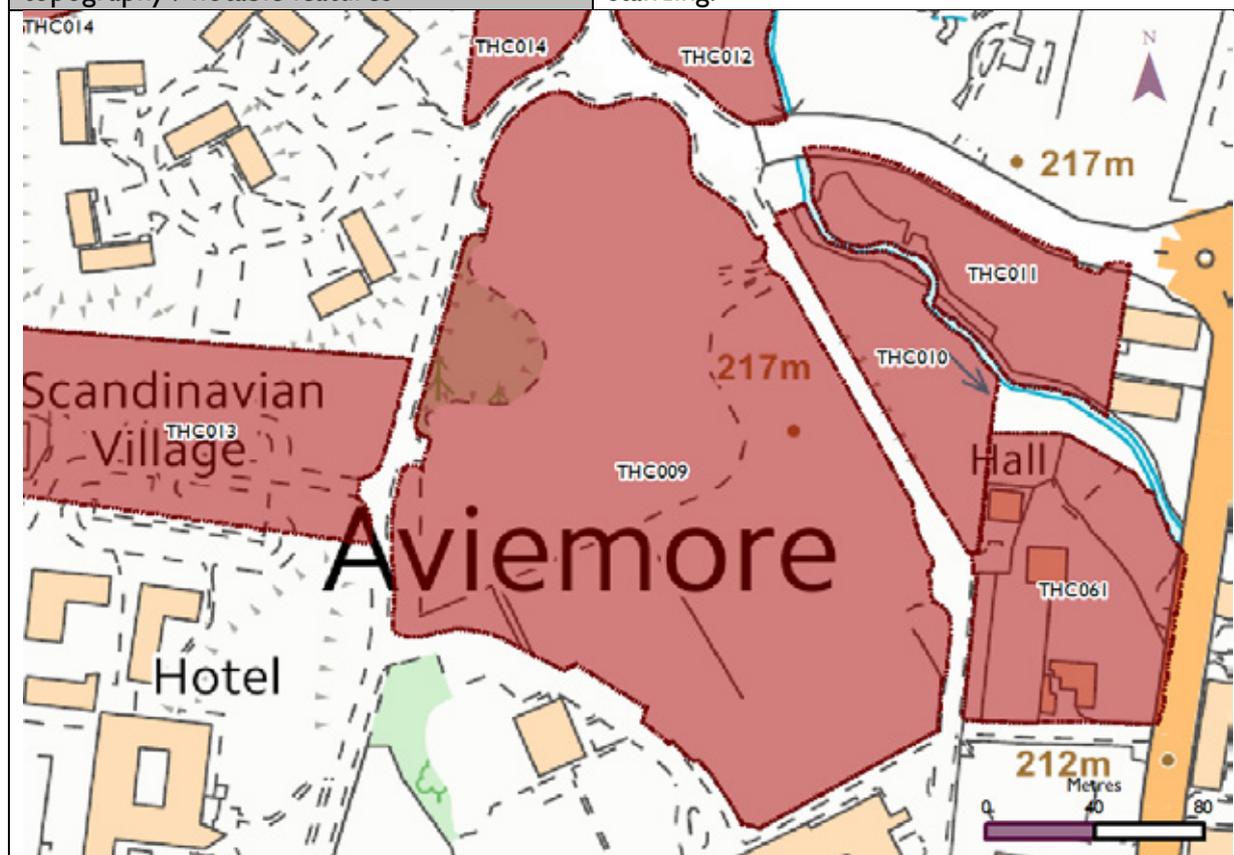
RED		AMBER		GREEN	x
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC009
Site address	Site 6, Highland Resort
OS grid reference (if available)	
Site area / size	3.5
Site description: current land use / topography / notable features	Site currently a mixture of grass land and hard standing.



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Proposed use

Proposed use		Mixed Use
Housing	Approx no of houses	TBC
	Tenure	TBC
	Affordable housing proportion	TBC
Employment / mixed use		N/A

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	Several areas of potential flooding in southern part of site. Represents about 15% of site area
Surface water extent: Low probability 1:1000 yrs	✓	Several areas of potential flooding in southern part of site. Represents about 15% of site area
Potentially Vulnerable Area	✓	Within PVA 05/11

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	Within 100m of River Spey SAC
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Within 100m of River Spey SSSI and about 200m of Craigelachie SSSI
National Nature Reserve	✓	Within 200m of Craigelachie NNR
National Scenic Area	✓	About 120m from Cairngorms NSA boundary
Wild Land		
Other natural heritage considerations		
Ancient woodland		

Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting	✓	
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	Two National Monuments Records within site – Aviemore Centre District Heating System and Aviemore Central Go Cart Track

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Core path runs along western edge of site

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies within 300m of the centre of Aviemore (shops/ services/ bus stops and train station) and 1km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an existing access from The road network within the AHR and the site is in very close proximity to Grampian road (main road through Aviemore).
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site is in less than 300m walking distance to bus stops and rail station.
Access to active travel routes	<i>Good</i>	There is a core path running along western edge of the site and good access to wider network around Aviemore.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

The site lies within the settlement boundary of Aviemore and is well connected to local services and facilities. There are no over-riding constraints to development and the site provides a suitable opportunity for future development.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes – as part of a wider mixed use allocation for the AHR site

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Large area of amenity grassland which has birds foot trefoil, eyebright and prunella vulgaris , leylandii or cypressa stand in the middle of the site and a small patch of birch woodland, hard standing
Habitats adjacent to the site	Woodland, amenity grassland and built development
Nature and scale of development (inc off site effects)	Potentially large scale development

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Small patch of birch woodland
Species likely to require survey at LDP or later stage – eg CNAP species	-
Possible protected species	-
Habitat connections	Provides little habitat value
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Lots of opportunity to enhance this site for wildlife benefit including tree planting, meadow mix in grassland areas and a good Suds scheme to use the water generated creatively

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A comprehensive Suds scheme must be produced which details measures to improve water quality and provide wildlife habitat

Summary:

HRA – Kinveachy SPA – Capercaillie disturbance

River Spey – FWPM, salmon

Opportunity to improve habitat value of this area and provide green corridors to adjacent sites THC061, 011.010, 013,012,014, 08, the Suds scheme can form part of this.

Remove small stand of birch woodland from the development boundary

Overall Ecology Assessment

RED		AMBER		GREEN	x
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		Housing, large scale
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Open site, short-cut amenity grass and hard surfaced area, a few stands of nice broaleaves and lines of tall lawsons cypress, possibly former hedges or screening Fine views towards cairngorm massif
	Siting	The site is central to the settlement but is little visible /overlooked. It is 'recessive' in terms of the way the settlement is experienced.
	Design	Scope for sig no. of houses and green infrastructure
Landscape Special Qualities		Wide panoramas and framed views
Wildland Issues		Nil
Landscape Capacity for Housing Report – status of site		Not included
Visual issues and sensitivities		Views from Craiggellachie on to site.
Potential for mitigation		Green framework to give high amenity and reduce visual impact from craiggellachie. Pedestrian routes through site
Potential to complement?		Yes
Potential to enhance?		Consider function of the site in context of wider village centre and particularly with regard to car-parking
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
• Listed Building and its setting		
• Scheduled Monument and its setting		
• Conservation Area		
• Gardens and Designed Landscapes		
• Battlefield		
• Other archaeological feature (Canmore)		

Overall Landscape Assessment

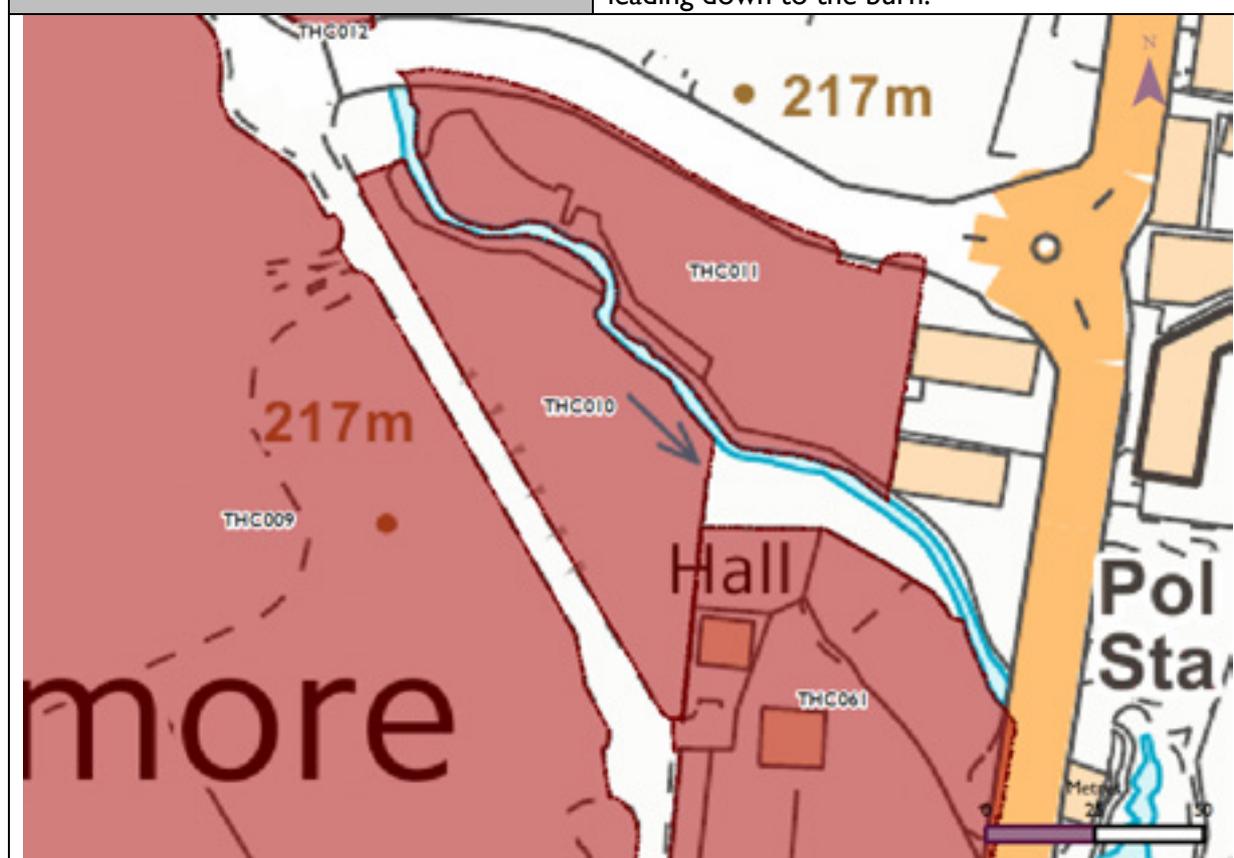
RED		AMBER		GREEN	x
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC010
Site address	Site 5, Highland Resort
OS grid reference (if available)	
Site area / size	0.4
Site description: current land use / topography / notable features	Site contains small area of grassed land with denser woodland along the north eastern edge adjacent to the burn. There is also a steep slope leading down to the burn.



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Proposed use

Proposed use	Housing	
Housing	Approx no of houses	TBC
	Tenure	TBC
	Affordable housing proportion	TBC
Employment / mixed use	N/A	

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	Small area of site along its north-eastern boundary. Less than 5%
River extent: Low probability 1:1000 yrs	✓	Small area of site along its north-eastern boundary. Less than 5%
Surface water extent: Medium probability 1:200 years	✓	Very small area along north-eastern boundary.
Surface water extent: Low probability 1:1000 yrs	✓	Very small area along north-eastern boundary.
Potentially Vulnerable Area	✓	Within PVA 05/11

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	Within 100m of River Spey SAC
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Within 100m of River Spey SSSI and about 200m of Craigelachie SSSI
National Nature Reserve	✓	Within 200m of Craigelachie NNR
National Scenic Area	✓	About 120m from Cairngorms NSA boundary
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		x

Tree preservation order (TPO)		
Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies within 500m of the centre of Aviemore (shops/ services/ bus stops and train station) and approx.. 700m (walking on core path) / 1.2km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site can be accessed from a minor road on the AHR site but site is raised above road and in close proximity to Grampian road (main road through Aviemore).
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site is in less than 400m walking distance to bus stops and rail station.
Access to active travel routes	<i>Good</i>	Site is in immediate proximity to core paths and wider network around Aviemore.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

The site lies within the settlement boundary of Aviemore and is well connected to local services and facilities. It is contained by an established strip of woodland along the north/ north eastern boundary (adjacent to the burn) and has a steep slope down to the burn which restricts the potential area for development in the south west. An appropriate buffer is required between development and burn.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes – as part of a wider mixed use allocation for the AHR site

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	The site is currently 50% amenity grassland and 50% woodland /riparian corridor
Habitats adjacent to the site	Aviemore Burn
Nature and scale of development (inc off site effects)	Impacts on the burn from construction and operational run-off and loss of riparian habitat

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	Aviemore Burn becomes part of Spey SAC across the main Aviemore road – risk of pollution during construction or operation of the site – Suds as mitigation, disturbance to otter
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	<i>Riparian woodland of interest for habitat provision</i>
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Otter, water vole, bat, breeding birds
Habitat connections	Provides an important riparian linkage along the Aviemore Burn – otters use this route
ECOPS	<i>Include a separate Ecological Constraints and Potential Plan if necessary</i>
Potential Mitigation	<i>Remove the woodland riparian corridor from the proposed site boundary</i>

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A comprehensive Suds scheme must be produced which details measures to improve water quality and provide wildlife habitat

Summary:

*HRA – impacts on River Spey SAC FWPM and salmon from pollution and otter from disturbance
 Kinveachy SPA-Impacts on capercaillie disturbance
 Extended phase I survey with assessment for potential to support protected species – bats, otter, water vole and breeding birds*

Riparian corridor woodland should be removed from site boundary to leave amenity grassland habitat (protected species survey still required due to possibility of breeding otter close by)

Overall Ecology Assessment

RED	X riparian woodland corridor	AMBER		GREEN	X
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		Housing
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Tight site. Amenity grass and trees, steep slope to burn.
	Siting	Should be retained as amenity site and access developed along burn to Grampian road
	Design	Pedestrian access down slope through trees from upper grass area
Landscape Special Qualities		Ref aviemore landscape values
Wildland Issues		Nil
Landscape Capacity for Housing Report – status of site		Not included
Visual issues and sensitivities		
Potential for mitigation		Amenity mitigation, design and access
Potential to complement?		
Potential to enhance?		
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
• Listed Building and its setting		
• Scheduled Monument and its setting		
• Conservation Area		
• Gardens and Designed Landscapes		
• Battlefield		
• Other archaeological feature (Canmore)		

Overall Landscape Assessment

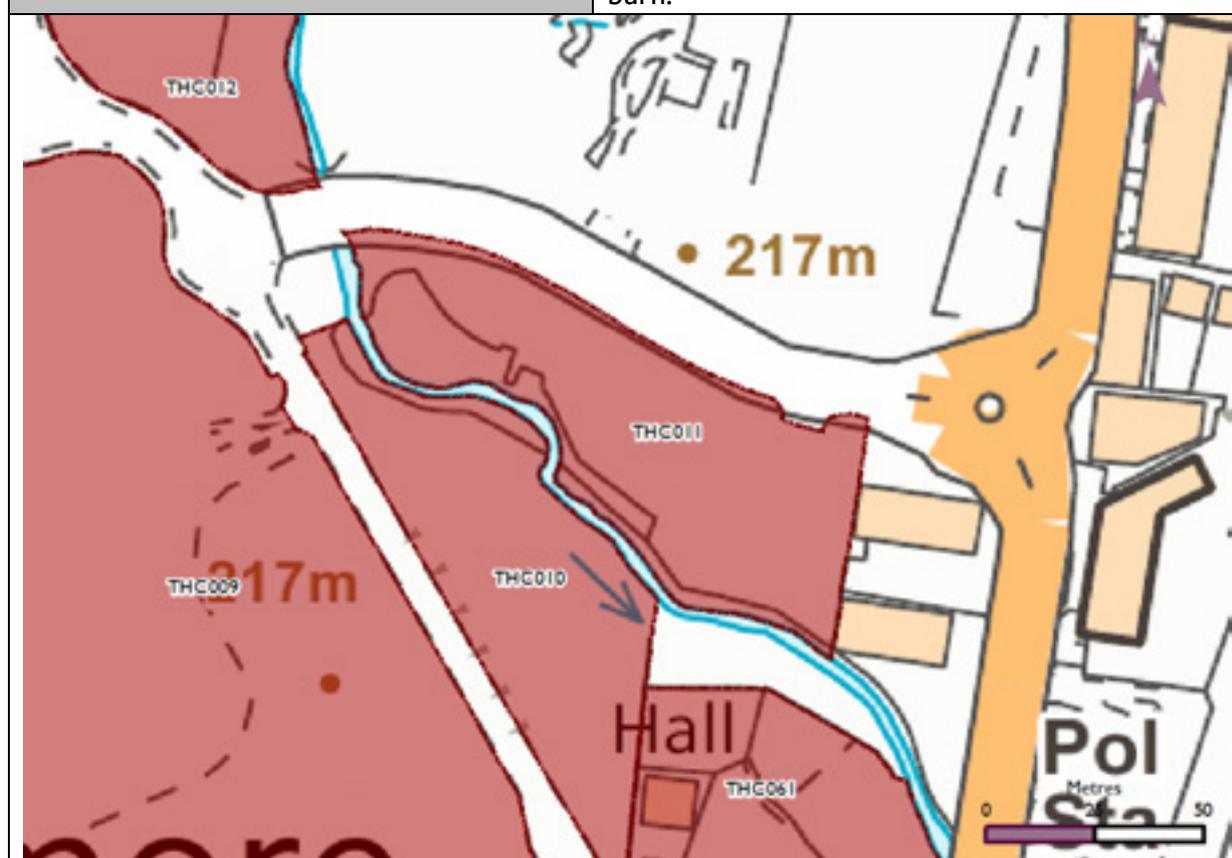
RED	x	AMBER		GREEN	
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC011
Site address	Site 4, Highland Resort
OS grid reference (if available)	
Site area / size	0.5
Site description: current land use / topography / notable features	Site currently contains grassland with a strip of trees / woodland along the southern boundary. There is also a steep slope leading down to the burn.



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Proposed use

Proposed use	Housing	
Housing	Approx no of houses	TBC
	Tenure	TBC
	Affordable housing proportion	TBC
Employment / mixed use	N/A	

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	Small area of site along its western boundary. Less than 10%
River extent: Low probability 1:1000 yrs	✓	Small area of site along its western boundary. Less than 10%
Surface water extent: Medium probability 1:200 years	✓	Very small area along western boundary. Less than 10%
Surface water extent: Low probability 1:1000 yrs	✓	Very small area along western boundary. Less than 10%
Potentially Vulnerable Area	✓	Within PVA 05/11

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	Within 100m of River Spey SAC
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Within 100m of River Spey SSSI and about 200m of Craigelachie SSSI
National Nature Reserve	✓	Within 200m of Craigelachie NNR
National Scenic Area	✓	About 120m from Cairngorms NSA boundary
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		

Tree preservation order (TPO)		
Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	Site just north of boundary – Aviemore House

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related / partly related / poorly related</i>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies within 500m of the centre of Aviemore (shops/ services/ bus stops and train station) and approx.. 700m (walking on core path) / 1.2km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an existing access from adjacent site (Blacks) and lies just off Grampian road (main road through Aviemore).
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site is in less than 400m walking distance to bus stops and rail station.
Access to active travel routes	<i>Good</i>	There is a core path within 100m and good access to wider network around Aviemore.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

The site lies within the settlement boundary of Aviemore and is well connected to local services and facilities. Over half of the site (south western portion) is covered by an established strip of woodland adjacent to the burn. There is also a steep slope leading down to the burn which considerably restricts the potential area for development. It is considered that any development should be contained to the open part of the site in the north east.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes – as part of a wider mixed use allocation for the AHR site

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	steeply wooded bank leading down to Aviemore Burn with a small section of amenity grassland
Habitats adjacent to the site	Riparian Woodland, Aviemore Burn
Nature and scale of development (inc off site effects)	Run-off impact on burn, loss of riparian habitat

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	Aviemore Burn part of the Spey SAC immediately ds of the site
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	<i>Riparian woodland</i>
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Otter (they use the Aviemore Burn), possible water vole,
Habitat connections	Connection through the burn to Spey SAC and woodland corridor further downstream and upstream
ECOPS	Yes for site
Potential Mitigation	Removal of the majority of this site from the proposal retaining the grassland and fairground area for development. Good opportunity here to increase flood storage area and create wet woodland (otter habitat) – especially as will be more development upstream

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	Yes some of site floods
SUDs	A comprehensive Suds scheme must be produced which details measures to improve water quality and provide wildlife habitat

Summary:

HRA River Spey SAC – otter, FWPM, Salmon and lamprey

The woodland habitat should be retained, otters use the Aviemore Burn and gradually suitable habitat is disappearing for development purposes. There is a good opportunity to incorporate this area into wet woodland and create additional habitat for otter to help mitigate against increased development upstream of the site – Integrated habitat creation/management plan for the site to link with other waterways. (should ensure provision for otter to cross the road/ pass under the road culvert safely)

Overall Ecology Assessment

RED	X riparian woodland	AMBER		GREEN	x
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		Small site opposite supermarket site, proposed for housing			
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Prominent site, close to roundabout at north end of Grampian road. Most of site is steeply sloping to burn and wooded, available developable extent very small			
	Siting	Surrounding land use all economic development. Character is more retail than residential			
	Design	Small footprint building retaining all woodland and north western end of site as amenity landscaping . this is the crossing point over the Milton burn and forms 'entry' to site 9			
Landscape Special Qualities		Ref landscape priorities for aviemore			
Wildland Issues		Nil			
Landscape Capacity for Housing Report – status of site		Not included			
Visual issues and sensitivities		Prominent site			
Potential for mitigation		If built footprint is kept to a minimum			
Potential to complement?					
Potential to enhance?					
Archaeological and Cultural/built Heritage		Comments / detail / mitigation			
• Listed Building and its setting					
• Scheduled Monument and its setting					
• Conservation Area					
• Gardens and Designed Landscapes					
• Battlefield					
• Other archaeological feature (Canmore)					

Overall Landscape Assessment

RED	For housing possibility for small scale retail/economic	AMBER		GREEN	
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC012
Site address	Site 3, Highland Resort
OS grid reference (if available)	
Site area / size	0.4
Site description: current land use / topography / notable features	Currently rough grassed area.



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Proposed use

Proposed use	Housing	
Housing	Approx no of houses	TBC
	Tenure	TBC
	Affordable housing proportion	TBC
Employment / mixed use	N/A	

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	Western boundary of site within area.
River extent: Low probability 1:1000 yrs	✓	Western boundary of site within area.
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area	✓	Within PVA 05/11

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	Within 300m of River Spey SAC
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Within 300m of River Spey SSSI and about 300m of Craigelachie SSSI
National Nature Reserve	✓	Within 300m of Craigelachie NNR
National Scenic Area	✓	About 300m from Cairngorms NSA boundary
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		

Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Core path runs along short section of western boundary.

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies within 500m of the centre of Aviemore (shops/ services/ bus stops and train station) and approx.. 700m (walking on core path) / 1.2km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an established access to the site developed as part of the existing planning permissions, just off Grampian Road (main route through Aviemore).
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site lies approx. 500m from bus stops and train station.
Access to active travel routes	<i>Good</i>	There is a core path immediately adjacent to the western part of the site and good access to the wider network around Aviemore.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

The site lies within the settlement boundary of Aviemore and is well connected to local services and facilities. Site forms part of an existing implemented planning permission for 21 houses. There is a contained area of flood risk along eastern boundary of the site.

The site is now well progressed and is considered suitable as a preferred option.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes – as part of a wider mixed use allocation for the AHR site

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	0.4 ha mainly annual meadow grass, thistle and rosebay willowherb, riparian woodland along edge of Aviemore Burn
Habitats adjacent to the site	Aviemore Burn
Nature and scale of development (inc off site effects)	Housing – potential for construction and operational run-off into the Aviemore Burn

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	Aviemore Burn turns into River Spey Sac within 150-200m – FWPM, salmon, lamprey and otter
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Aviemore Burn and riparian woodland corridor, the other side of the burn has recently been cleared resulting in a significant loss of habitat and also barrier to run-off, this should not happen on this side too!
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Otter (they use the Aviemore Burn), possible water vole, bats if mature trees present
Habitat connections	Connection through the burn to Spey SAC and woodland corridor further downstream
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Removal of the woodland/scrub riparian strip from the site boundary

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A comprehensive Suds scheme must be produced which details measures to improve water quality and provide wildlife habitat

Summary:

The site has planning permission, the woodland scrub riparian boundary should be removed from the site allocation as it provides important otter corridor habitat and acts as a vegetative barrier to stop silt and nutrient laded run-off reaching the burn
Survey for otter and water vole and bat if trees are to be removed prior to construction.

HRA will be required.

Overall Ecology Assessment

RED	X woodland /scrub strip boundary on eastern edge	AMBER		GREEN	X 90% of the site
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		Housing. There is an existing permission on part of this site
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions A wedge-shaped site on western side of Milton burn opposite supermarket site.
	Siting	Level site, rough grassland. No screening/separation between supermarket site and this site. The Milton burn is a key part of the landscape infrastructure of aviemore. the riparian corridor should be enhanced here and green infrastructure enhanced as well as separating residential development from commercial
	Design	Broad swathe along Milton burn to be retained for landscaping
Landscape Special Qualities		Landscape priorities
Wildland Issues		Nil
Landscape Capacity for Housing Report – status of site		Not included
Visual issues and sensitivities		Prominent site from internal road network
Potential for mitigation		Yes, by only partly developing the site for housing
Potential to complement?		
Potential to enhance?		
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
• Listed Building and its setting		
• Scheduled Monument and its setting		
• Conservation Area		
• Gardens and Designed Landscapes		
• Battlefield		
• Other archaeological feature (Canmore)		

Overall Landscape Assessment

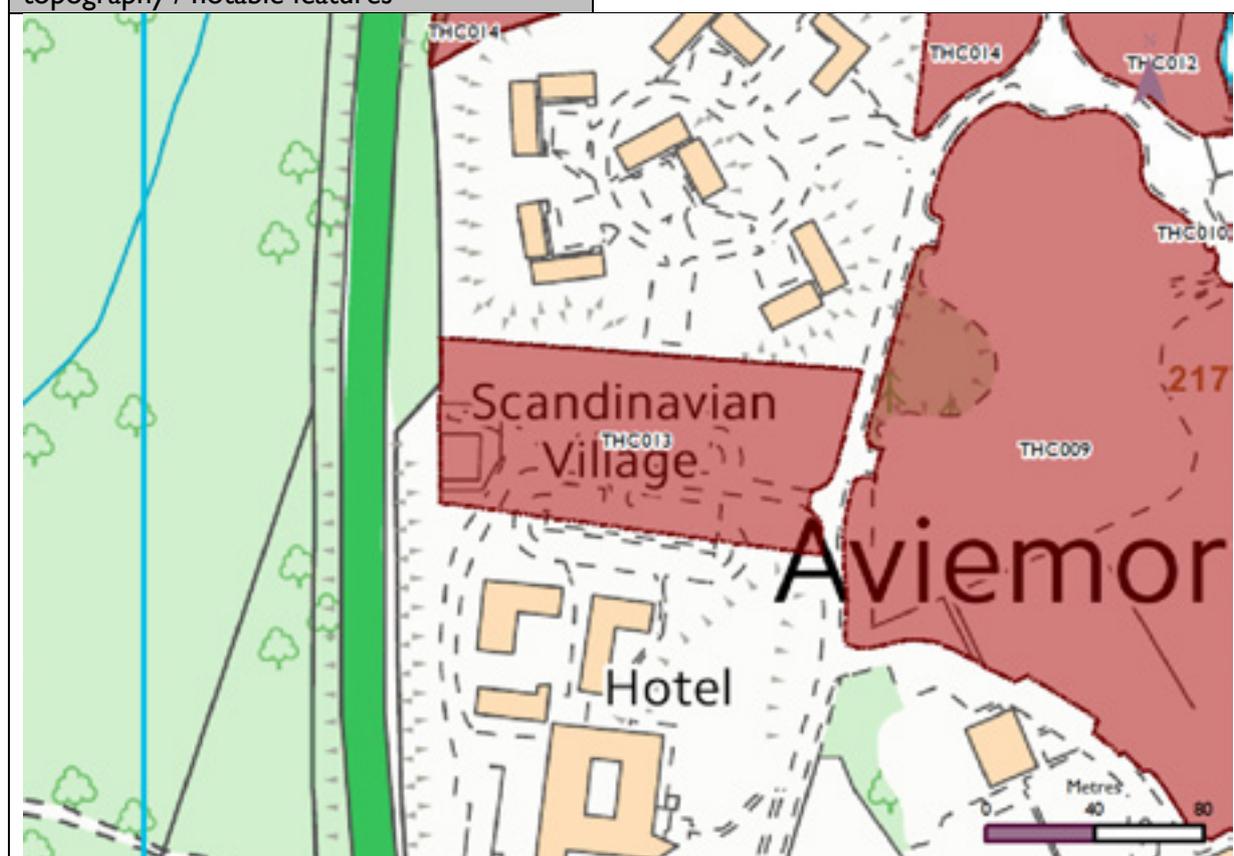
RED		AMBER	X	GREEN	
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC013
Site address	Site 2, Highland Resort
OS grid reference (if available)	
Site area / size	0.9
Site description: current land use / topography / notable features	Mixed use



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Proposed use

Proposed use	Housing	
Housing	Approx no of houses	TBC
	Tenure	TBC
	Affordable housing proportion	TBC
Employment / mixed use	N/A	

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area	✓	Within PVA 05/11

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	Around 300m from River Spey SAC
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Within 50m of Craigellachie SSSI
National Nature Reserve	✓	Within 50m of Craigellachie NNR
National Scenic Area	✓	Around 300m from Cairngorms NSA
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat		

Prime agricultural land		
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3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Core path runs near western boundary of site

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies approx.. 400m from the centre of Aviemore (shops/ services/ bus stops and train station) and 1.2km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an existing access from The road network within the AHR and the site is in very close proximity to Grampian road (main road through Aviemore).
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site is approx 400m walking distance to bus stops and rail station.
Access to active travel routes	<i>Good</i>	There is a core path running along eastern edge of the site and good access to wider network around Aviemore.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

The site lies within the settlement boundary of Aviemore and is well connected to local services and facilities. There are no over-riding constraints to development and the site provides a suitable opportunity for future development.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes – as part of a wider mixed use allocation for the AHR site

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Site already has road infrastructure running through it for access to Scandanavian Village – most of habitat is amenity grassland with occasional trees (birch)
Habitats adjacent to the site	Amenity grassland
Nature and scale of development (inc off site effects)	

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	<i>Eg species rich grassland, high quality woodland, wetlands etc</i>
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	bats
Habitat connections	Limited at moment apart from small strip on western edge bordering A9
ECOPS	<i>Include a separate Ecological Constraints and Potential Plan if necessary</i>
Potential Mitigation	<i>The site should link into landscape proposals for THC009 and provide an integrated green network throughout the AHR, any trees lost should be replanted on 3:1 basis</i>

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A comprehensive Suds scheme must be produced which details measures to improve water quality and provide wildlife habitat

Summary:

HRA – capercaillie disturbance

HRA – River Spey SAC – pollution and increased wastewater production

Opportunity to link in green network habitat creation with other areas of the Aviemore Highland resort, the Suds scheme should form part of this.

Overall Ecology Assessment

RED		AMBER		GREEN	x
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		Housing
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Opposite side of road from AHR large site. Area of short cut grass surrounded by trees.
	Siting	Relates to central housing site at 009, no major landscape issues
	Design	Landscape design to link across road to 009. Housing design to relate to staff accommodation blocks. Maintain adequate screening between site and A9
Landscape Special Qualities		Panoramic and framed views to Craigellachie and Cairngorms
Wildland Issues		Nil
Landscape Capacity for Housing Report – status of site		Not included
Visual issues and sensitivities		Close to A9
Potential for mitigation		Yes
Potential to complement?		
Potential to enhance?		
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
• Listed Building and its setting		
• Scheduled Monument and its setting		
• Conservation Area		
• Gardens and Designed Landscapes		
• Battlefield		
• Other archaeological feature (Canmore)		

Overall Landscape Assessment

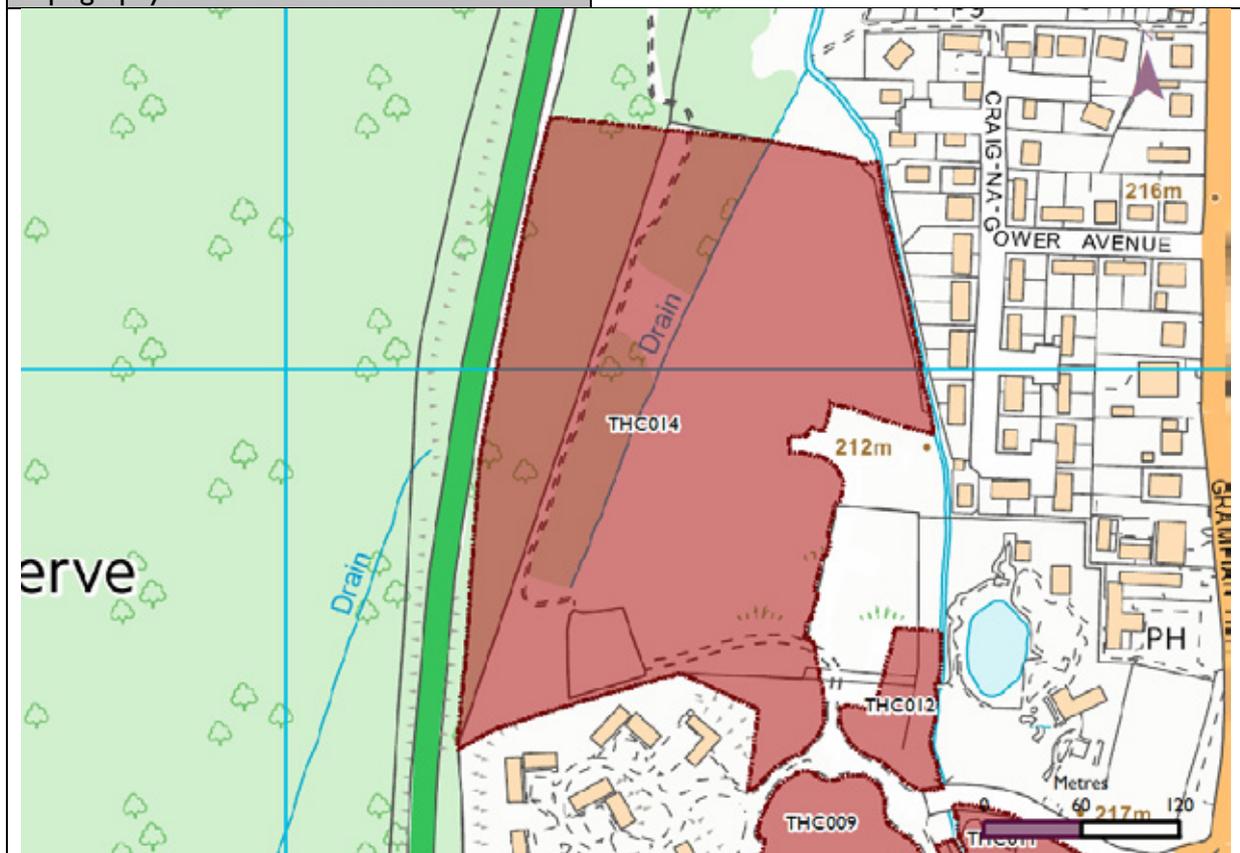
RED		AMBER		GREEN	x
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC014
Site address	Site 1, Highland Resort
OS grid reference (if available)	
Site area / size	8.0
Site description: current land use / topography / notable features	Residential



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Proposed use

Proposed use		Housing
Housing	Approx no of houses	As approved
	Tenure	As approved
	Affordable housing proportion	%
Employment / mixed use		N/A

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	There is a narrow strip along the eastern boundary that is within this area.
River extent: Low probability 1:1000 yrs	✓	There is a narrow strip along the eastern boundary that is within this area.
Surface water extent: Medium probability 1:200 years	✓	Several small areas/ Largest is along eastern boundary. Less than 10% of site area.
Surface water extent: Low probability 1:1000 yrs	✓	Several small areas/ Largest is along eastern boundary. Less than 10% of site area.
Potentially Vulnerable Area	✓	Within PVA 05/11

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	Around 300m from River Spey SAC
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Within 50m of Creageallachie SSSI
National Nature Reserve	✓	Within 50m of Creageallachie NNR
National Scenic Area	✓	Around 300m from Cairngorms NSA
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		

Tree preservation order (TPO)		
Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Core path runs through site

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the existing settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies within 500m of the centre of Aviemore (shops/ services/ bus stops and train station) and approx.. 700m (walking on core path) / 1.2km by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	There is an established access to the site developed as part of the existing planning permissions.
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site lies approx. 500m from bus stops and train station.
Access to active travel routes	<i>Good</i>	There are existing core paths running through the site linking up with wider network around Aviemore.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

The site lies within the settlement boundary of Aviemore and is well connected to local services and facilities. The majority of the site has extant planning permission for 140 houses (of which a proportion has now been built), and site also includes part of a previous application for 21 houses. There is a contained area of flood risk along eastern edge of site. The western edge of the site (which is not covered by current planning permission) contains dispersed woodland planting which should be retained to ensure screening from the A9 and should be excluded from any allocation.

The site is now well progressed and is considered suitable as a preferred option.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes – as part of a mixed use allocation for the wider AHR site

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Existing permission for 100 homes, site consists of disturbed ground dominated by annual meadow grass and rosebay willowherb, birch woodland and species rich grassland.
Habitats adjacent to the site	Aviemore Burn on north eastern edge and woodland corridor on western A9 edge
Nature and scale of development (inc off site effects)	100 homes on 8 Ha

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	Aviemore Burn into River Spey SAC
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Birch woodland – not AWI listed but high quality
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Species rich grassland, birch woodland
Species likely to require survey at LDP or later stage – eg CNAP species	Survey for <i>Andrena marginata</i> (CNAP species) – site supports excellent habitat for this species
Possible protected species	Ground nesting birds eg meadow pipit
Habitat connections	Birch woodland within the NE part of site linked to wider woodland network.
ECOPS	
Potential Mitigation	Avoid birch woodland. Compensation for loss of species rich grassland.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above.
SUDs	A comprehensive Suds scheme must be produced which details measures to improve water quality and provide wildlife habitat

Summary:

This site already has planning permission the landscape and ecological proposals should ensure the creation of a good green network throughout the site which links with the other development areas of the Aviemore Highland resort, the Suds scheme should form part of this. Compensation for species rich grassland would be crucial, and part of this would require creation of habitat for small scabious mining bee (*Andrena marginata*). Birch woodland must be retained as it currently exists.

The Suds scheme must ensure water quality discharged from the site is of a high standard as the Aviemore Burn is part of the river Spey SAC shortly downstream from the site. The riparian woodland/scrub corridor on the north eastern edge of the site must be retained as otters use this burn for breeding and commuting and the opposite bank has been recently cleared resulting in the loss of valuable habitat along this section.

Overall Ecology Assessment

RED		AMBER	X	GREEN	
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		Existing permission for 100 plus houses
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Site is slightly raised above surrounding areas to south and east. Ground has been disturbed.
	Siting	Excellent views to cairngorms and overlooked from Craigellachie
	Design	Design to incorporate landscaping to reduce prominence in views from nearby elevated locations
Landscape Special Qualities		Panoramic views
Wildland Issues		Nil
Landscape Capacity for Housing Report – status of site		Not included
Visual issues and sensitivities		Large site overlooked from Craigellachie
Potential for mitigation		Design mitigation
Potential to complement?		
Potential to enhance?		
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
• Listed Building and its setting		
• Scheduled Monument and its setting		
• Conservation Area		
• Gardens and Designed Landscapes		
• Battlefield		
• Other archaeological feature (Canmore)		

Overall Landscape Assessment

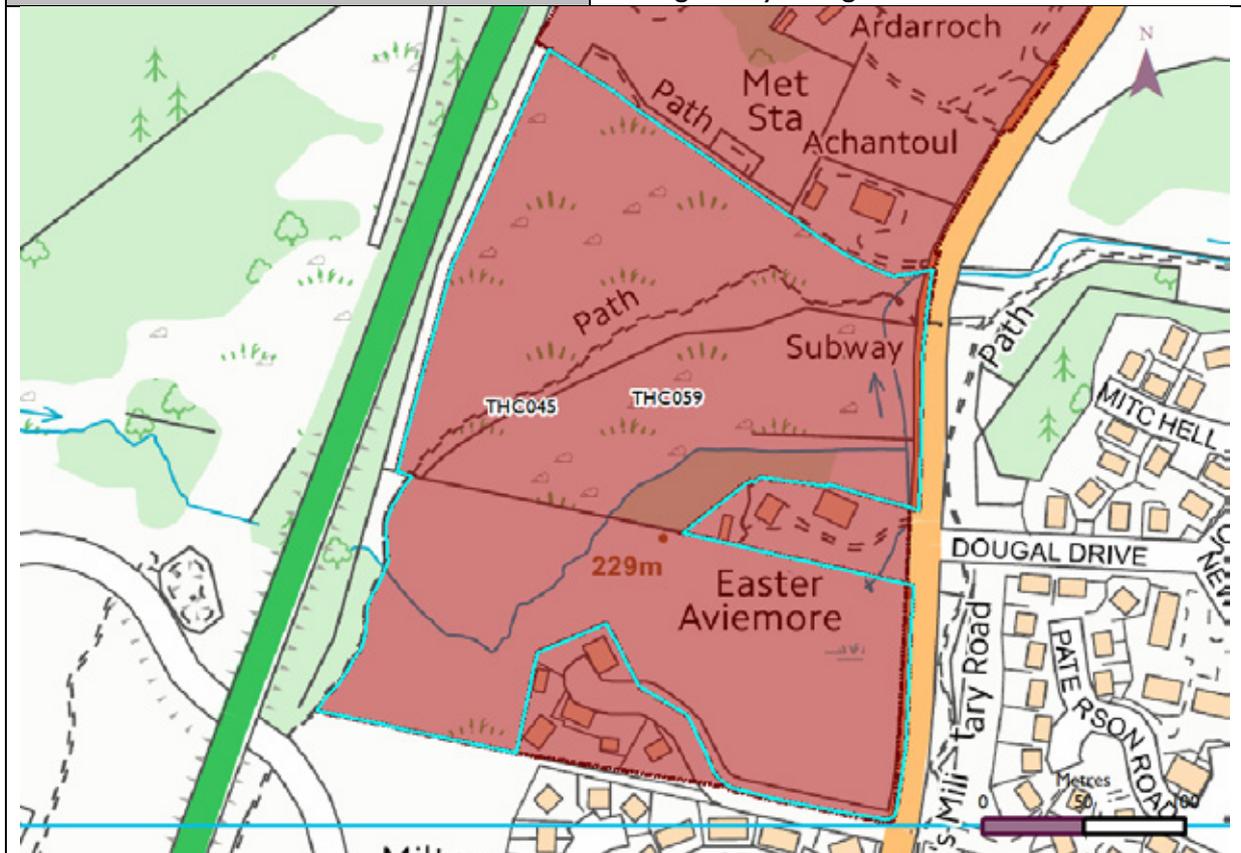
RED		AMBER		GREEN	x
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC045
Site address	Land to the South of Achantoul, Aviemore
OS grid reference (if available)	
Site area / size	Approx. 6Ha
Site description: current land use / topography / notable features	Site is undulating grassland, woodland / dispersed trees with Aviemore Orbital path running through. Very wet ground in north of site.



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Proposed use

Proposed use	Housing	
Housing	Approx no of houses	TBC
	Tenure	Private & affordable
	Affordable housing proportion	TBC, minimum 25%
Employment / mixed use		

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	3 areas of medium probability surface risk within the site boundary. Another area lies on the Southern boundary.
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		<i>Specify approximate proportion (%) of site covered by the designation and where it is located e.g. eastern part of the site. If designation is immediately adjacent, specify where it is located in relation to the site.</i>
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		

Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat	✓	Area of peat lies within 90m to the East of the site.
Prime agricultural land	✓	Area of agricultural land lies 90m to the East of the site.

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	I within the site.

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Core path runs through the middle of the site, and down both the East and West sides.

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site abuts Aviemore settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good / limited</i>	Primary School lies 1.2km from centre of the site and site is 1.8km from centre of Aviemore (shops/ services / rail station). The nearest bus stop is approx.. 700m from the site.
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	No established site access however opportunities for possible access via road to High Burnside or the B1952.
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies 1.4km from access to the A9 as well A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good / limited</i>	Site lies approx.. 700m from nearest bus stop and approx 1.2km from Rail station. Good connections north and south and to other nearby settlements.
Access to active travel routes	<i>Good</i>	The Aviemore Orbital footpath runs through the site and connects with the wider network around Aviemore and further afield.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

The site connects well to Aviemore’s northern boundary and provides a natural extension to the settlement. However parts of the site are elevated (particularly north / west) and contain existing trees / screening as well as a burn and areas of wet ground which would be sensitive in landscape and ecology terms. The existing trees along the western edge of the site abutting the A9 should be retained for screening. The site also provides an important route for recreation along the Orbital footpath. It is considered that the southern lower lying part of the site could provide a more suitable location for sensitively positioned development.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes – as a part of a potential future LONG TERM housing site

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Farm and buildings, Achantoul Estate, amenity land
Habitats adjacent to the site	Woodland, agriculture, housing
Nature and scale of development (inc off site effects)	Housing TBC, increase in amenity and recreation and wastewater

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Species rich grassland – Devils bit scabious, wetland middle east of the site, burn runs through the site, woodland along western edge of site
Species likely to require survey at LDP or later stage – eg CNAP species	Andrena marginata, waxcaps, lapwing
Possible protected species	Otter, reptiles, water vole, bats
Habitat connections	Yes the site has a burn running through it which connects to the Spey, a good woodland corridor along the A9 and western edge of the site
ECOPS	Yes
Potential Mitigation	Exclude areas highlighted on plan including the wetland, woodland edge and knoll with DBscabious, leave a wide riparian corridor to safeguard the burn – incorporate Suds scheme to provide wetland habitat linked to burn

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	A comprehensive Suds scheme should be produced which details measures to improve water quality and provide wildlife habitat

Summary:

HRA Kinveachy Capercaillie disturbance; River Spey FWPM, Salmon & Otter

The area provides wader habitat – a survey would be required
 Extended Phase I habitat survey with NVC of wetland required.
 A reduction in site boundary as indicated by the plan would reduce the requirement for surveys for *Andrena marginata* and bats. The woodland, wetland and grass/heath knoll should be removed from the allocation (red/amber)
 The area marked as suitable for development would require an otter and water vole survey, reptile and breeding wader survey (green).

Overall Ecology Assessment

RED	X northern end of the site	AMBER		GREEN	X southern end of the site
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		
Landscape Character issues and sensitivities	Location	Grazed pasture, rough grassland, heath, open birch and woodland. Site bisected by burn . Northern edge is key to setting and amenity of Aviemore. Provides a buffer between Aviemore environs and A9.
	Siting	Sloping site, steeply sloping along north western parts. Orbital footpath runs through the heathland knolls. Stunning views to cairngorms. Grazed field in northern part of site prone to flooding.
	Design	Higher northern part of the site is key to the setting and amenity of Aviemore. Layout of this site would need to exclude the north western half. Housing low height and density low to create a porous low impact edge to Aviemore. New edge to be strengthened by planting woodland
Landscape Special Qualities		<p>Cultural and natural, panoramic views, light and airy birch. Relevant local landscape values;</p> <ul style="list-style-type: none"> Views of the Cairngorm mountains from house, garden, street and local paths are especially important and something people feel they would want to protect. People value the trees, forest and woodland in and around where they live. Peace and quiet and space and the opportunities that provides for recreation. People value these places for themselves and their value as important wildlife habitats.
Wildland Issues		Nil
Landscape Capacity for Housing Report – status of site		Not included.
Visual issues and sensitivities		Upper parts visible from the road Important views from orbital footpath
Potential for mitigation		<p>Housing impacts on northern part of site non-mitigable due to character of landform and vegetation and the significant effects.</p> <p>Trees north of Easter Aviemore to be extended to west to create a new strong edge to Aviemore (see map), buffer areas along burn and orbital footpath</p>
Potential to complement?		No
Potential to enhance?		On part of site

Archaeological and Cultural/built Heritage	Comments / detail / mitigation
• Listed Building and its setting	
• Scheduled Monument and its setting	
• Conservation Area	
• Gardens and Designed Landscapes	
• Battlefield	
• Other archaeological feature (Canmore)	

Overall Landscape Assessment

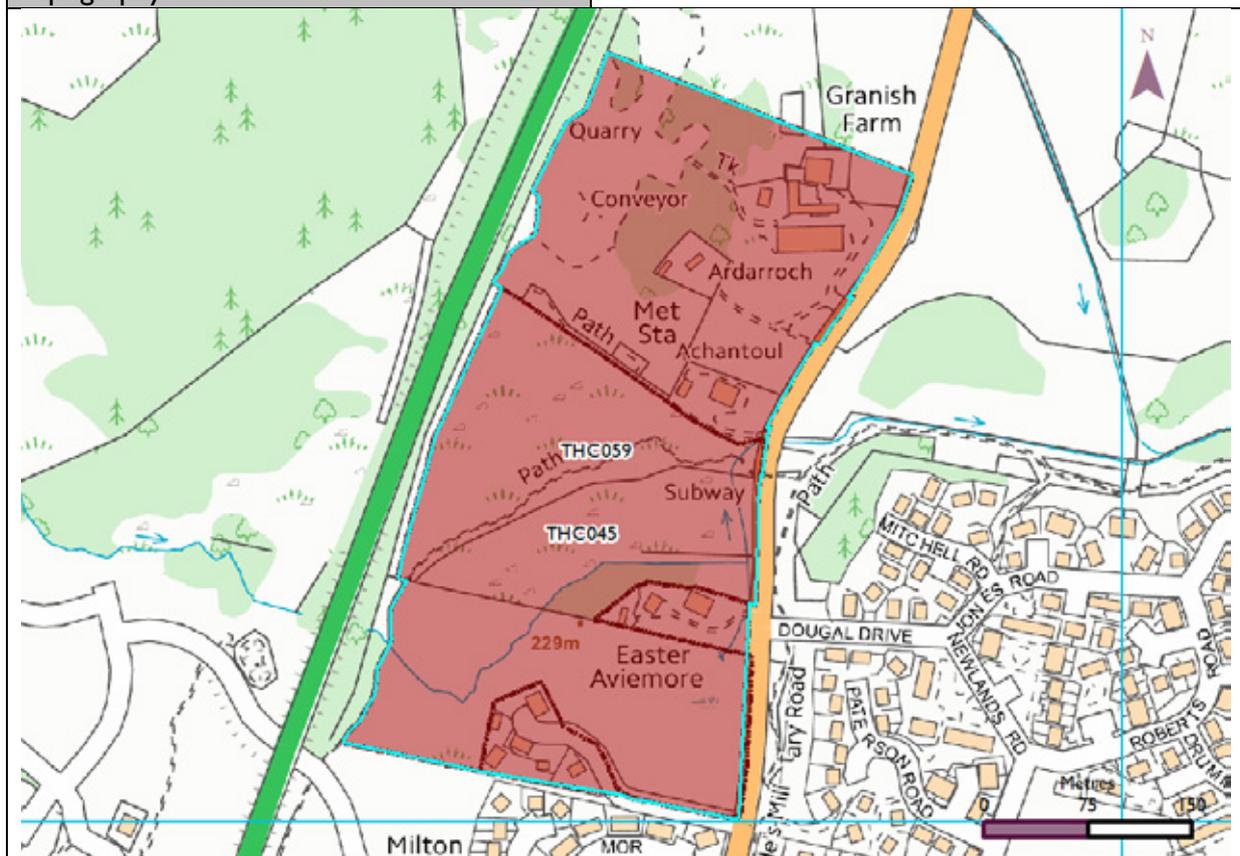
RED		AMBER	X poss development of southern section of site – see map	GREEN	
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC059
Site address	Site to the north of Aviemore
OS grid reference (if available)	
Site area / size	Approx 12 Ha
Site description: current land use / topography / notable features	



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Proposed use

Proposed use	Employment / Economic use	
Housing	Approx no of houses	-
	Tenure	-
	Affordable housing proportion	-
Employment / mixed use	Employment / Economic use	

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	Small dispersed pockets of surface water flooding within site.
Surface water extent: Low probability 1:1000 yrs	✓	Small dispersed pockets of surface water flooding within site.
Potentially Vulnerable Area	✓	Whole site (100%) within PVA

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		Woodland 200m to the west of the site.
Natural and semi-natural woodland		Woodland 200m to the west of the site.
Tree preservation order (TPO)		
Peat		

Prime agricultural land		
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3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	2 Canmore sites lie within the boundary.

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Core path runs through the site.

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site abuts Aviemore settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good / limited</i>	Primary School lies 1.2km from centre of the site and site is 1.8km from centre of Aviemore (shops/ services / rail station). The nearest bus stop is approx. 700m from the site.
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	There is established access to Granish Farm and other individual properties on the site onto the B1952 (Although this is a fast road). However, would require further consideration to support further development in this area.
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies 1.4km from access to the A9 as well A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good / limited</i>	Site lies approx. 700m from nearest bus stop and approx 1.2km from Rail station. Good connections north and south and to other nearby settlements.
Access to active travel routes	<i>Good</i>	The Aviemore Orbital footpath runs through the site and connects with the wider network around Aviemore and further afield.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

The site is extensive and relates well to the existing settlement. Parts of the site are elevated (particularly along the west) and contain established trees / screening as well as a burn and wet ground which would be sensitive in landscape and ecology terms. The trees along the western edge of the site abutting the A9 should be retained for screening. The site also provides an important route for recreation along the Orbital footpath.

The southern part of the site may be suitable for some development and there may be opportunities in and around the established group of buildings at Granish Farm in the north of the site.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes – as part of a potential future LONG TERM housing site. Part of the site also preferred for economic development use.

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	The site is a mix of agricultural fields, buildings and native woodland, with varied topography, increasing in height from the A95 but with some deep wooded hollows
Habitats adjacent to the site	Woodland
Nature and scale of development (inc off site effects)	Unclear

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Native woodland
Species likely to require survey at LDP or later stage – eg CNAP species	Kentish Glory, small scabious mining bee (<i>Andrena marginata</i>)
Possible protected species	Wildcat, Pine marten, red squirrel
Habitat connections	Forms part of the wooded corridor along the A9
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Additional woodland planting, removal of woodland areas from site boundary

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	

Summary:

Extended Phase I survey to include potential for protected species

HRA – impacts on Spey SAC

Small scabious mining bee – the bee occurs nearby to the north. Quarry and surrounding habitat could be suitable for this species but further assessment is required.

Kentish Glory survey – management plan for birch woodland however no survey required if Woodland areas are removed from site proposal area.

Overall Ecology Assessment

RED	X woodland	AMBER		GREEN	x
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions
	Siting	
	Design	
Landscape Special Qualities		
Wildland Issues		
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities		
Potential for mitigation		
Potential to complement?		
Potential to enhance?		
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
<ul style="list-style-type: none"> • Listed Building and its setting 		
<ul style="list-style-type: none"> • Scheduled Monument and its setting 		
<ul style="list-style-type: none"> • Conservation Area 		
<ul style="list-style-type: none"> • Gardens and Designed Landscapes 		
<ul style="list-style-type: none"> • Battlefield 		
<ul style="list-style-type: none"> • Other archaeological feature (Canmore) 		

Overall Landscape Assessment

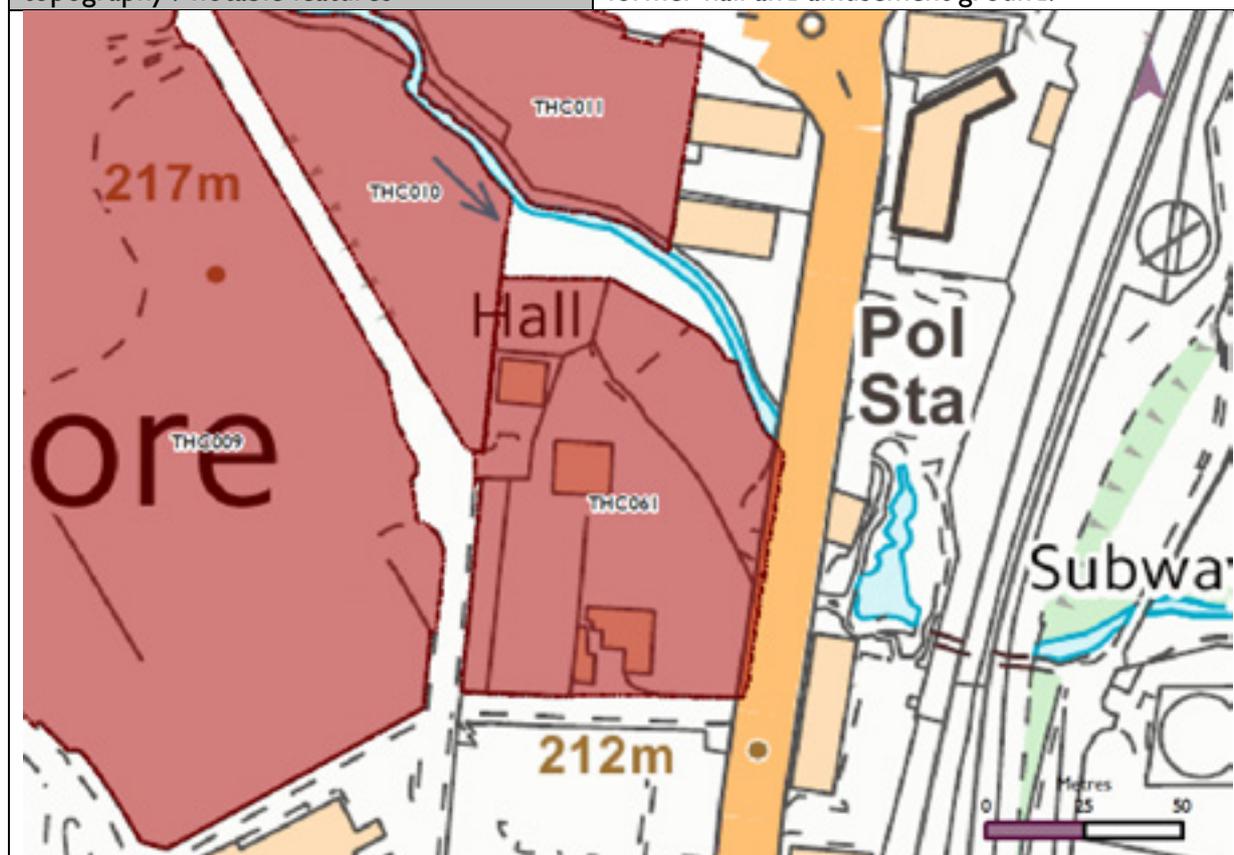
RED	X (see THC45)	AMBER		GREEN	
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC061
Site address	Laurel Bank, Aviemore
OS grid reference (if available)	
Site area / size	0.7 Ha
Site description: current land use / topography / notable features	Site currently comprises two existing houses, a former hall and amusement ground.



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Proposed use

Proposed use	Unknown	
Housing	Approx no of houses	
	Tenure	
	Affordable housing proportion	
Employment / mixed use		

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	Small area of flood risk along northern boundary.
River extent: Low probability 1:1000 yrs	✓	Small area of flood risk along northern boundary.
Surface water extent: Medium probability 1:200 years	✓	Very small area of surface water flooding on northern boundary.
Surface water extent: Low probability 1:1000 yrs	✓	Very small area of surface water flooding on northern boundary.
Potentially Vulnerable Area	✓	Whole site (100%) lies within PVA.

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)		Site lies in close proximity (20m) to the River Spey SAC.
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		Site in close proximity to Cairngorm Mountains NSA.
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		

Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	There is a public right of way into the site.

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site lies within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies within the centre of Aviemore and walking distance (all within 200m) to shops/ services/ bus stops and train station and approx.. 900m by road to the Primary School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Site has existing accesses onto Grampian Road and via a path to the west.
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies approx. 2.5km from A9 south; 3.4km from A9 north and A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good</i>	Site is in less than 200m walking distance to bus stops and rail station.
Access to active travel routes	<i>Good</i>	There is a right of way through the site and core paths across the road providing good access to wider path network around Aviemore.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

The site lies within the settlement boundary of Aviemore and is well connected to local services. It currently contains a mixture of residential and businesses uses however the northern part of the site (where the amusement ground is located) contains some flood risk and woodland adjacent to the burn. The location of the site in the centre of Aviemore provides a good opportunity for development that contributes to the vitality of the town centre. The principle of development on the site is established and provides a suitable opportunity for future mixed use development.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Site is a hall, two houses and amusement arcade
Habitats adjacent to the site	Woodland amenity grassland, built development
Nature and scale of development (inc off site effects)	unknown

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	Close to Aviemore Burn which runs into Spey SAC
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Otter, water vole, bat
Habitat connections	
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Unsure what proposed but would have to ensure good water quality leaves the site, amenity grassland looks developable.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	Good suds proposal as running into Spey SAC – need to incorporate water quality and biodiversity benefit

Summary:

HRA required to assess impacts on the River Spey SAC (the site is adjacent to the Milton Burn).

Overall Ecology Assessment

RED		AMBER		GREEN	x
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		Development unspecified
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Site on elevated west side of Grampian road, includes Laurel bank, Victorian villa and gardens. The elevation gives some fine views to cairngorm massif. This and easy access from main street would suggest good location for the kind of business where people want to engage with the place e.g café/restaurant. Indoor and outdoor 'people' spaces
	Siting	Good views to Pityoulish and cairngorm. Linear north/south emphasis of site to be maintained in any development
	Design	Design and layout to reflect orientation of other buildings on west side Grampian road. The site has potential to help people 'engage with their landscape, car parking on the site should be restricted in favour of other uses.
Landscape Special Qualities		Panoramic and framed views. Local values (landscape toolkit) <ul style="list-style-type: none"> • People value the high hills and mountains. • Views of the Cairngorm mountains from house, garden, street and local paths are especially important and something people feel they would want to protect. • People value the trees, forest and woodland in and around where they live.
Wildland Issues		Nil
Landscape Capacity for Housing Report – status of site		Not included
Visual issues and sensitivities		Prominent site, sensitive development, not too high
Potential for mitigation		Yes
Potential to complement?		Yes
Potential to enhance?		Potential to enhance experience of more people
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
• Listed Building and its setting		
• Scheduled Monument and its setting		
• Conservation Area		
• Gardens and Designed		

Landscapes	
• Battlefield	
• Other archaeological feature (Canmore)	

Overall Landscape Assessment

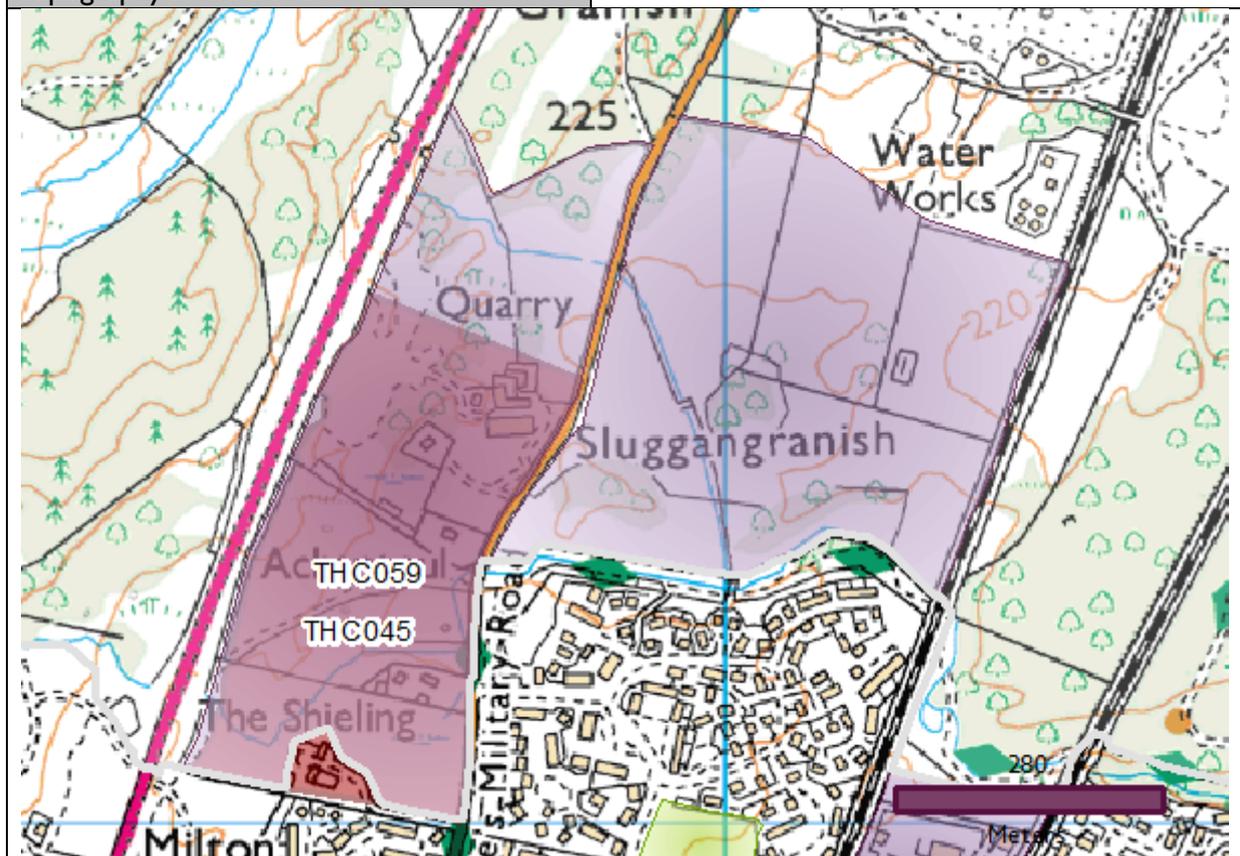
RED		AMBER		GREEN	X depends on type of development
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	North Aviemore
Site address	North Aviemore
OS grid reference (if available)	
Site area / size	
Site description: current land use / topography / notable features	Agriculture, Forestry and some recreation



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Proposed use

Proposed use		Housing / mixed use
Housing	Approx no of houses	
	Tenure	
	Affordable housing proportion	
Employment / mixed use		

STAGE I ASSESSMENT**Screening questions****1. Is the proposal for a single dwelling?**Yes / No **2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**Yes (wholly) / Yes (partially) / No **Constraints analysis****1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	<i>Tick that apply</i>	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	There are a couple of small contained areas of surface water flooding.
Surface water extent: Low probability 1:1000 yrs	✓	There are a couple of small contained areas of surface water flooding.
Potentially Vulnerable Area	✓	The whole site lies within a PVA.

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	<i>Tick that apply</i>	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	Site lies 500m to the west of the River Spey SAC
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area	✓	Site lies 500m to the west of the Cairngorms Mountains NSA
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland	✓	There is a small area of identified semi natural woodland in north west of the site.

Tree preservation order (TPO)		
Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)	✓	There is a Canmore site on the western edge of the site.

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	The Aviemore Orbital footpath runs along southern boundary of the site and a core path along the north.

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site abuts Aviemore settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good / limited</i>	Primary School lies 1.6km from centre of the site and site is 2.2km from centre of Aviemore (shops/ services / rail station). The nearest bus stop is approx. 1.2km from the site.
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Access will require to be established from the B1952 (which is currently a fast road).
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies 1.4km from access to the A9 as well A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<i>Good / limited</i>	Site lies approx. 1.2km from nearest bus stop and approx 2.2km from Rail station. Given scale of site, transport provision would be required to service the development. Good connections north and south and to other nearby settlements.
Access to active travel routes	<i>Good</i>	The Aviemore Orbital footpath runs along southern boundary of the site and connects with the wider network around Aviemore and further afield.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

Site relates well to Aviemore and whilst extends the town to the north further from the core of the town, could provide a suitable expansion with appropriate transport, road and path infrastructure. Site extends to immediately adjacent an existing industrial site to the north and an appropriate buffer would be required. The site contains some contained pockets of surface water flooding which would require to be addressed

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes – as a part of a potential future LONG TERM housing site

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	The site to the west of the A95 is mixed woodland and grassland, contained within a series of hollows and dips. The eastern side of the A95 is agricultural grassland with small areas of birch woodland.
Habitats adjacent to the site	
Nature and scale of development (inc off site effects)	

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	<i>Birch woodland</i>
Species likely to require survey at LDP or later stage – eg CNAP species	Kentish Glory moth in birch woodland, any grassland areas with devils-bit scabious should be checked for scabious mining bee
Possible protected species	Badger, bats if tree removal, breeding waders
Habitat connections	The woodland on the east is well connected to the rest of the Granish Woods, the small areas of woodland in the west side provide stepping stones between patches of woodland. The burn provides a linear route through both sites.
ECOPS	
Potential Mitigation	Riparian corridor enhancement through the site-which will also reduce likelihood of flooding, woodland planting to provide connection between wooded habitat through the site, woodland management plan aimed at retaining birch woodland in suitable condition to support Kentish Glory.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	Area in PVA, some surface flooding
SUDs	Enhanced Suds proposal should be included and could incorporate areas of riparian planting to provide linkage to the burn and mammal corridor

Summary:

The eastern area of the site has good Birch woodland habitat which should be retained, the fields on the east look to be species poor but are linked to areas of high quality eg species rich grassland to the north and areas of birch woodland within, additional planting of woodland within this site would improve connectivity and could form part of a riparian suds scheme providing linkage to the burn.

HRA for River Spey – Otter, FWPM, Salmon, Kinveachy SPA – Capercaillie from increased recreational disturbance

Overall Ecology Assessment

RED	X site west of A95	AMBER		GREEN	X site east of A95
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LANDSCAPE ASSESSMENT

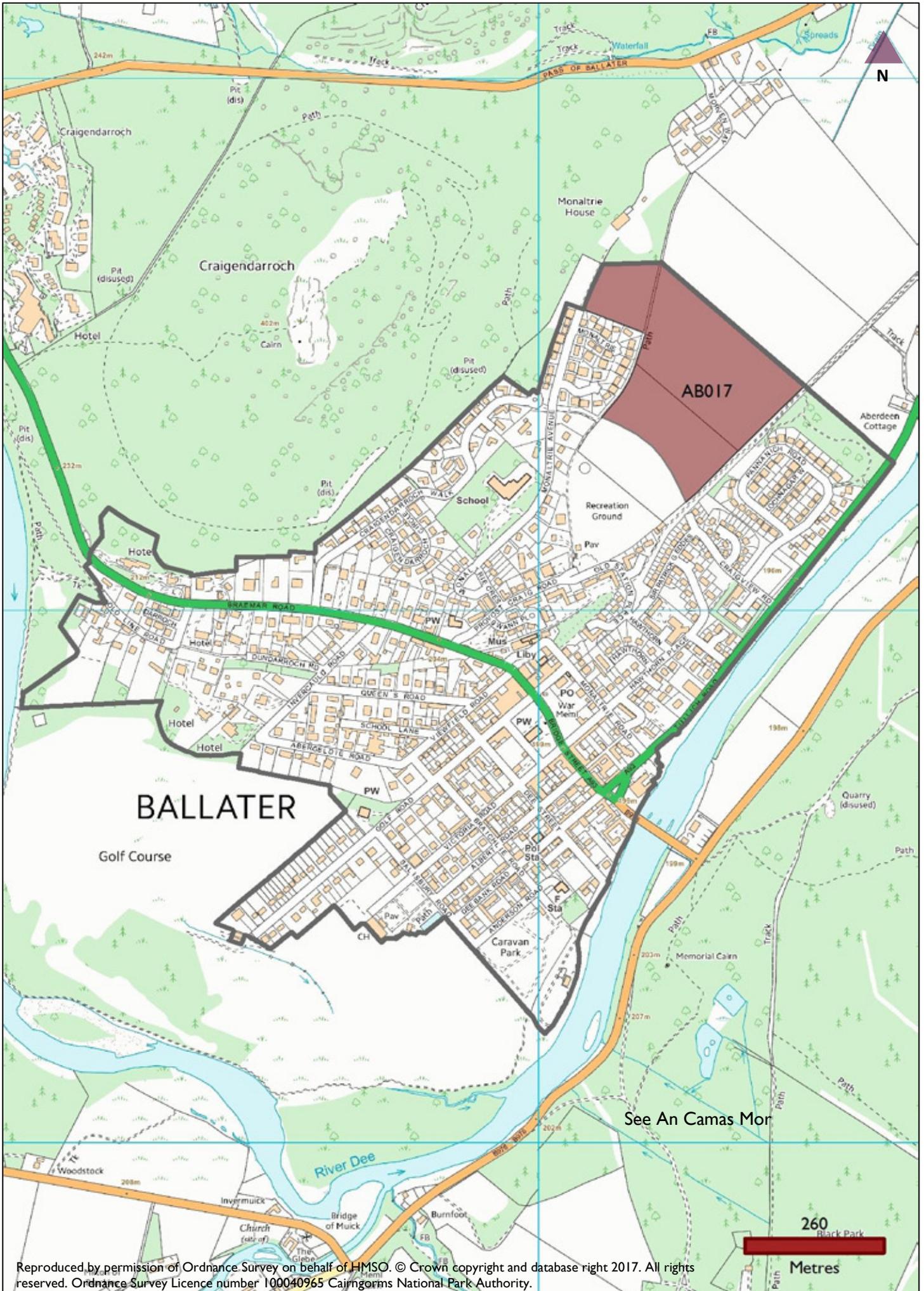
Nature and scale of development (incl off site effects)		Proposal is for mixed use development including housing.
Landscape Character issues and sensitivities	Location	Agricultural fields interspersed with patches of mature trees. Pasture fields articulate around stands of mature trees on glacio-fluvial knolls. Pedestrian access through the site
	Siting	The eastern side of the A95 is agricultural grassland with small areas of birch woodland. Similar agricultural pastures are found west of the road and both contribute to the landscape context for Aviemore and the sense of arrival.
	Design	Housing here would need to have enough undeveloped space to reflect key characteristics, maintain views, maintain access and create a new, high quality, robust settlement edge. High quality design suited to a prominent location.
Landscape Special Qualities		Birch wooded knolls and views to Cairngorms. Imposing massif, unifying central mountains.
Wildland Issues		-
Landscape Capacity for Housing Report – status of site		Sense of arrival enhanced by sequence of views framing the Cairngorms. Development will be highly visible and intrude into views for the Cairngorms on arrival from the north
Visual issues and sensitivities		Great views across this area to Cairngorm Massif from B9152 and footpath. Provides high quality setting to Aviemore. Retain and enhance wooded knolls. Retain open views to Cairngorms.
Potential for mitigation		Variable landform retained to give diversity of height and outlook. Wooded knolls strengthened with additional planting and connected by structure planting. Open areas through development retained to maintain views.
Potential to complement?		
Potential to enhance?		
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
<ul style="list-style-type: none"> • Listed Building and its setting 		
<ul style="list-style-type: none"> • Scheduled Monument and its setting 		
<ul style="list-style-type: none"> • Conservation Area 		
<ul style="list-style-type: none"> • Gardens and Designed Landscapes 		
<ul style="list-style-type: none"> • Battlefield 		

<ul style="list-style-type: none"> • Other archaeological feature (Canmore) 	
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Overall Landscape Assessment

RED		AMBER	X (assuming adequate open and green space retained within development)	GREEN	
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BALLATER



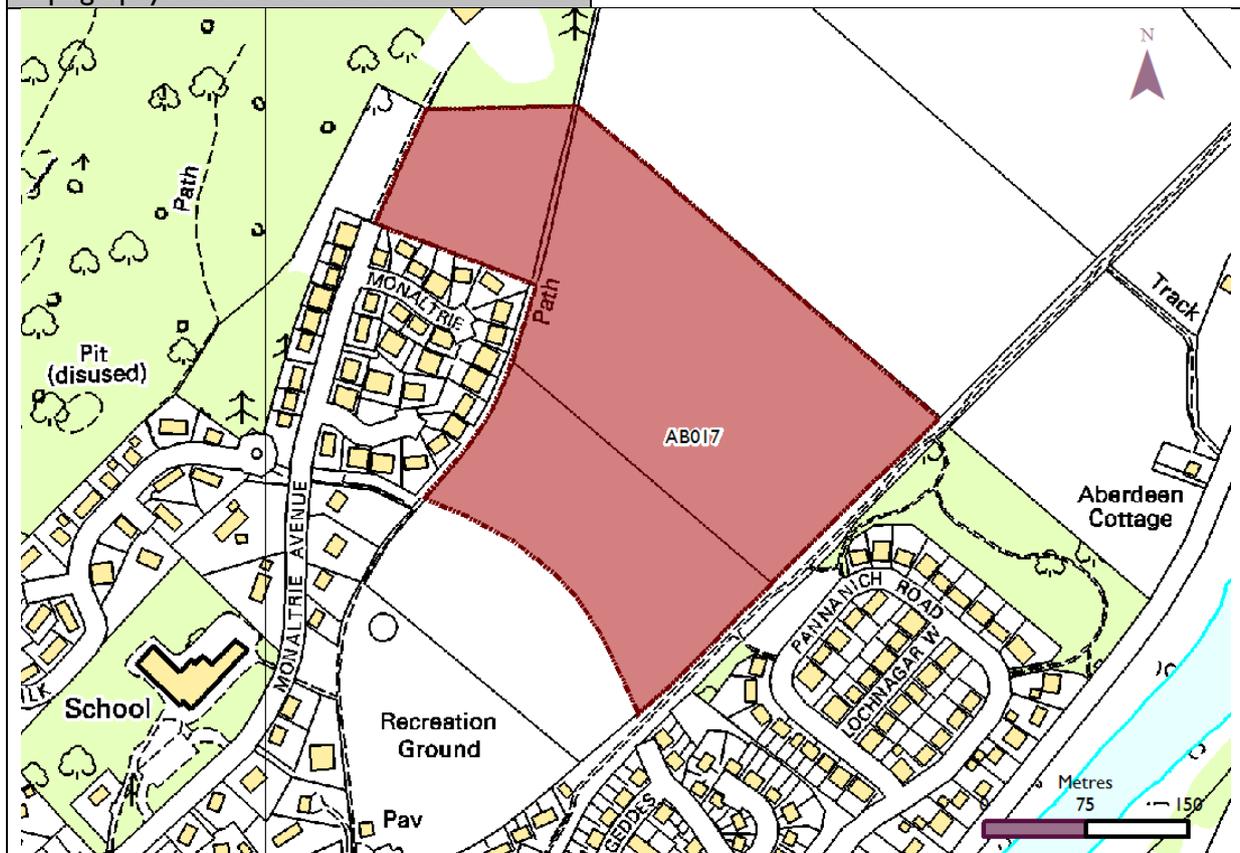
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	AB017
Site address	Monaltrie Park, Ballater
OS grid reference (if available)	
Site area / size	9.296Ha
Site description: current land use / topography / notable features	Agricultural, greenfield site.



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Proposed use

Proposed use	Housing, mixed use and open space.	
Housing	Approx no of houses	270
	Tenure	Private and affordable
	Affordable housing proportion	25%
Employment / mixed use	Potential for community/tourism/leisure uses, subject to masterplan exercise and consultation with community.	

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	Medium probability flood risk surrounds the East and South of the site, within 15m.
River extent: Low probability 1:1000 yrs	✓	Approx. 1/3 of the site is covered by low probability flood risk.
Surface water extent: Medium probability 1:200 years	✓	6 small areas of medium probability surface risk directly on the site. Further areas surrounding the site.
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Craigendarroch SSSI lies 40m North East of the site.
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	3 separate areas of ancient woodland

		surround the North, West and South of the site, all within 100m.
Natural and semi-natural woodland	✓	Semi-natural woodland lies directly across from the West of the site, within 20m.
Tree preservation order (TPO)		
Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Two core paths run along the East and the West of the site boundary.

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site relates well to the existing settlement and contained within the settlement boundary.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Site lies approx. 500m from the primary school and 1km from the centre of the town (with shops/ hotels/ bus stops). There is a bus stop 500m away on Tulloch Road, but access is unclear.
Immediate site access – adequacy of access for proposed development	<i>limited</i>	There is possible access from Montaltrie Avenue. No existing direct access.
Wider transport network	<i>limited</i>	Site is approx. 2.5 km from A93 (to Braemar and Aberdeen). However the village is not near a train station or any major roads.
Access to public transport	<i>Good</i>	There is a bus stop 500m away on Tulloch Road, but access is unclear and within the town centre approx.. 1km away. Services towards Aberdeen run hourly.
Access to active travel routes	<i>Good</i>	There is a core path running along the west of the site. Site has good access to wider core path network.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

The site is currently identified in the LDP for 250 units, excluding the pocket in the north west of the site. The site has an area of low probability flood risk in the north eastern part of the site. The additional pocket for 20 houses in the north west of the site has the potential to affect the setting of Monatltrie House (Category B listed) and is of ecological significance. This additional part of the site is therefore not considered appropriate for allocation. Whilst the remainder of the existing allocation has not yet come forward for development through the current LDP, the site is considered effective and work is currently underway on the preparation of a masterplan. Therefore, retaining the existing allocation is considered appropriate.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes – existing allocated area only

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Agriculture – arable farmland. North-western chunk comprises of wood pasture.
Habitats adjacent to the site	Woodland, agriculture
Nature and scale of development (inc off site effects)	See above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	-
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	Could be AWI adjacent to west
Tree preservation order (TPO)	Need to check for scattered mature trees in NW section
Carbon Rich Soils /other soil issues	-
Prime agricultural land	Yes to arable areas

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	The section in the NW comprises of species rich unimproved neutral grassland. There are also scattered mature broadleaves here
Species likely to require survey at LDP or later stage – eg CNAP species	Waxcap fungi in NW section retained in allocation
Possible protected species	Breeding birds, mammals, reptiles
Habitat connections	Wildlife corridors on former railway lines, adjacent woodland
ECOPS	See cover sheet for details
Potential Mitigation	Remove NW section of species rich grassland. Avoid impacts to existing wildlife corridors and enhance where possible

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above
SUDs	Required.

Summary:

Recommend removal of NW section which comprises of species rich unimproved grassland and scattered mature broadleaves as this habitat is of high ecological value. This leaves the arable fields which are of low ecological value and will be relatively simple to assess (ecological surveys will be negligible).

Overall Ecology Assessment

RED		AMBER		GREEN	X if NW section removed.
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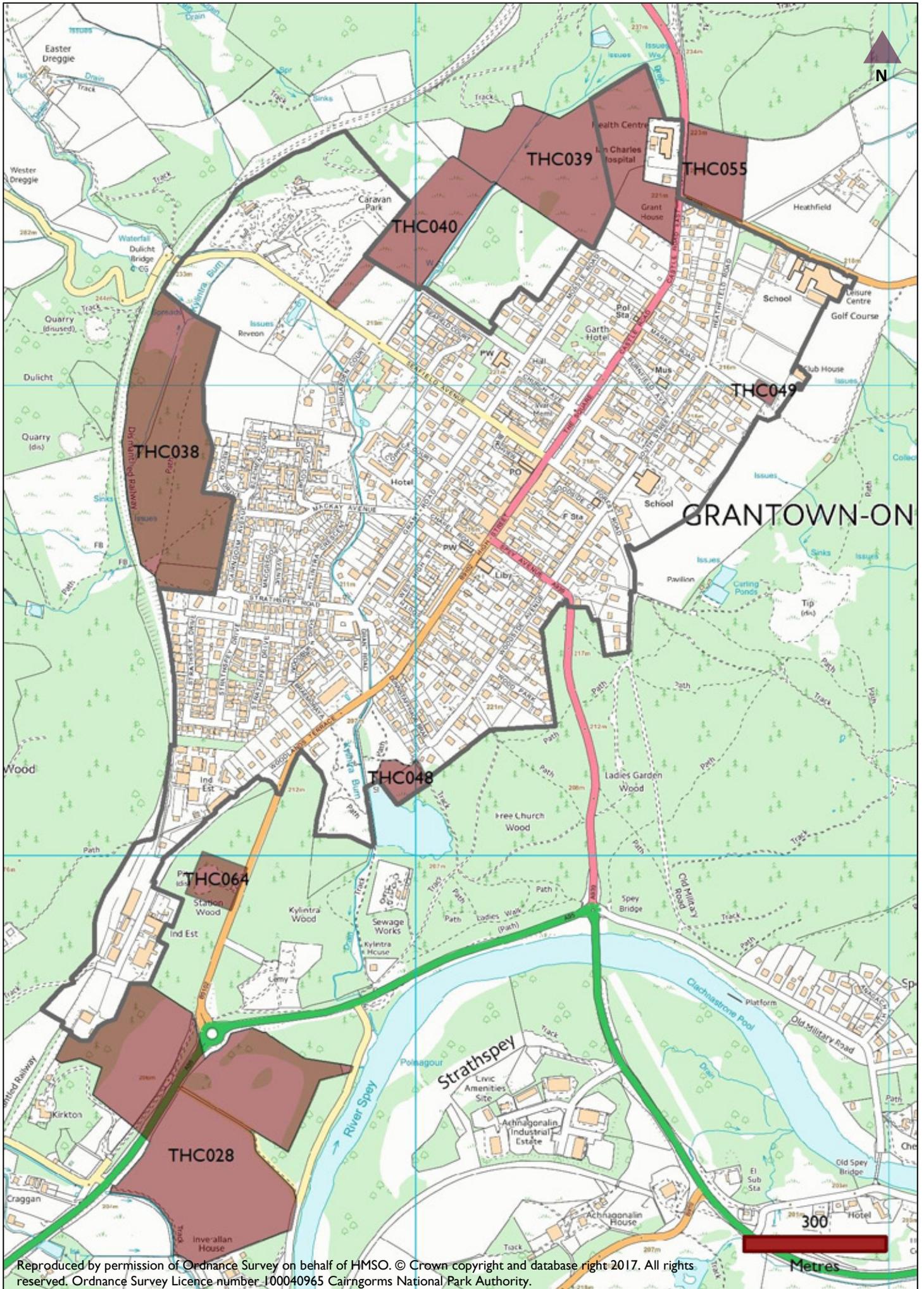
LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		Proposal is for 270 houses. Majority of site forms part of existing allocation HI for 250 houses.
Landscape Character issues and sensitivities	Location	Site lies within settlement of Ballater.
	Siting	
	Design	
Landscape Special Qualities		The NW area of species rich grassland and parkland style planting contributes to the setting of Monaltrie house and the diversity of accessible green spaces along the settlement edge.
Wildland Issues		-
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities		This site is highly visible in views from the north. Strong green structure throughout site necessary to conserve and enhance the character and SLQs of the Strath and to avoid development appearing detached from settlement.
Potential for mitigation		
Potential to complement?		
Potential to enhance?		
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
<ul style="list-style-type: none"> • Listed Building and its setting 		
<ul style="list-style-type: none"> • Scheduled Monument and its setting 		
<ul style="list-style-type: none"> • Conservation Area 		
<ul style="list-style-type: none"> • Gardens and Designed Landscapes 		
<ul style="list-style-type: none"> • Battlefield 		
<ul style="list-style-type: none"> • Other archaeological feature (Canmore) 		

Overall Landscape Assessment

RED		AMBER		GREEN	X
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GRANTTOWN-ON-SPEY



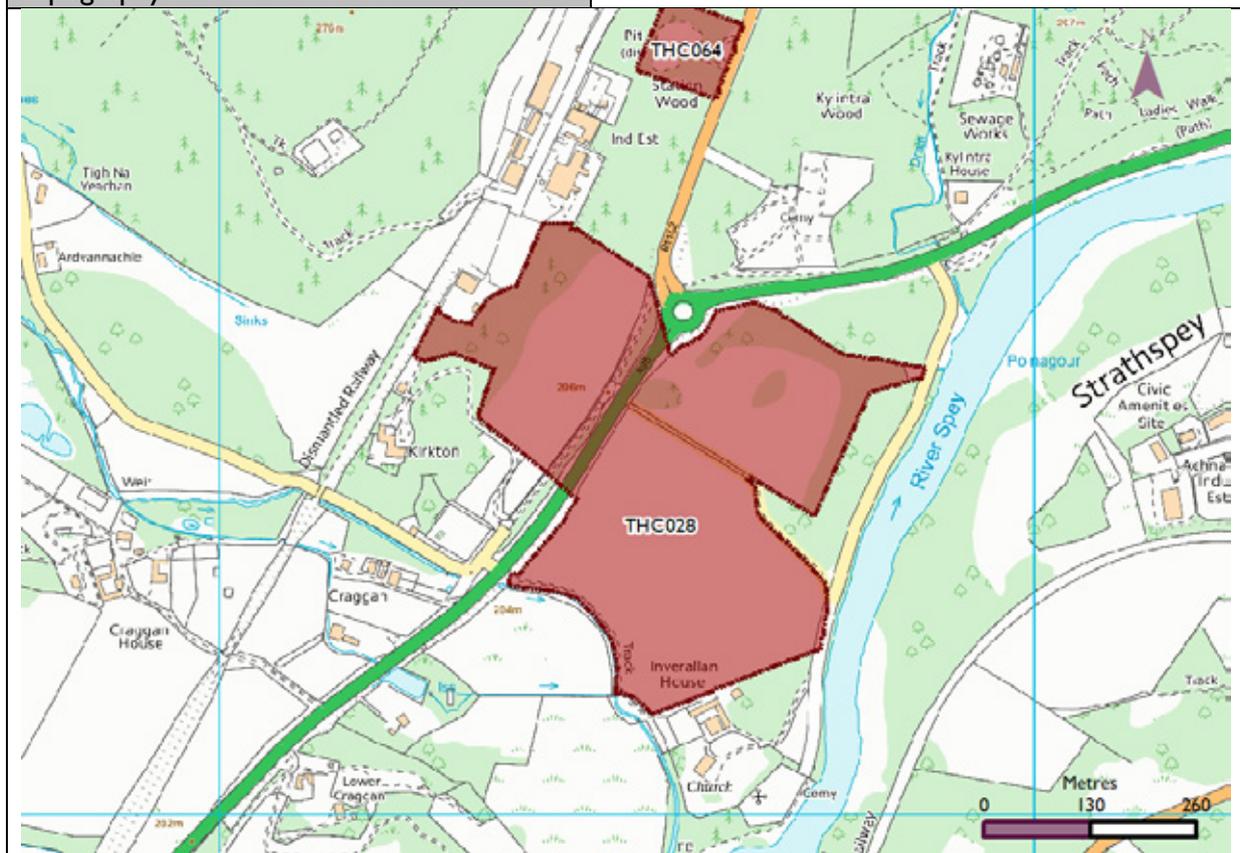
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC028
Site address	Land South of Granttown-on-Spey
OS grid reference (if available)	
Site area / size	18 Ha
Site description: current land use / topography / notable features	Agriculture and woodland



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Proposed use

Proposed use	Housing - “Dementia Village”	
Housing	Approx no of houses	
	Tenure	Unknown
	Affordable housing proportion	Unknown
Employment / mixed use		

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	Significant area of medium probability runs right through centre of site. Covers around 20% of site.
River extent: Low probability 1:1000 yrs	✓	Significant area of low probability runs right through centre of site. Covers around 20% of site.
Surface water extent: Medium probability 1:200 years	✓	Patches across site
Surface water extent: Low probability 1:1000 yrs	✓	Patches across site
Potentially Vulnerable Area		

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	Site adjacent to River Spey SAC, which is located just to its east.
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Site adjacent to River Spey SSSI, which is located just to its east.
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	Small areas of ancient woodland impinge

		on north eastern corner of site
Natural and semi-natural woodland	✓	Large are of semi-natural woodland located in western part of site, equating to around 15% of its area.
Tree preservation order (TPO)		
Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>poorly related</i>	Site lies outside settlement boundary and is divorced from main build form
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Local services available in Grantown.
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	Access arrangements would need detailed consideration – particularly if direct access from A95 proposed
Wider transport network	<i>Good</i>	Well related to wider transport network
Access to public transport	<i>Good</i>	Regular bus services available in Grantown.
Access to active travel routes	<i>Good</i>	Proximity to core path network, other footpath provision etc.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

Scale of proposed development would significantly exceed expected development needs and would be divorced from built form of Grantown. Development not considered appropriate in this location.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Fields used for silage and for grazing (sheep). Woodland within the proposal area is aspen (south side of A95) and mixed woodland, including non-native conifers (north side of A95).
Habitats adjacent to the site	Similar to above
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	-
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	
Ancient Woodland Inventory site	Aspen woodland on south side of A95 included within some adjacent AWI listing.
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Aspen woodland of high ecological value – these aspen stands support the critically endangered aspen hoverfly. Mixed woodland on northern side of A95 is valuable as a woodland corridor along the old railway. Fields of low ecological value (species poor).
Species likely to require survey at LDP or later stage – eg CNAP species	None – if woodland excluded.
Possible protected species	None – if woodland excluded
Habitat connections	
ECOPS	
Potential Mitigation	Exclude all woodland.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above.
SUDs	Required. Glenbeg burn runs adjacent and must be protected from pollution.

Summary:

The fields themselves are of low ecological value, but the woodland is of ecological value, particularly the aspen woodland which is of very high ecological value – these aspen stands support the critically endangered aspen hoverfly. The mixed woodland along the railway acts as a wildlife corridor along the railway from Grantown and along to the Glenbeg burn. They have potential to support red squirrel and breeding birds. I strongly recommend removing all woodland from this allocation if taken forward, this will bring down ecological impacts to minimal.

Overall Ecology Assessment

RED		AMBER		GREEN	X If all woodland removed from allocation
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		Proposal is for housing.
Landscape Character issues and sensitivities	Location	Very large site that extends across the A95.
	Siting	
	Design	
Landscape Special Qualities		
Wildland Issues		-
Landscape Capacity for Housing Report – status of site		Housing development on this site would have a significant adverse impact upon the character and experience of Grantown.
Visual issues and sensitivities		The settlement edges of Grantown are well-defined with strong containment afforded by landform and woodland. There is a strong sense of arrival because of this notable containment.
Potential for mitigation		no
Potential to complement?		
Potential to enhance?		
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
• Listed Building and its setting		
• Scheduled Monument and its setting		
• Conservation Area		
• Gardens and Designed Landscapes		
• Battlefield		
• Other archaeological feature (Canmore)		

Overall Landscape Assessment

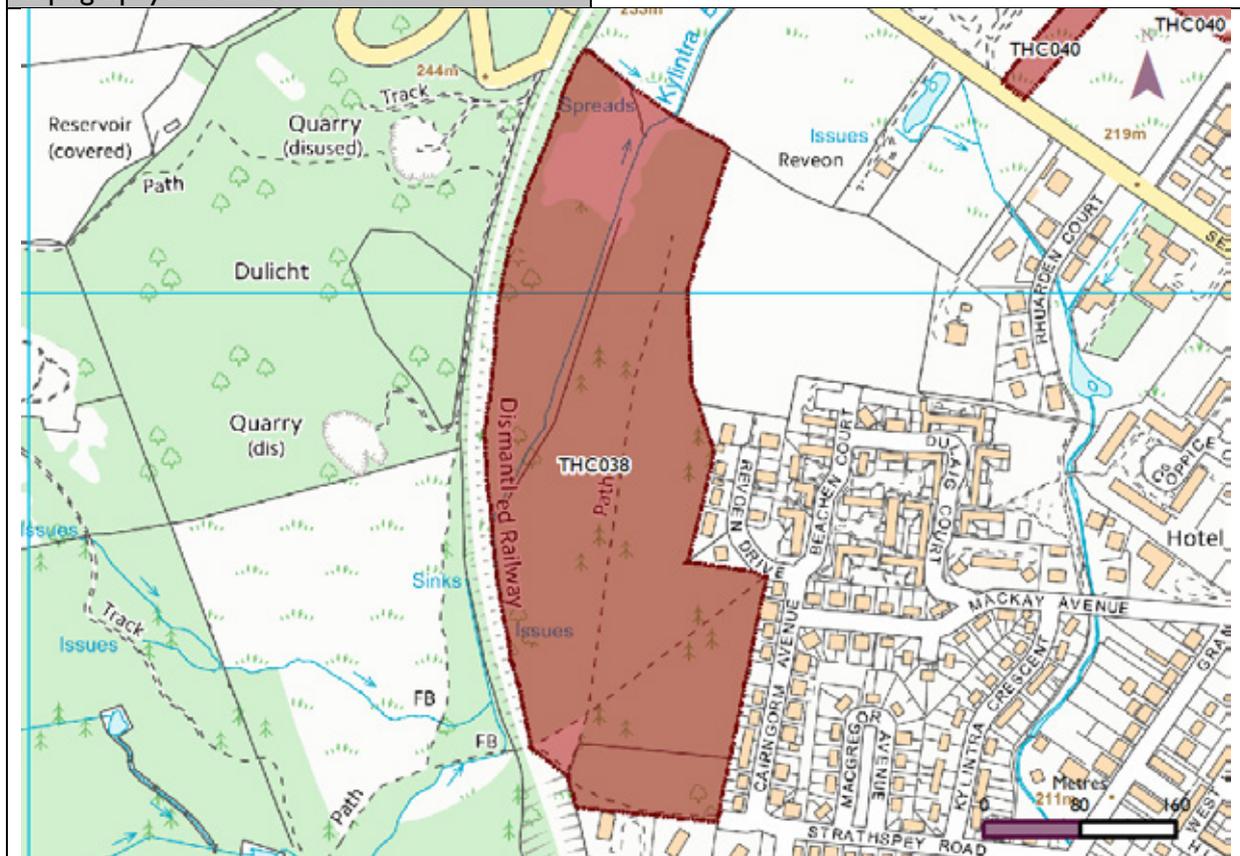
RED	X	AMBER		GREEN	
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC038
Site address	Land to the West of H1, Granttown on Spey
OS grid reference (if available)	
Site area / size	9Ha
Site description: current land use / topography / notable features	Woodland



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Proposed use

Proposed use	Housing / mixed use	
Housing	Approx no of houses	TBC
	Tenure	Private & affordable
	Affordable housing proportion	TBC, minimum 25%
Employment / mixed use		

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs	✓	5 areas of medium probability surface water lie within the site. Further surround the site.
Potentially Vulnerable Area		

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland	✓	A large area of semi-natural woodland lies directly on the whole of the Western boundary, with a tiny part at

		the bottom of the site over-lapping.
Tree preservation order (TPO)		
Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Core path runs directly down the boundary of the West of the site, with it then cutting through to the East of the site.

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	Site would represent a significant expansion at a prominent position on the western edge of Grantown-on-Spey.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Within 1km of the main shops on the High Street. Within 1.1km of primary school and 2km of high school
Immediate site access – adequacy of access for proposed development	<i>poor</i>	Access would need to come off one of the small estate roads adjacent to site. Strathspey Road would be the obvious and perhaps only option. Potential to access from Beachen Court once complete.
Wider transport network	<i>limited</i>	Site is 1.3km from the A95. Nearest railways station is Aviemore.
Access to public transport	<i>limited</i>	Within 500m of bus stop. Nearest railways station is Aviemore.
Access to active travel routes	<i>Good</i>	A number of core paths cross the site, linking it to Beachen Wood. Pavement also runs along the length of Starthspey Drive.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

Compared to other proposed sites, THC038 relates poorly to the built form. This is reflected in the relatively large distances to key facilities. These distances are unlikely to encourage walking and cycling and it is likely that there would be a significant increase in the use of private motor vehicles. The site's topography is steep in places which would necessitate significant groundworks to enable development. The site is also covered in trees, criss-crossed by core paths and other smaller informal paths and is evidently an important recreational resource, linking the town to Beachen Wood.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Mixed deciduous coniferous woodland- Scots Pine, Birch, Aspen,
Habitats adjacent to the site	Woodland
Nature and scale of development (inc off site effects)	Housing in this location would remove a significant proportion of the current woodland habitat which looks to be high quality mixed age and species woodland which would support a diverse range of mammals, birds, fungi and plants

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	High quality woodland- mixed age distribution
Species likely to require survey at LDP or later stage – eg CNAP species	Wood Ants, Aspen Hoverfly
Possible protected species	Bats, Pine Marten, Squirrel, breeding birds
Habitat connections	Housing in this site would severely reduce habitat connections
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	It would require many decades to compensate for the loss of woodland in this site

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	

Summary:

NVC, Protected species survey, fungi survey, wood ant and aspen hoverfly surveys required
 HRA – capercaillie disturbance on surrounding SPA Woodlands: assess impacts of increased wastewater production on FWPM in Spey SAC; and assess impacts from pollution activities arising from construction on the Kynlra Burn which runs into Spey SAC.

Overall Ecology Assessment

RED	x	AMBER		GREEN	
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		9Ha Housing
Landscape Character issues and sensitivities	Location	The site is covered by mixed deciduous coniferous woodland, which has Scots Pine, Birch and Aspen. A completely woodland site that is an integral part of the woodland backdrop to Grantown. Woodland that is important in providing a landscape setting, a backdrop to views and an important recreational resource.
	Siting	The development of this location would remove a significant proportion of the current woodland habitat which looks to be high quality mixed age and species woodland which would support a diverse range of mammals, birds, fungi and plants.
	Design	
Landscape Special Qualities		A completely woodland site that is an integral part of the woodland backdrop to Grantown.
Wildland Issues		
Landscape Capacity for Housing Report – status of site		
Visual issues and sensitivities		Woodland that is important in providing a landscape setting, a backdrop to views and an important recreational resource.
Potential for mitigation		
Potential to complement?		
Potential to enhance?		
Archaeological and Cultural/built Heritage		
<ul style="list-style-type: none"> • Listed Building and its setting 		
<ul style="list-style-type: none"> • Scheduled Monument and its setting 		
<ul style="list-style-type: none"> • Conservation Area 		
<ul style="list-style-type: none"> • Gardens and Designed Landscapes 		
<ul style="list-style-type: none"> • Battlefield 		
<ul style="list-style-type: none"> • Other archaeological feature (Canmore) 		

Overall Landscape Assessment

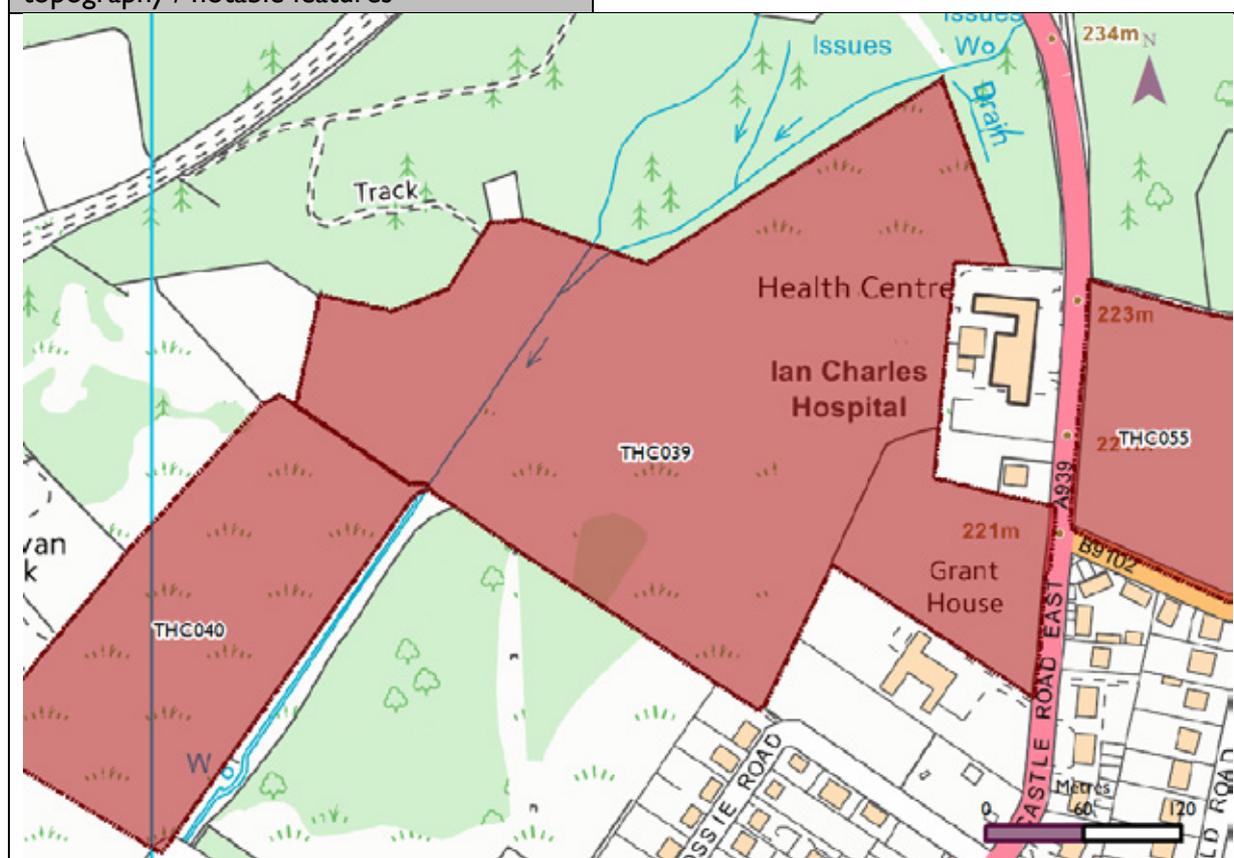
RED	X	AMBER		GREEN	
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC039
Site address	Land to the West of the Health Centre, Granttown on Spey.
OS grid reference (if available)	
Site area / size	Approx. 9Ha
Site description: current land use / topography / notable features	Agricultural



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Proposed use

Proposed use	Housing / mixed use	
Housing	Approx no of houses	TBC
	Tenure	Private & affordable
	Affordable housing proportion	TBC, minimum 25%
Employment / mixed use		

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	Approx. 25% of the site is covered by medium probability surface water.
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	Ancient woodland lies to the North of the site, with parts of it over-lapping.
Natural and semi-natural woodland		
Tree preservation order (TPO)		

Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes	✓	Within 55m of the site.
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	Site sits between hospital includes site H2, which is allocated in the current LDP. To the north it is bounded by woodland.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Hospital and doctor's surgery are adjacent to site, shops on the square are within 500m, primary school is within 600m and high school is within 300m.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Access would be from Castle Road East and there is space to create a large junction.
Wider transport network	<i>limited</i>	Site is within 2km of A95 and the nearest railways station is Aviemore
Access to public transport	<i>Good</i>	There is a bus stop opposite the hospital, however for most services the stops on the Square, which are around 500m away would need to be used. Nearest railway station is Aviemore
Access to active travel routes	<i>Good</i>	The site is not currently connected to a footpath network, however there is the opportunity to create new links to the former railway line and Beachen Wood. The road to the Square is pavement along its entire length.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

While the site would represent a significant extension to the north of Grantown-on-Spey, it is generally well shielded by the surrounding buildings, topography and vegetation. The site is very close to some services while others are a moderate walk away. Around 25% of the site is affected by surface water flooding and parts of the site (particularly to the west) are of ecological importance. Further consideration would need to be given to the effects on the designed landscape of Castle Grant.

Although the entire site is not considered appropriate for development, landscape and ecological impacts could be limited if a more restricted area in the eastern part of the site were identified for development (effectively as an extension to the existing H2 allocation).

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

Yes – eastern part of the site only (as a limited extension to the existing H2 allocation)

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Semi-improved, un-improved grassland, area of wet grassland within the site, this area is noted for wader use and supports a diverse range of invertebrates incl <i>Andrena marginata</i>
Habitats adjacent to the site	Birch dominated deciduous woodland and conifer plantation with a small area of aspen – ancient woodland
Nature and scale of development (inc off site effects)	Housing development which would contribute to surface water run-off into burn leading to Kyntra Burn

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	The north end of the site overlaps ancient woodland
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	Potential for deep peat in the wet/marshy areas
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Species rich wet grassland, aspen and birch woodland bordering the site
Species likely to require survey at LDP or later stage – eg CNAP species	<i>Andrena marginata</i> , waders
Possible protected species	Breeding waders, reptiles, otter, water vole on site margins
Habitat connections	Opportunity to increase deciduous tree cover providing linkages through the site
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	If not too many houses proposed then opportunity to create good green networks and habitat mitigation – wader habitat not mitigatable within the boundary, once any development takes place even small scale there is a high risk of disturbance resulting in waders not using the site, remove area of ancient woodland from site , remove area of high invertebrate importance from the site

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	

SUDs	There is a good opportunity for a good suds scheme within this development as it is a large allocation, surface water has been highlighted as a constraint
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Summary: An extended Phase I and NVC survey should be undertaken to inform mitigation proposals for the site eg. Creation of bee banks and species rich meadow retained as a feature – HRA capercaillie, check for otter and water vole in burn
This site supports breeding waders which even small scale development has the potential to impact on them, development would be best limited to Grant house site in south east.

Overall Ecology Assessment

RED	X	AMBER		GREEN	
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Open grassland site immediately adjacent to the settlement, edged by the hospital and scattered birch woodland and mature pine plantations. A continuation of the open pasture fields that run round this side of Grantown to Seaforth Ave. along the foot of the steeply rising wooded slopes of Dreggie. Site overlooked from these slopes and old railway, but otherwise quite enclosed. Scope for partial development of site without serious impacts on landscape character
	Siting	Scope to develop part of the site and recreate a robust new north/western edge to the settlement. Develop a structure that reflects the geometry and density of the existing settlement with streets and street trees. More than one access point would be required to maintain the geometry and circulation that is characteristic of Grantown and avoid the creation of an 'estate'. Strong pedestrian/cycle links with THC 040. No development on the western sloping bit of the site see map. Birch trees/birch woodland protected and enhanced.
	Design	Street layout, street trees, create a new area worthy of a conservation area Links into walking routes along this side of Grantown
Landscape Special Qualities		Light and airy birch woodland, cultural and natural
Wildland Issues		Nil
Landscape Capacity for Housing Report – status of site		This site is part of area B in the landscape capacity for housing report. Area B is much larger than this site extending right round the north western edge of Grantown. The status for the wider site is opportunities for considerable housing development. Context has changed considerably since 2005. See also THC 040
Visual issues and sensitivities		Visible from old railway, hospital site and limited visibility from public road
Potential for mitigation		Good design and layout and strong planting design, yes
Potential to complement?		Yes
Potential to enhance?		Removal of power lines. Poor pony grazed land and damaged/grazed woodland can be enhanced and poorly-defined settlement edge strengthened

Archaeological and Cultural/built Heritage	Comments / detail / mitigation
• Listed Building and its setting	
• Scheduled Monument and its setting	
• Conservation Area	
• Gardens and Designed Landscapes	
• Battlefield	
• Other archaeological feature (Canmore)	

Overall Landscape Assessment

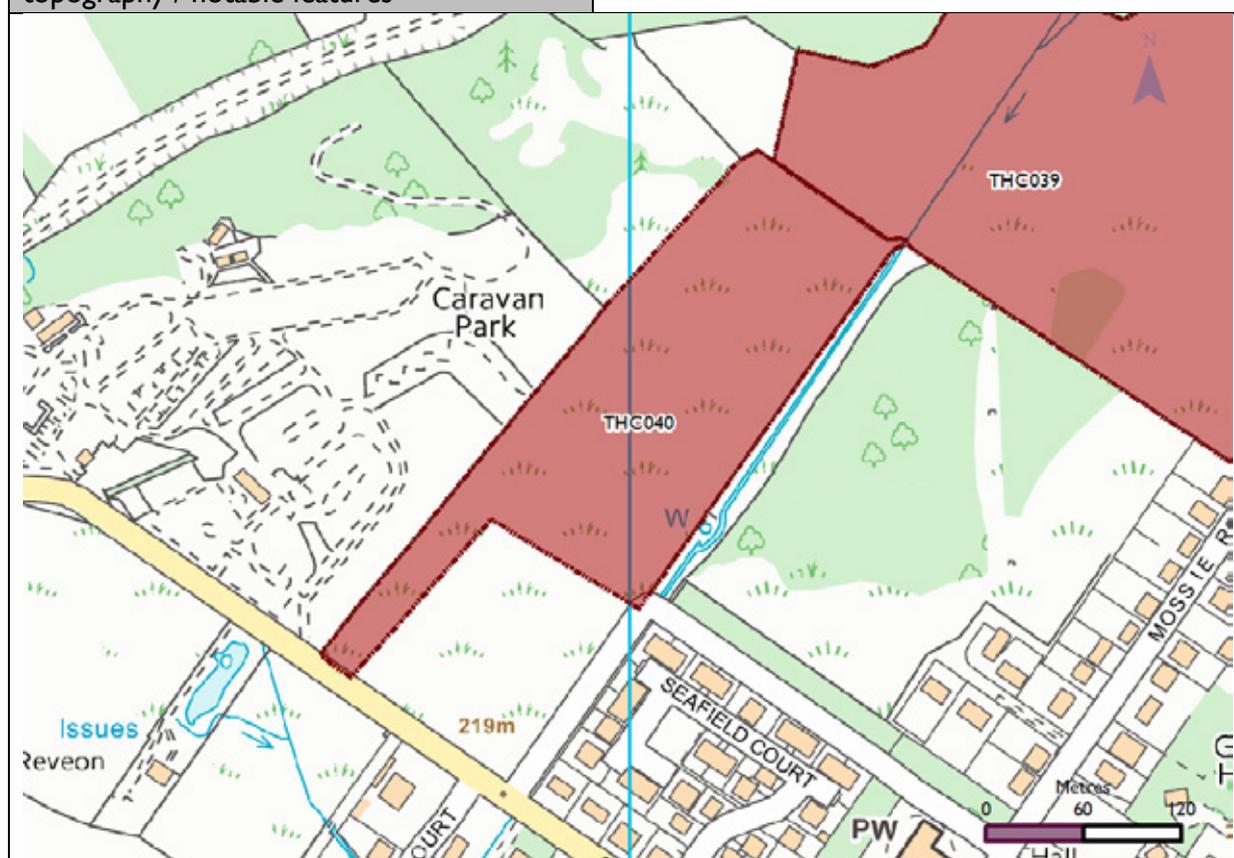
RED		AMBER	X	GREEN	
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC040
Site address	Land To East of the Caravan Park, Granttown on Spey.
OS grid reference (if available)	
Site area / size	Approx. 4.5Ha
Site description: current land use / topography / notable features	Agricultural



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Proposed use

Proposed use	Housing / mixed use	
Housing	Approx no of houses	TBC
	Tenure	Private & affordable
	Affordable housing proportion	TBC, minimum 25%
Employment / mixed use		

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	<input checked="" type="checkbox"/>	An area of medium probability flood risk lies within 10m of the South West boundary.
River extent: Low probability 1:1000 yrs	<input type="checkbox"/>	
Surface water extent: Medium probability 1:200 years	<input checked="" type="checkbox"/>	Approx. 50% of the site is covered by medium probability surface water. Further areas surround the site.
Surface water extent: Low probability 1:1000 yrs	<input type="checkbox"/>	
Potentially Vulnerable Area	<input type="checkbox"/>	

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>	<input type="checkbox"/>	
Special Area of Conservation (SAC)	<input type="checkbox"/>	
Special Protection Area (SPA)	<input type="checkbox"/>	
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	<input type="checkbox"/>	
National Nature Reserve	<input type="checkbox"/>	
National Scenic Area	<input type="checkbox"/>	
Wild Land	<input type="checkbox"/>	
Other natural heritage considerations		
Ancient woodland	<input checked="" type="checkbox"/>	Ancient woodland lies near the site, within 35m.
Natural and semi-natural woodland	<input type="checkbox"/>	

Tree preservation order (TPO)		
Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	The site sits between Granttown Caravan Park and an area of woodland. A care home is currently being developed along Seafeld Terrace, from which a proposed access has been identified.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Site is within 600m of the Square and the shops on the high street, 800 metres of the primary school and around 1.5km from the High School.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	A large strip of land has been left between the Caravan Park and the care home development. The suitability of this access will depend on the number of units proposed.
Wider transport network	<i>limited</i>	Site is within 2km of A95 and the nearest railways station is Aviemore.
Access to public transport	<i>limited</i>	Site is within 600m of bus stops in centre of Granttown-on-Spey and the nearest railway station is Aviemore.
Access to active travel routes	<i>Good</i>	A pavement already exists along Seafeld Terrace that connects to the site to the town centre.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

While the site is not adjacent to any existing housing it is reasonably sheltered from wider views of the countryside. The management of surface water is likely to be the greatest constraint as the site is clearly boggy and large areas are subject to medium probability surface water flooding. These wetland areas are also likely to be of particular ecological importance.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Wet meadow, used for horse grazing, looks species rich, nice patches of Juncus, also good for waders
Habitats adjacent to the site	Burn runs along eastern edge of the site, ground water table looks high, looks like takes drainage from campsite area ground – where does the new nursing home drainage go?
Nature and scale of development (inc off site effects)	Off-site surface water effects from the site which is wet unless sufficient mitigation on-site, but it looks like this site would receive water from uphill slopes and campsite also

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	Adjacent to Ancient woodland
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Species rich wet grassland – a CNAP priority habitat
Species likely to require survey at LDP or later stage – eg CNAP species	Invertebrate community and GWDTE NVC
Possible protected species	In surrounding area the burn running alongside the site could support water vole and otter (otters are using Kylintra Burn), this would require a survey Breeding waders are a possibility and should be surveyed for
Habitat connections	The site is connected to the burn, additional riparian planting would provide more habitat alongside this corridor and link in to suds on site providing habitat for amphibians.
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Surface water would require mitigation which is likely to involve a lot of land take and reduce available land for housing, it would also involve increasing the height of land within the site which would remove wetland connections, wetland should be retained and enhanced across the site Waders use this site

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	Yes would need a good Suds scheme in here

Summary:

NVC of wetland habitat on site, looks to be species rich

Breeding wader assessment

HRA – capercaillie increased disturbance on surrounding SPA Woodlands: assess impacts of increased wastewater production on FWPM in Spey SAC; and assess impacts from pollution activities arising from construction on the Kynintra Burn which runs into Spey SAC

All singing all dancing suds scheme imperative here

Overall Ecology Assessment

RED	X species rich wetland habitat	AMBER		GREEN	
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Large grassland site contained by rising ground to west and birch woodland to east. Currently divided into pony paddocks. Vegetation indicates poor surface drainage, prob impeded by glacial till. Adjacent to caravan site and overlooked from old railway. Access off seafield avenue.
	Siting	These fields give an open landscape buffer to this side of Grantown and to the steep wooded slopes to the west. This site is visually separated from much of Grantown by woodland to the east, and partially screened from site THC039 to the north by intermittent birch trees. Given the importance of over-looking views from the western hillside and the intensity of development on this side of Grantown (housing development at Beachan court, the care home on seafield road, a possible development related to the railway and the caravan site and chalets), the long term aim for this area should be for it to have a predominantly green character with woodland and areas of open grasslands/suds areas
	Design	Well-spaced housing groups with large swathes of landscape ground. Making use of poorly draining areas. The layout to be developed following thorough ground investigations. The layout would need to be about 75% 'soft' – grassland and woodland (including large-growing trees) with development in small groupings around suds areas. From an access point of view the development should be very porous with a major north/south public access route and plenty of subsidiary access links into woodland/old railway.
Landscape Special Qualities		Landscapes both cultural and natural
Wildland Issues		Nil
Landscape Capacity for Housing Report – status of site		This site is part of area B in the landscape capacity for housing report. Area B is much larger than this site extending right round the north western edge of Grantown. The status for the wider site is opportunities for considerable housing development. Context has changed considerably since 2005. See also THC 039.
Visual issues and sensitivities		Important elevated views across the site from Dreggie and the Railway line/ Dava way. Lower views from Seaforth rd and internal footpaths. Views from Beachan Court once built

Potential for mitigation	Yes with sensitive low density design
Potential to complement?	Potential to complement aspects of the planned settlement
Potential to enhance?	
Archaeological and Cultural/built Heritage	Comments / detail / mitigation
• Listed Building and its setting	
• Scheduled Monument and its setting	
• Conservation Area	
• Gardens and Designed Landscapes	
• Battlefield	
• Other archaeological feature (Canmore)	

Overall Landscape Assessment

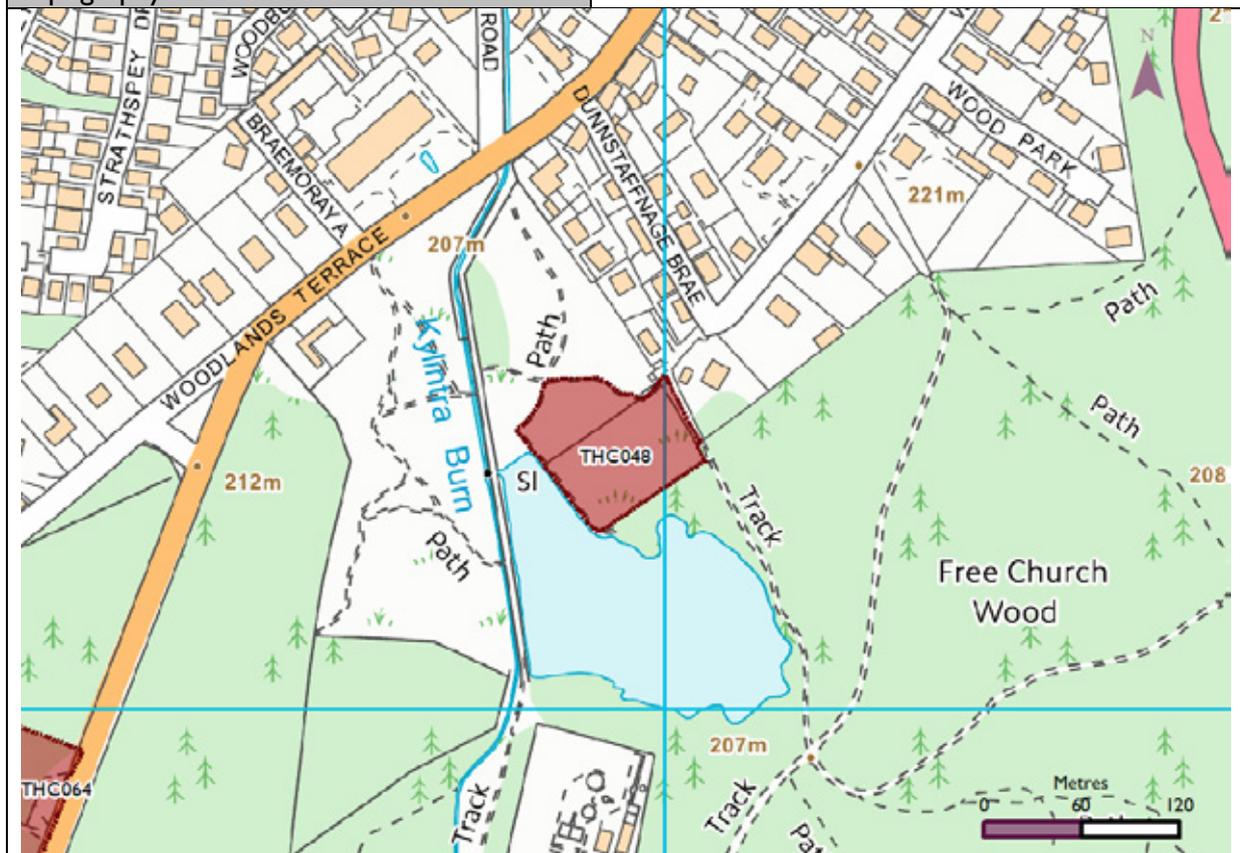
RED		AMBER	X	GREEN	
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC048
Site address	Dunstaffnage Brae, Granttown on Spey
OS grid reference (if available)	
Site area / size	0.2Ha
Site description: current land use / topography / notable features	Public open space



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Proposed use

Proposed use	Allotments	
Housing	Approx no of houses	
	Tenure	Private / affordable
	Affordable housing proportion	
Employment / mixed use		

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	Small fraction of medium probability flood risk over-laps the site, and surrounds the West of the site.
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	5 small areas of medium probability surface water lie inside the site.
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area		

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	An area of ancient woodland lies within 15m to the East of the site.
Natural and semi-natural woodland		
Tree preservation order (TPO)		

Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	A core path runs parallel down the East of the site within 15m.

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	<i>Site located within existing settlement boundary</i>
Access to key facilities (schools, shops, other facilities)		N/A
Immediate site access – adequacy of access for proposed development	<i>Good</i>	
Wider transport network	<i>Good</i>	
Access to public transport	<i>Good</i>	
Access to active travel routes	<i>Good</i>	

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

This is one of two suggested allotment sites (see also THC049). No information has been provided to indicate that the proposal has been subject to feasibility assessment or is deliverable. Allocation of the site for allotment use is therefore not considered appropriate. However, the site is located in an area of protected open space, and the proposed use would be generally compatible with this designation. The proposal could therefore be progressed through the submission of a planning application if more firm proposals arise in the future.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	The northern section of the site is amenity grassland with a small section of wetland planting retained, the southern section is a larger area of unmanaged grassland with raspberry, annual meadow grass, deschampsia and a border of mature woodland incl scots pine
Habitats adjacent to the site	Woodland and pond
Nature and scale of development (inc off site effects)	allotments

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	<i>Woodland to south of the site</i>
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Reptiles, bats in trees, squirrels
Habitat connections	Woodland, kyllintra meadows
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Retain tree boundary, allotments can provide good habitat for a range of invertebrates and reptiles especially if pesticide use is reduced – organic best.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	

Summary:

Reptile survey, bats and breeding birds – grassland too for meadow pipits and ducks – pond nearby. Allotments can improve habitat for wildlife – hedgehogs, birds, invertebrates and reptiles-enhanced if they are organic.

Overall Ecology Assessment

RED		AMBER		GREEN	x
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		Allotments
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Enclosed site partially on the maintained park
	Siting	Site includes some trees The park is a well-used recreational resource.
	Design	
Landscape Special Qualities		Dark and venerable pine woods Parkland and policy woodlands
Wildland Issues		nil
Landscape Capacity for Housing Report – status of site		Constrained as part of the woodland setting of Grantown and a popular recreational resource
Visual issues and sensitivities		Visible from park
Potential for mitigation		Allotments only on the non-maintained part of the site. Peripheral trees to be retained Key paths not to be impeded
Potential to complement?		
Potential to enhance?		
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
<ul style="list-style-type: none"> • Listed Building and its setting 		
<ul style="list-style-type: none"> • Scheduled Monument and its setting 		
<ul style="list-style-type: none"> • Conservation Area 		
<ul style="list-style-type: none"> • Gardens and Designed Landscapes 		
<ul style="list-style-type: none"> • Battlefield 		
<ul style="list-style-type: none"> • Other archaeological feature (Canmore) 		

Overall Landscape Assessment

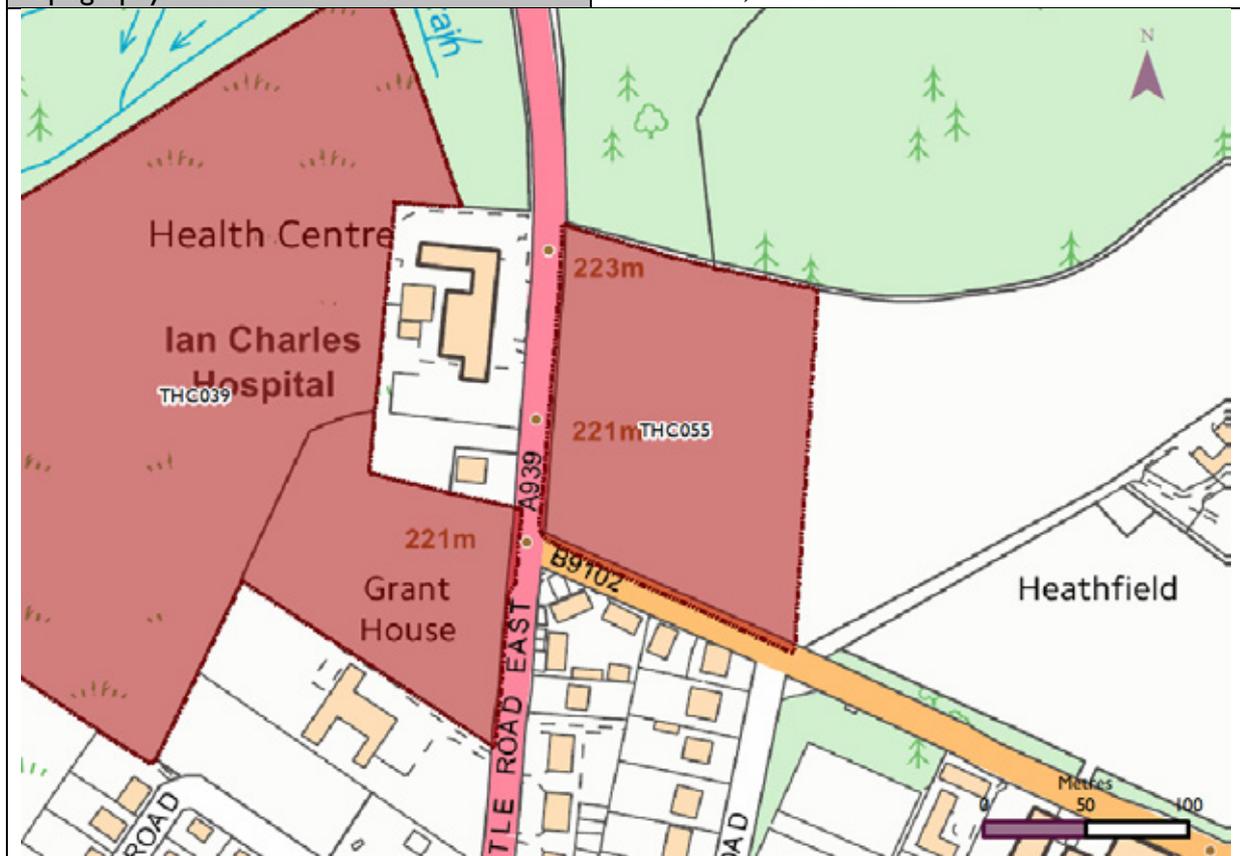
RED		AMBER	X (part of site only)	GREEN	
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC055
Site address	Site opposite Ian Charles Hospital
OS grid reference (if available)	
Site area / size	2 Ha
Site description: current land use / topography / notable features	Agricultural land – looks like recent silage cut, could be SI, hard to tell



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Proposed use

Proposed use	Mixed Use Development	
Housing	Approx no of houses	-
	Tenure	-
	Affordable housing proportion	-
Employment / mixed use	Mixed Use Development	

STAGE I ASSESSMENT**Screening questions****1. Is the proposal for a single dwelling?**Yes / No **2. Does the site lie within a medium probability (1:200 year) area of river flood risk?**Yes (wholly) / Yes (partially) / No **Constraints analysis****1. Flood risk**

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	<i>Tick that apply</i>	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	Small contained areas of surface water in north and west of site.
Surface water extent: Low probability 1:1000 yrs	✓	Small contained areas of surface water in north and west of site.
Potentially Vulnerable Area		

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	<i>Tick that apply</i>	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	Site abuts Anagach Ancient woodland to the north.
Natural and semi-natural woodland		
Tree preservation order (TPO)		

Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes	✓	Site abuts Castle Grant designed landscape to the north.
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	The site is opposite to housing along its southern boundary and the hospital is to its west. The northern edge is bounded by woodland and the designed landscape of Castle Grant.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Hospital and doctor's surgery are adjacent to site, shops on the square are within 500m, primary school is within 600m and high school is within 200m.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Access would be from Castle Road East and there is space to create a large junction.
Wider transport network	<i>limited</i>	Site is within 2km of A95 and the nearest railways station is Aviemore
Access to public transport	<i>Good</i>	There is a bus stop opposite the hospital, however for most services the stops on the Square, which are around 500m away would need to be used. Nearest railway station is Aviemore
Access to active travel routes	<i>Good</i>	The site is not currently connected to a footpath network, however the road to the Square is pavement along its entire length.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

The site is flat and relatively free of constraints. However the suitability and need for a mixed-use development at this location needs to be considered. The site is important to the setting of the entrance into Grantown-on-Spe and is currently used as a car-park for Grantown Show.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Silage meadow, possibly SI, used as Grantown show park parking
Habitats adjacent to the site	Anagach Woods SPA, agricultural fields and also mature woodland with large specimen trees from Grant Castle
Nature and scale of development (inc off site effects)	Mixed use which would include housing? Additional home here would increase recreational use of Anagach Woods in and have potential to increase Capercaillie disturbance

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	Anagach Woods adjacent, recreational management plan assessment required
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	Anagach woods adjacent
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	
Species likely to require survey at LDP or later stage – eg CNAP species	
Possible protected species	Would require protected species survey of adjacent Grant castle Woodland and field boundary areas of up to 200m to check for breeding mammals
Habitat connections	No loss of trees from the site proposals but tree planting on the site would improve connectivity between Anagach and Grant castle Woodland
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	A good integrated Suds scheme through the site would provide habitat corridors to connect areas of woodland and countryside, this could be coupled to tree planting

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	

Summary:

A HRA focussing on Capercaillie would be required as there is increased risk of disturbance to birds using Anagach Woods.

An extended Phase I habitat survey looking for any signs of protected mammals within 200m of the development area would be required

A breeding bird survey would be required prior to development of the field as this general area is known to support farmland waders – curlew, oystercatcher and redshank.

There are no habitat constraints within the field itself, green infrastructure including a good suds scheme through the site would increase linkage between Anagach and Grant Castle woodlands and would increase biodiversity value.

Overall Ecology Assessment

RED		AMBER	x	GREEN	
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		<p>Potential for increased use of Anagach Woods in areas more sensitive for Capercaillie disturbance.</p> <p>Mixed use development</p>
Landscape Character issues and sensitivities	Location	<p>Incl Exposure, Slope, Aspect, Flood risk and ground conditions</p> <p>Agricultural field. Pasture. Surrounded by a stone dyke on 3 sides. This field marks a clear transition at the edge of the settlement. The fields and wooded policies are important in providing a high quality setting to Grantown.</p>
	Siting	<p>The woodlands and dykes provide a gateway experience as one heads north from the town, and are part of the formal landscape policies of Castle Grant.</p> <p>The open fields allow views out to the Cromdales and through to the woodland/open grasslands surrounding this side of Grantown. These views are key to the sense of arrival into Grantown from the north.</p>
	Design	
Landscape Special Qualities		Cultural and natural, pine woodland, designed landscapes, panoramic views , surrounding hills
Wildland Issues		Nil
Landscape Capacity for Housing Report – status of site		Development constrained, no opportunities for housing
Visual issues and sensitivities		See above
Potential for mitigation		No
Potential to complement?		No
Potential to enhance?		No
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
<ul style="list-style-type: none"> • Listed Building and its setting 		
<ul style="list-style-type: none"> • Scheduled Monument and its setting 		
<ul style="list-style-type: none"> • Conservation Area 		
<ul style="list-style-type: none"> • Gardens and Designed Landscapes 		
<ul style="list-style-type: none"> • Battlefield 		
<ul style="list-style-type: none"> • Other archaeological feature (Canmore) 		

Overall Landscape Assessment

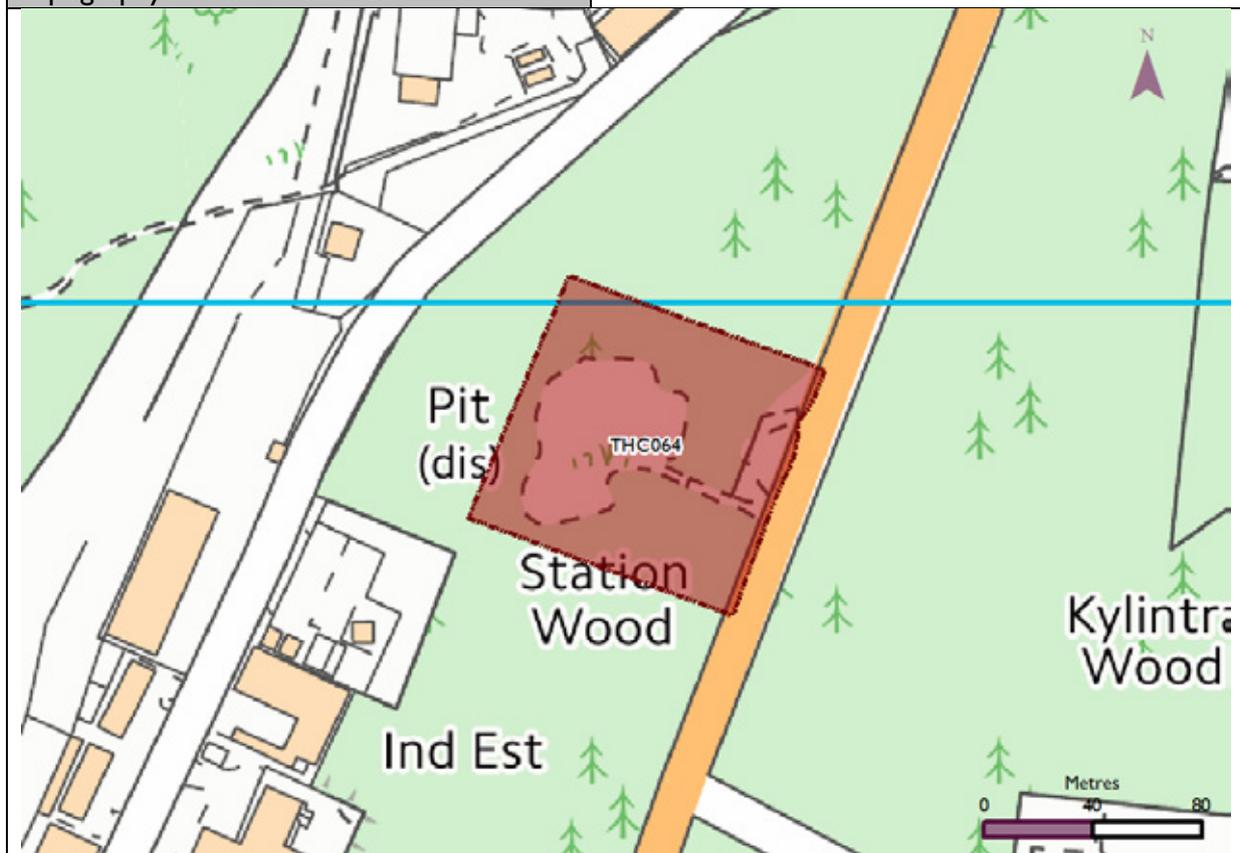
RED	X	AMBER		GREEN	
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC064
Site address	Old Station, Granttown-on-Spey
OS grid reference (if available)	
Site area / size	Approx 0.98 Ha
Site description: current land use / topography / notable features	



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Proposed use

Proposed use	Economic / tourism	
Housing	Approx no of houses	-
	Tenure	-
	Affordable housing proportion	-
Employment / mixed use	Economic / tourism	

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	A couple of small areas of surface water flooding on the site.
Surface water extent: Low probability 1:1000 yrs	✓	A couple of small areas of surface water flooding on the site.
Potentially Vulnerable Area		

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		<i>Specify approximate proportion (%) of site covered by the designation and where it is located e.g. eastern part of the site. If designation is immediately adjacent, specify where it is located in relation to the site.</i>
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland	✓	Whole site (100%) covered by Ancient woodland.

Natural and semi-natural woodland		
Tree preservation order (TPO)		
Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related / poorly related</i>	Site lies in close proximity to Grantown but outside the existing settlement boundary – appears somewhat divorced from main built up area
Access to key facilities (schools, shops, other facilities)	<i>Good / limited</i>	Key services available in Grantown.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	
Wider transport network	<i>Good</i>	
Access to public transport	<i>Good</i>	
Access to active travel routes	<i>Good</i>	

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

Site is located outside existing settlement boundary and appears somewhat separate from main built up area. Although site is previously developed in part, remainder of site is largely wooded. Potential land ownership constraints, as part of site is community owned woodland. No clear justification for new economic / tourism facilities in this location outside town centre and existing industrial areas, which would be a more appropriate focus for such uses.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Remains of old garage infrastructure eg buried tanks, historic quarry further into woodland
Habitats adjacent to the site	Mixed mature woodland
Nature and scale of development (inc off site effects)	Small scale commercial – unknown if it would encourage people off-site?

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	High quality woodland bounds the quarry site, the quarry has been grazed/managed so trees are kept low, species rich ground flora included <i>Pyrola minor</i> – Common Wintergreen – which isn't common and is an indicator of ancient woodland
Species likely to require survey at LDP or later stage – eg CNAP species	Invertebrate community, NVC plant community on quarry floor and walls
Possible protected species	Red squirrel, Pine marten, bats
Habitat connections	The quarry is an open woodland glade with a species rich ground flora that is likely to be valuable for invertebrates and forms an important part of the woodland mosaic habitat.
ECOPS	Include a separate Ecological Constraints and Potential Plan if necessary
Potential Mitigation	Ideally development would be restricted to the area of clearly recently disturbed land close to the road where there is evidence of historic pump infrastructure, garden escapes and species found on disturbed ground eg nettles and raspberry. The quarry area has developed nicely since quarrying ceased and is a valuable habitat now in its own right and should not be developed in any significant way.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	

Summary:

NVC of quarry area and Enhanced Phase I to identify protected species, invertebrate assessment of quarry area

Overall Ecology Assessment

RED	X of quarry area	AMBER		GREEN	x
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LANDSCAPE ASSESSMENT

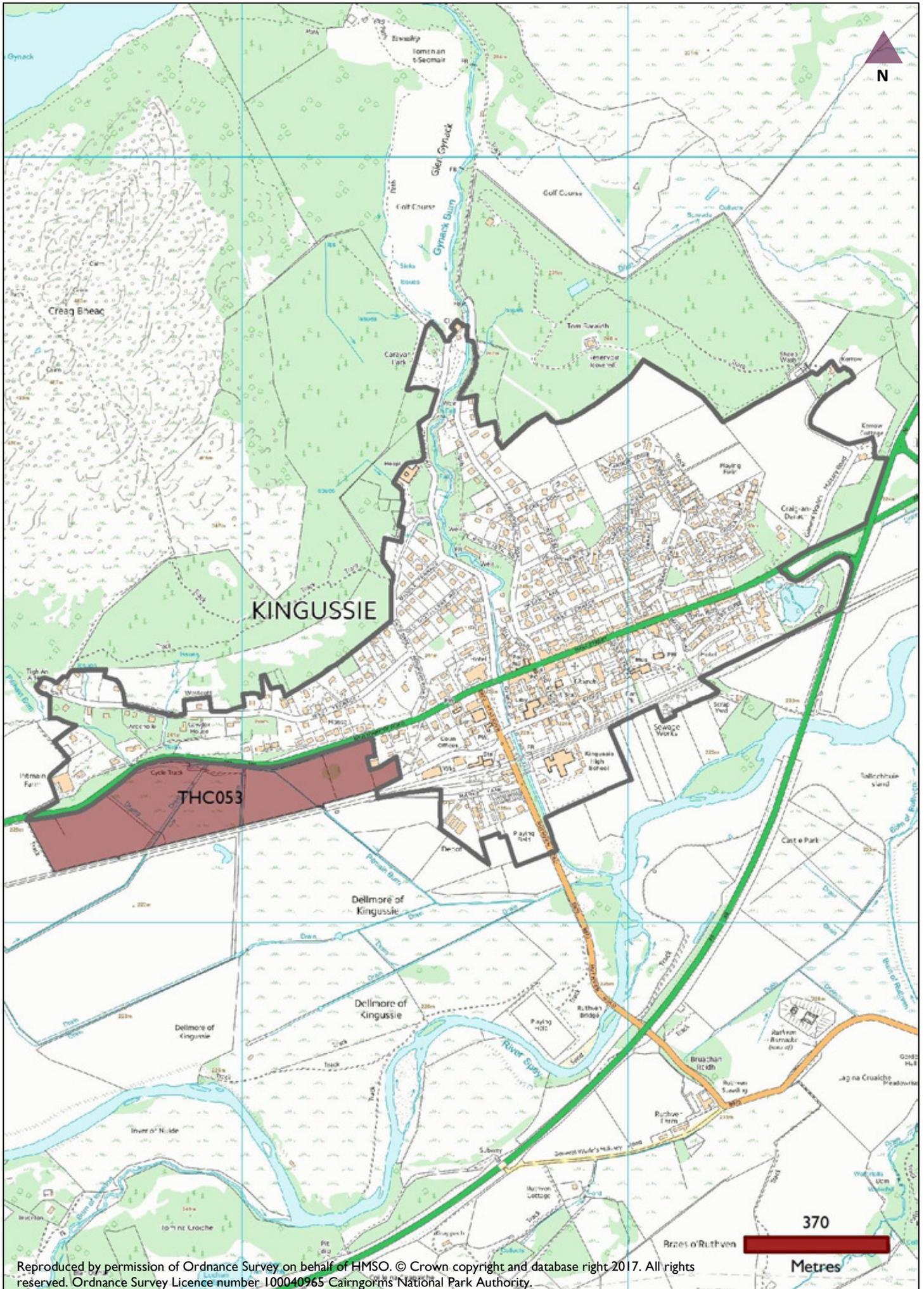
Nature and scale of development (incl off site effects)		Economic /tourism development, nature and sale unclear
Landscape Character issues and sensitivities	Location	Incl Exposure, Slope, Aspect, Flood risk and ground conditions Old fuel station site (appears as untidy unsurfaced layby) and former quarry (now revegetated) within woodland on the west side of the public road on the approaches to Grantown . The site sits in a narrow wedge of land between this road and the access road to the industrial estate
	Siting	The woodland on both sides of the road here provides a strong sense of arrival and the degraded fuel station site though relatively small has a negative effect on the gateway experience. The site extends westwards towards the industrial estate and encompasses a quarry which has been worked out some considerable time ago. Birch, willow ferns and other vegetation has established on the slopes and edges of the quarry and also on the worked-out floor, but the latter appear to have been cut back regularly over the years.
	Design	The former quarry is so well-vegetated that it is unrecognisable as earth workings from any distance, and appears as part of the woodland setting to Grantown. Any development on this site should be limited to the former fuel station site only. The development should have a small footprint and reflect the wooded nature of the setting
Landscape Special Qualities		Dark and venerable pine forest, parkland and policy woodlands? Distinctive planned town
Wildland Issues		Nil
Landscape Capacity for Housing Report – status of site		Part of mature woodland setting for Grantown
Visual issues and sensitivities		Visually very prominent site immediately adjacent to public road – visually sensitive but potential for current ‘derelict’ site to be enhanced
Potential for mitigation		Yes
Potential to complement?		Yes (given a limited development foot print)
Potential to enhance?		Yes (given a limited development footprint)
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
<ul style="list-style-type: none"> • Listed Building and its setting 		
<ul style="list-style-type: none"> • Scheduled Monument and its setting 		

• Conservation Area	
• Gardens and Designed Landscapes	
• Battlefield	
• Other archaeological feature (Canmore)	

Overall Landscape Assessment

RED		AMBER	X – partial see map	GREEN	
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KINGUSSIE



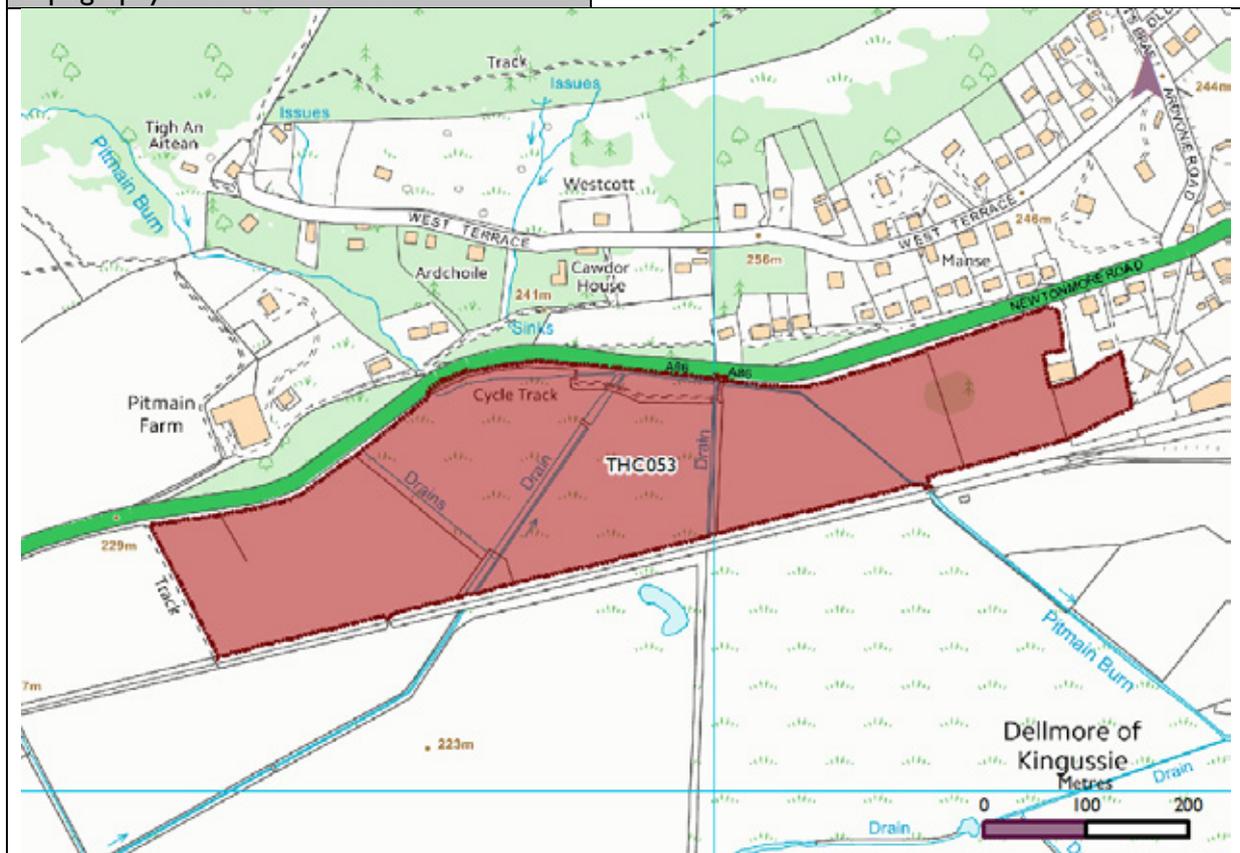
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC053
Site address	Site west of Kingussie, between A86 and Railway
OS grid reference (if available)	
Site area / size	Approx. 14.1 Ha
Site description: current land use / topography / notable features	



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Proposed use

Proposed use	Economic / Employment use	
Housing	Approx no of houses	-
	Tenure	-
	Affordable housing proportion	-
Employment / mixed use	Economic / Employment use	

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	Approx 80% of site within medium probability flood risk.
River extent: Low probability 1:1000 yrs	✓	Approx 85% of site within low probability flood risk.
Surface water extent: Medium probability 1:200 years	✓	Area of surface water flood risk in eastern part of the site (approx. 15%).
Surface water extent: Low probability 1:1000 yrs	✓	Area of surface water flood risk in eastern part of the site (approx. 15%).
Potentially Vulnerable Area	✓	Whole site (100%) covered by PVA.

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		

Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		A Canmore site lies just off the eastern boundary of the site.

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Core path runs along northern boundary of the site.

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	poorly related	The vast majority of the site relates very poorly to the built form, extending well beyond what would be considered Kingussie. The part of the site nearest to the settlement, which is adjacent to a garage on it's western side and bounded by a knoll and ditch on it's eastern, relate better.
Access to key facilities (schools, shops, other facilities)	Good	Eastern corner of site is within 500m of the centre of Kingussie.
Immediate site access – adequacy of access for proposed development	Good	A spacious junction already exists at the eastern end of the site and there is space for upgrade if required.
Wider transport network	Good	The site is within 1km of Kingussie's junction with the A9. Kingussie railway station is within 500m.
Access to public transport	Good	There are bus stops in the centre of Kingussie, which is within 500m. The railway station is also within 500m.
Access to active travel routes	Good	Core path runs along the site's northern boundary and there is pavement from the site all the way into the centre of Kingussie.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

The site is out of scale with the existing settlement. Links to services and the transport network are however good. A more limited area at its eastern end could be more appropriate in terms of scale, but this area is significantly affected by flood risk. Overall, c. 80% of the site is affected by the Medium probability river extent, and this represents a significant constraint to future development.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Pony field only – improved grassland, grazed by horses.
Habitats adjacent to the site	Railway, garage, village, pasture
Nature and scale of development (inc off site effects)	Economic development, detail unknown.

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	Unknown. Stand of Scots pine on mound in middle of site have landscape value, though ecologically of local value only.
Tree preservation order (TPO)	
Carbon Rich Soils /other soil issues	No.
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Relatively low/local value – improved grassland negligible, poplars beside road and Scots pine on mound of low/local value. Bank on roadside has snowberry, but also some tall ruderal vegetation of low/local value (inverts). Drain on western side of low/local value.
Species likely to require survey at LDP or later stage – eg CNAP species	Wading birds.
Possible protected species	Breeding birds – waders, though this portion of site unlikely to be important compared to adjoining wet grassland. Bat survey of trees (if included in allocation) Otter and water vole along drain.
Habitat connections	Surrounding pasture/wet grassland which supports waders. Fragmented by road and railway.
ECOPS	See cover sheet for details.
Potential Mitigation	Retain trees, including the Scots pine. Enhance this feature. Tree planting on boundary of site likely to be restricted due to railway, neighbouring fields with waders, views for neighbouring residents etc. Retain ditch and minimise impacts.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	

SUDs	Yes – parts of the fields are holding a little water after heavy rain, so drainage of this site could be an issue. Existing drain to be enhanced if possible.
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Summary:
 The site should be reduced so that only the “pony field” portions are included, this will reduce the impact on wet grassland and waders. The remaining pony fields should still be assessed for wading birds but suitability likely to be lower than surrounding fields.
 The Scots pine stand must be removed from the allocation.

Overall Ecology Assessment

RED		AMBER		GREEN	X if allocation restricted in size
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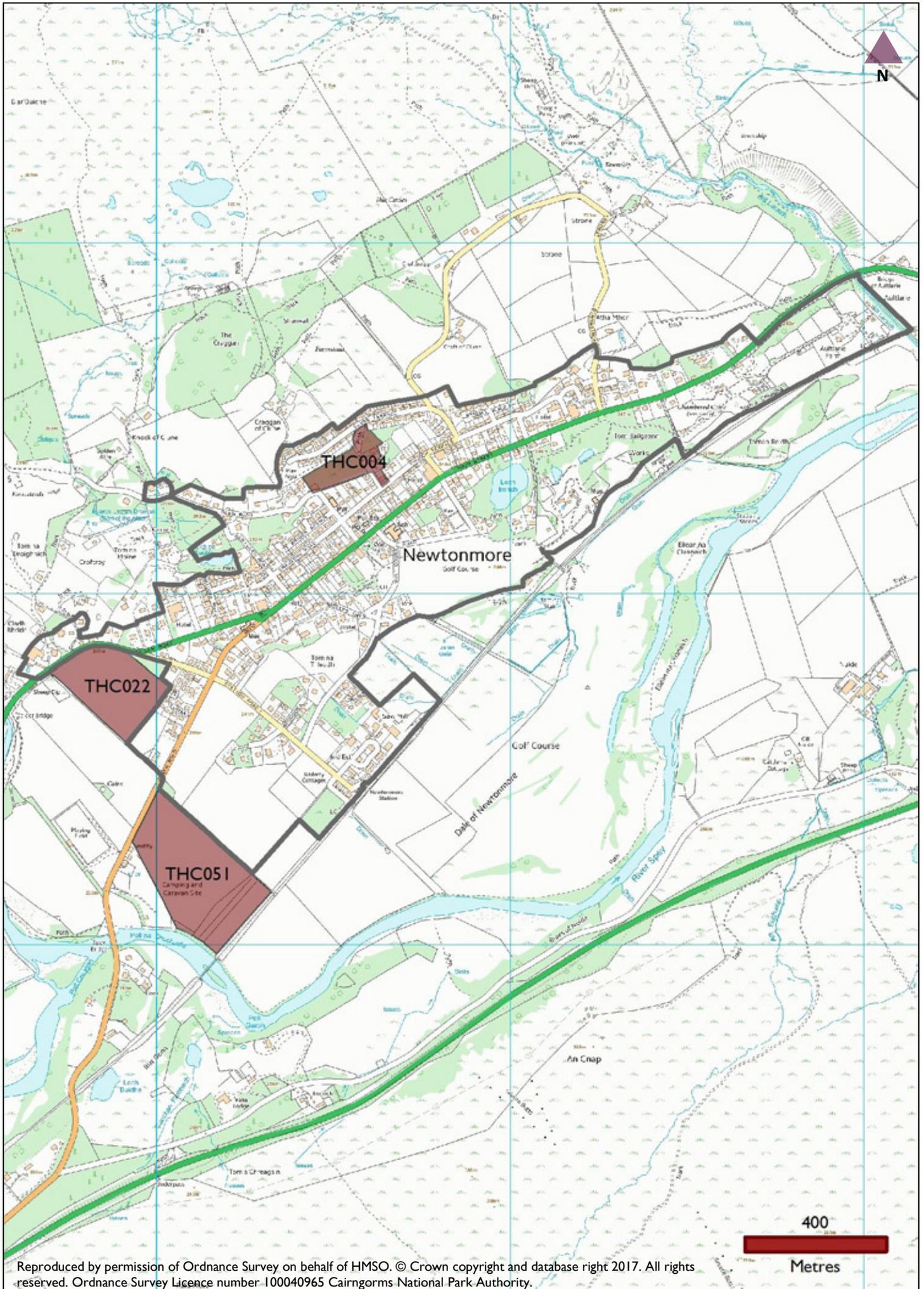
LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		
Landscape Character issues and sensitivities	Location	On edge of and entrance to village, flat flood plain. Adjacent to the main road to Newtonmore.
	Siting	The field closest to the village has potential due to proximity to existing ED use and built up area of the village. Beyond this it would be a clear intrusion into the open landscape of the strath floor.
	Design	Existing garage and industrial area means development here would be seen as an extension. Housing on opposite side of road with good views across the strath. Therefore limiting the height of any building to match the lower section of the existing garage would retain some of this and allow the retention of the views as an entrance feature to the village. There are trees and hedges on the site that require excluding from any allocation as well as protection.
Landscape Special Qualities		Strath LSQ
Wildland Issues		None
Landscape Capacity for Housing Report – status of site		N/A – economic use proposed. However village entrance and lack of a distinct village edge is highlighted.
Visual issues and sensitivities		Open site, extensive views across site from public areas and housing. Views out of site up slope to a limited extent.
Potential for mitigation		Yes – retain hummock with pines, reinforce with additional planting. Control loss of views through building layout
Potential to complement?		Yes through good quality architecture and create a positive entrance to the village
Potential to enhance?		Some, with additional planting
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
<ul style="list-style-type: none"> • Listed Building and its setting 		
<ul style="list-style-type: none"> • Scheduled Monument and its setting 		
<ul style="list-style-type: none"> • Conservation Area 		
<ul style="list-style-type: none"> • Gardens and Designed Landscapes 		
<ul style="list-style-type: none"> • Battlefield 		
<ul style="list-style-type: none"> • Other archaeological feature (Canmore) 		

Overall Landscape Assessment

RED	Majority of the site	AMBER		GREEN	One field only
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NEWTONMORE



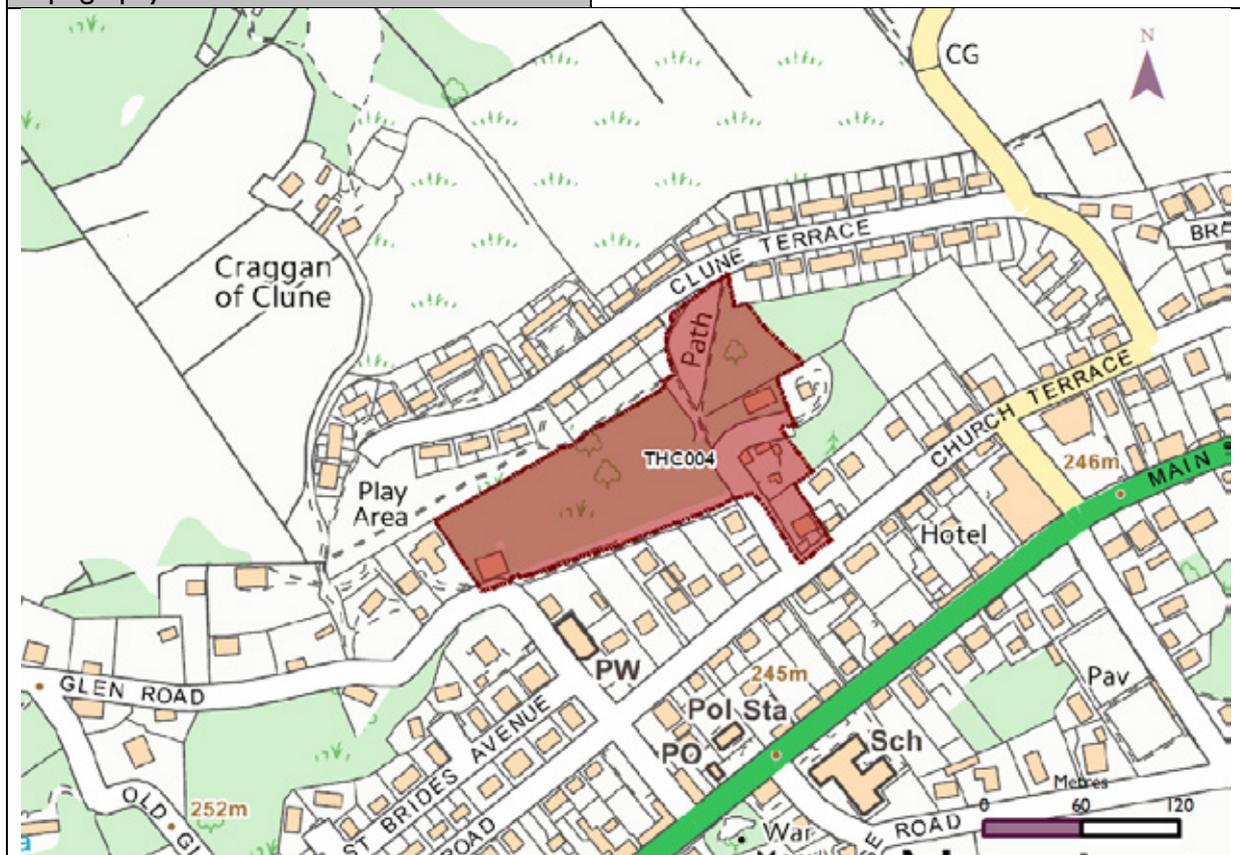
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC004
Site address	Beagle Cottage, the Gravels and neighbouring ground, Newtonmore
OS grid reference (if available)	
Site area / size	2.0
Site description: current land use / topography / notable features	House and rough land



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Proposed use

Proposed use	Housing	
Housing	Approx no of houses	Unknown
	Tenure	Unknown
	Affordable housing proportion	
Employment / mixed use	N/A	

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years	✓	Small area in eastern part of site, less than 5% of site area. This area overlaps the fluvial flooring
Surface water extent: Low probability 1:1000 yrs	✓	Small area in eastern part of site, less than 5% of site area. This area overlaps the fluvial flooring
Potentially Vulnerable Area	✓	Within PVa 05/13

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)		
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		

Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>Well related</i>	Site is within Newtonmore's built form.
Access to key facilities (schools, shops, other facilities)	<i>Good</i>	Shops and school are within 200m. 'Safe route to school' runs through centre of site.
Immediate site access – adequacy of access for proposed development	<i>limited</i>	Site access along narrow but surfaced track with little room for improvement. Potential conflict with 'safe route to school'
Wider transport network	<i>Good</i>	Within 3km of junction with A9. Within 1.5km of Newtonmore railway station.
Access to public transport	<i>Good</i>	Within 200m of bus stops in centre of Newtonmore and within 1.5km of Newtonmore railway station
Access to active travel routes	<i>Good</i>	'Safe route to school' runs through centre of site.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

Site is within built form and relates well to its surrounding. Due to the vegetated nature of the site, there is concern that its removal and replacement with hard or even permeable surfaces could lead to an increase in surface water-run off. This needs to be given consideration within the wider context of the Newtonmore Potentially Vulnerable Area (PVA 05/13).

The topography and vegetation makes it difficult to see how the site could easily contribute to the LDP's housing land requirement as there is uncertainty about the number of units it could deliver. Allocation is therefore considered inappropriate. The site does however sit within the built form and is likely to be located within Newtonmore's Settlement Boundary in the forthcoming LDP; therefore its non-allocation does not necessarily preclude it from development (though other constraints might). It is considered that it would be best dealt with as a windfall site through the submission of a planning application.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Mixed woodland with mosaic of semi-natural habitats
Habitats adjacent to the site	Housing and gardens
Nature and scale of development (inc off site effects)	Housing – would result in significant loss of semi-natural habitats, including mixed woodland

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	-
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	-
Tree preservation order (TPO)	Unknown.
Carbon Rich Soils /other soil issues	-
Prime agricultural land	-

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	<p>Mixed woodland, semi-natural with a variety of tree species (including one or two non-native species occasional sycamore and a single exotic conifer). There is a small patch of snowberry. Woodland edge habitats and glades with tall ruderal vegetation, creating a mosaic of semi-natural habitat. Some indication that this may have previously been waste ground or an old dump.</p> <p>Site comprises of high ecological value within the context of Newtonmore, providing wildlife habitat in an otherwise built up area with high amenity value.</p>
Species likely to require survey at LDP or later stage – eg CNAP species	N/A (see summary below)
Possible protected species	<p>Site has good potential to support bats, red squirrel, possibly badger (foraging if not denning), reptiles (basking and hibernacula present). Breeding birds could include species such as black cap and other summer warblers, thrushes as well as common woodland and garden species.</p>
Habitat connections	Gardens adjacent are largely wooded and have good connectivity with site.
ECOPS	N/A (see summary below)
Potential Mitigation	Not assessed (see summary below)

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	

SUDs	N/A (see summary below)
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Summary:
 The site comprises of semi-natural habitat, dominated by mixed woodland of a variety of tree species. The site has fluctuating ground levels and there is possibility that this was a historical dump or water ground.
 The site is considered to be of high ecological value within the context of Newtonmore, being a wooded site with a mixture of semi-natural habitats. It was high potential to support a number of protected species, providing important wildlife habitat in an otherwise developed area.
 Developing this site would require dramatic alteration to ground levels (which vary across the site) and significant loss of semi-natural woodland habitats.

Overall Ecology Assessment

RED	X	AMBER		GREEN	
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		
Landscape Character issues and sensitivities	Location	Central to village, surrounded by housing. Elevated centre of site with steep slopes. Criss-crossed by well used paths and is a major route to school.
	Siting	The centre of the site is flat and level but slopes t the south.
	Design	
Landscape Special Qualities		Urban site
Wildland Issues		None
Landscape Capacity for Housing Report – status of site		Woodland on site is noted for contributing to the character and setting of the village
Visual issues and sensitivities		Close to existing residential properties this wooded site is enclosed due to the vegetation cover. It is quite and secluded with views out limited. The woodland character is an important feature of the centre of the village and can be seen from surrounding areas providing a visual and physical link to other woodland and trees groups in the village. The POS is managed by the council and has an equipped play area and kick about area.
Potential for mitigation		Limited as any loss of tree and woodland character would be difficult to mitigate
Potential to complement?		Centre of site would be improved with some direct management however this would conflict with the needs for development.
Potential to enhance?		See above
Archaeological and Cultural/built Heritage		
<ul style="list-style-type: none"> • Listed Building and its setting 		
<ul style="list-style-type: none"> • Scheduled Monument and its setting 		
<ul style="list-style-type: none"> • Conservation Area 		
<ul style="list-style-type: none"> • Gardens and Designed Landscapes 		
<ul style="list-style-type: none"> • Battlefield 		
<ul style="list-style-type: none"> • Other archaeological feature (Canmore) 		

Overall Landscape Assessment

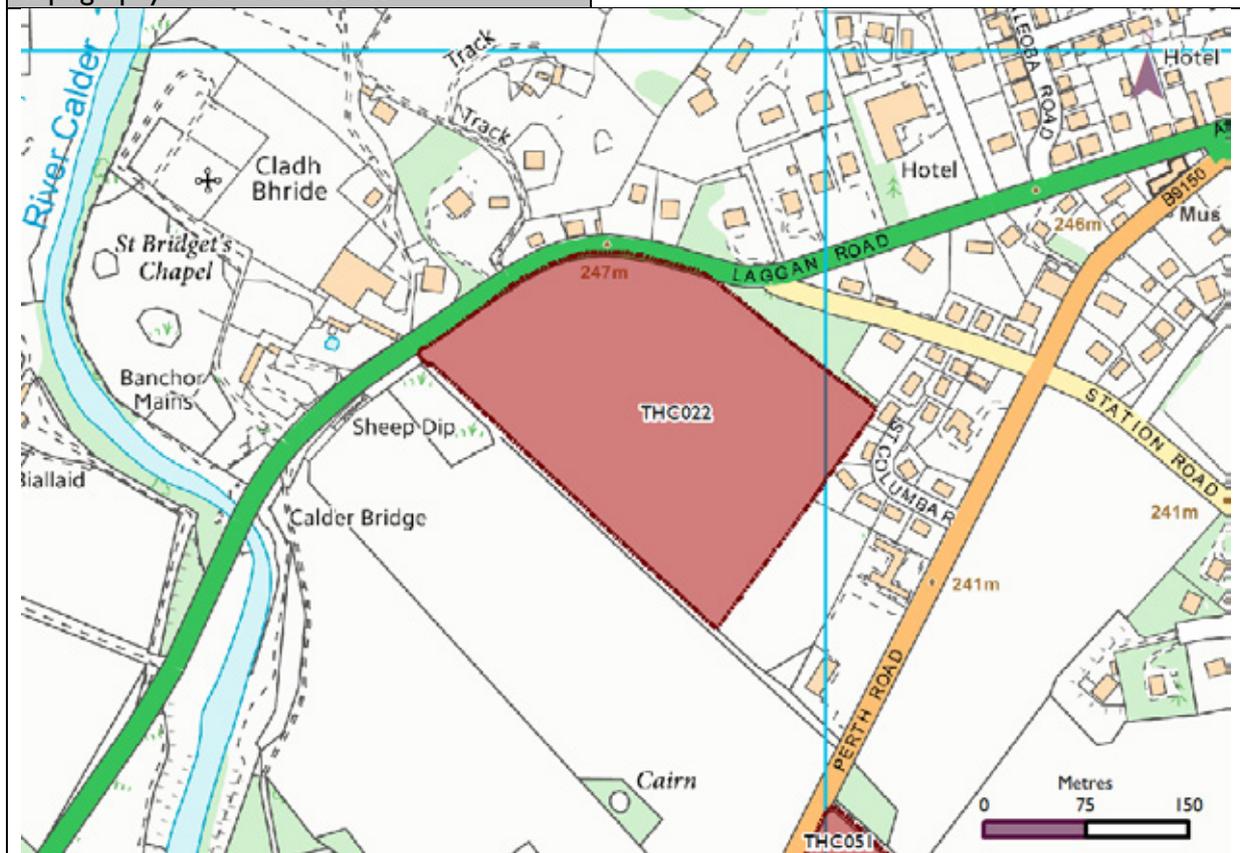
RED	X whole of site	AMBER		GREEN	
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC022
Site address	Land south of A86, Newtonmore
OS grid reference (if available)	
Site area / size	4.9
Site description: current land use / topography / notable features	Agriculture



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Proposed use

Proposed use	Housing	
Housing	Approx no of houses	75
	Tenure	Mixed
	Affordable housing proportion	25%
Employment / mixed use		

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year		
River extent: Low probability 1:1000 yrs		
Surface water extent: Medium probability 1:200 years		
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area	✓	Within PVA 05/13

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)	✓	Around 150m from River Spey SAC, which runs to its north
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)	✓	Around 150m from River Spey SSSI, which runs to its north
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		
Tree preservation order (TPO)		

Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	<i>Tick that apply</i>	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	<i>Tick that apply</i>	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses	✓	Core path and right of way starts just north of site

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>partly related</i>	The site sits on the western edge of Newtonmore and while it is less densely built than the settlement's centre, there are properties to its north and east. An existing economic development allocation is also adjacent to its south-western boundary.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	Newtonmore Primary School is within 900m of the site's eastern corner. The nearest High School is in Kingussie.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	The A86 runs along the site's northern boundary. While a pavement does not run the full length of this, there is room to add one on. There do not appear to be issues with gaining access to the site.
Wider transport network	<i>Good</i>	The current junction with the A9 is around 2.5km away. The railway station is around 750m away.
Access to public transport	<i>limited</i>	The eastern edge of the site is within 600m of the nearest bus stop and 750m of the railway station.
Access to active travel routes	<i>Good</i>	A core path and right of way starts just north of site, although it is not necessarily convenient for active travel. However, a pavement does exist on the opposite side of the road that runs directly to Newtonmore's centre. This pavement does not run the whole length of the site, but there is room for expansion.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

The site has few constraints and is reasonably well related to the built form. There is space to improve pedestrian links with the settlement and space to allow for proper site access. It is in close proximity to the River Spey SAC and therefore careful consideration needs to be given to its potential effects. The site is likely to represent a suitable location for the delivering the longer term housing need of Newtonmore, although given the extent of existing allocations it is not needed for development at this stage.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Agriculture – seeded with grass. Grazing or silage?
Habitats adjacent to the site	Agriculture
Nature and scale of development (inc off site effects)	As above

Designation	Comments / detail / mitigation
RAMSAR site	-
Special Area of Conservation (SAC)	-
Special Protection Area (SPA)	-
Site of Special Scientific Interest (SSSI)	-
National Nature Reserve	-
Ancient Woodland Inventory site	-
Tree preservation order (TPO)	-
Carbon Rich Soils /other soil issues	-
Prime agricultural land	Unknown

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	None within site. There are mature trees along site boundary.
Species likely to require survey at LDP or later stage – eg CNAP species	Waders
Possible protected species	Waders
Habitat connections	None.
ECOPS	N/A
Potential Mitigation	Tree Protection Plan for trees along boundary

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	As above
SUDs	Required – scale of development would require retention basin (pond) as well as permeable paving and swales

Summary:

The site may have some potential to support wading birds which would require a survey to determine. Other than that, no ecology constraints.

Overall Ecology Assessment

RED		AMBER		GREEN	X
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		Proposal is for 75 houses.
Landscape Character issues and sensitivities	Location	Site lies within context of existing viallge.
	Siting	The transition from low-lying land to the elevated settlement provides a clear definition of the settlement, reinforced by woodland on the slopes.
	Design	
Landscape Special Qualities		
Wildland Issues		-
Landscape Capacity for Housing Report – status of site		Development here would breach this relationship and affect the well-defined and robust edge of the settlement.
Visual issues and sensitivities		Views across the open fields to the Cairngorm plateau would be adversely affected.
Potential for mitigation		
Potential to complement?		
Potential to enhance?		
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
• Listed Building and its setting		
• Scheduled Monument and its setting		
• Conservation Area		
• Gardens and Designed Landscapes		
• Battlefield		
• Other archaeological feature (Canmore)		

Overall Landscape Assessment

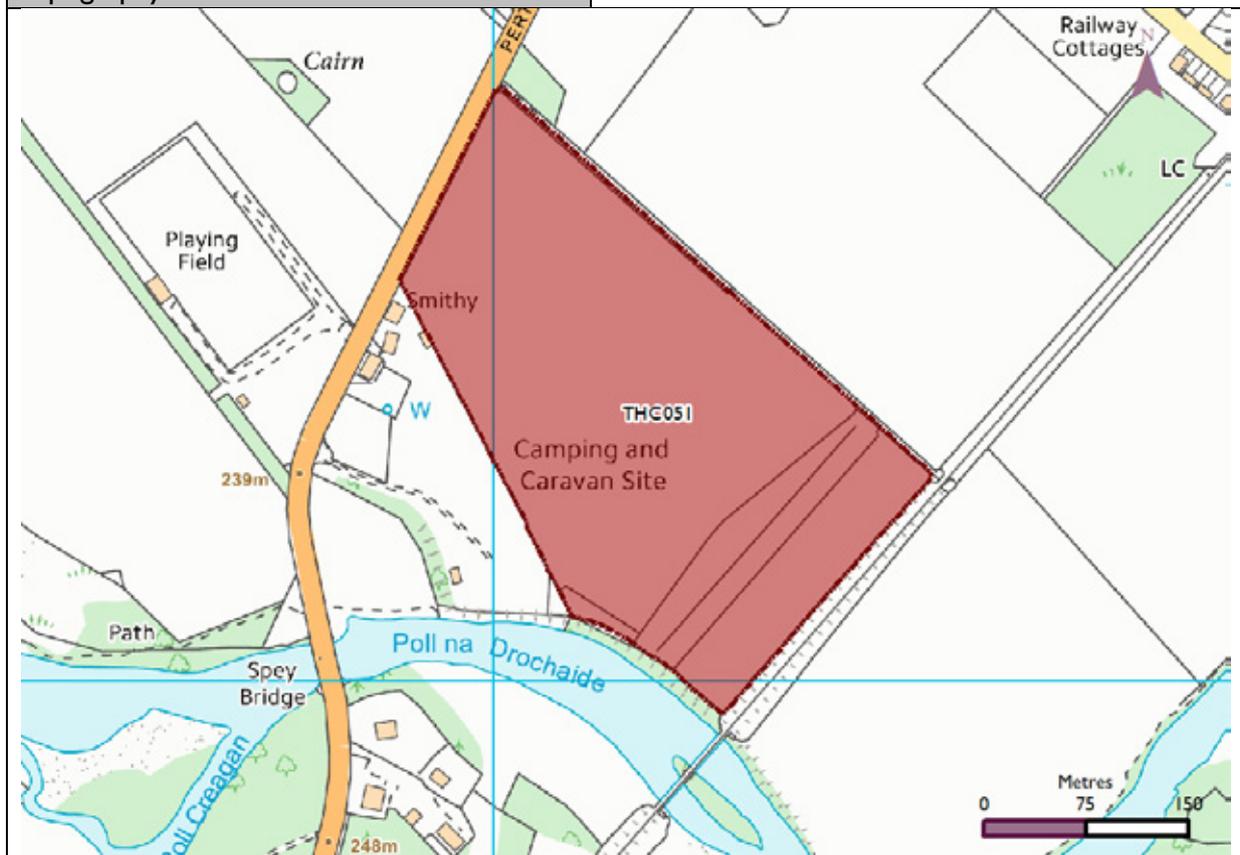
RED		AMBER	X	GREEN	
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Local Development Plan 2020 – Site Assessment

BACKGROUND INFORMATION

Site details

Site ref	THC051
Site address	Land between B9150, the railway, caravan park and site H1.
OS grid reference (if available)	
Site area / size	8.7 Ha
Site description: current land use / topography / notable features	



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Proposed use

Proposed use		Economic / Employment
Housing	Approx no of houses	-
	Tenure	-
	Affordable housing proportion	-
Employment / mixed use		

STAGE I ASSESSMENT

Screening questions

1. Is the proposal for a single dwelling?

Yes / No

2. Does the site lie within a medium probability (1:200 year) area of river flood risk?

Yes (wholly) / Yes (partially) / No

Constraints analysis

1. Flood risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps?		
Constraint	Tick that apply	Comments / detail
River extent: Medium probability 1:200 year	✓	Approx. 50% of site is covered by medium probability flood risk dispersed throughout the site.
River extent: Low probability 1:1000 yrs	✓	Approx 80% of site is covered by low probability flood risk, dispersed throughout the site.
Surface water extent: Medium probability 1:200 years	✓	Site contains small area of surface water flooding in south of the site.
Surface water extent: Low probability 1:1000 yrs		
Potentially Vulnerable Area	✓	Site lies entirely (100%) within PVA.

2. Natural heritage

Is the site located within or immediately adjacent to a European Species site?		
Designation	Tick that apply	Comments / detail
RAMSAR site <i>Guide / criteria e.g. types of impacts.</i>		
Special Area of Conservation (SAC)		Site abuts River Spey SAC along south western edge.
Special Protection Area (SPA)		
Is the site located within or immediately adjacent to a nationally designated nature conservation site?		
Site of Special Scientific Interest (SSSI)		
National Nature Reserve		
National Scenic Area		
Wild Land		
Other natural heritage considerations		
Ancient woodland		
Natural and semi-natural woodland		

Tree preservation order (TPO)		
Peat		
Prime agricultural land		

3. Cultural heritage

Does the site contain, or is it within, any of the following?		
Designation	Tick that apply	Comments / detail
Listed building and its setting		
Scheduled monument and its setting		
Conservation area and its setting		
Gardens and designed landscapes		
Battlefield		
CNPA historic designed landscape site		Ralia Lodge lies approx. 130m to the south west of the site.
Other archaeological feature (Canmore)		

4. Other potential constraints

Is site is affected by any of the following potential constraints:		
Constraint	Tick that apply	Comment / detail
Hazardous site / HSE exclusion zone		
Overhead lines		
Contamination		
Rights of way / core paths / recreation uses		Core path abuts boundary of site along south western edge.

STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<i>poorly related</i>	Site relates poorly to the built form, being separated by a large field. This field does benefit from planning permission, which may improve connectivity, though the site would still represent a significant extension to the built form.
Access to key facilities (schools, shops, other facilities)	<i>limited</i>	The site is about 800m from Newtonmore's main facilities and is about 1km from the primary school. The road is paved all the way into Newtonmore.
Immediate site access – adequacy of access for proposed development	<i>Good</i>	Road is wide and straight and could easily accommodate a suitable junction.
Wider transport network	<i>Good</i>	The site is about 1.4km from Newtonmore's junction with the A9. Newtonmore railway station is within 1km.
Access to public transport	<i>limited</i>	Newtonmore railway station is within 1km while bus stops in Newtonmore are around 1.4km away.
Access to active travel routes	<i>Good</i>	A core path runs along the River Spey, which bounds the site's southern boundary and a pavement exists along the road to Newtonmore.

STAGE 1 & 2 ASSESSMENT SUMMARY:

Summary of any key constraints / issues

The site relates poorly to the built form and would represent a significant extension to Newtonmore. With the nearest services around 800m away it is unlikely that it will encourage walking or cycling, with the likelihood of most users travelling in motorised transport high. The site's main constraint is flooding, with about 50% affected by the Medium probability river extent. While this does not necessarily prevent development from happening, it is likely to significantly restrict any developable area. The site's proximity to the River Spey would also need to be considered, particularly with respect to the management of flood and surface water that affect the site.

PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

No

SUPPLEMENTARY ASSESSMENTS

ECOLOGY ASSESSMENT

Site description: current land use / topography / notable features/ Habitats	Agricultural – pastoral, semi-improved. Several mature broadleaves (3x ash, 2 willow), possibly veteran age in a line which bisects the field.
Habitats adjacent to the site	Agricultural (pastoral)
Nature and scale of development (inc off site effects)	

Designation	Comments / detail / mitigation
RAMSAR site	
Special Area of Conservation (SAC)	Abuts the River Spey SAC on SW edge
Special Protection Area (SPA)	
Site of Special Scientific Interest (SSSI)	
National Nature Reserve	
Ancient Woodland Inventory site	
Tree preservation order (TPO)	Unknown. Trees are mature and possibly veteran standard
Carbon Rich Soils /other soil issues	
Prime agricultural land	

Other ecological Issues	Comments / detail / mitigation
Non designated habitats of interest	Grassland is only of value as wader habitat.
Species likely to require survey at LDP or later stage – eg CNAP species	Wading birds.
Possible protected species	Breeding wading birds. Mature trees – potential value as bat roosts.
Habitat connections	Adjoining pasture, trees are isolated and do not form a continuous corridor or join o adjacent trees/woodland.
ECOPS	N/A
Potential Mitigation	Leave substantial buffer along River Spey to offset development and protect riparian corridor. Minimise loss of habitat for wading birds. Tree planting likely to be restricted due to wading bird interest.

Flood risk	Comments / detail / mitigation
Flood risk relative location vs 1:200 year event	
SUDs	Required.

Summary:

The ecological constraints of the site are that of the River Spey, breeding waders and the mature trees. A full assessment would be required of developing this site on wading birds, both on the site itself but on neighbouring fields.

The mature trees must be removed from the allocation. A suitable buffer zone for the River Spey would be required.

A HRA for impacts on the River Spey may be required to develop this site.

Overall Ecology Assessment

RED		AMBER		GREEN	If impact on waders is low.
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LANDSCAPE ASSESSMENT

Nature and scale of development (incl off site effects)		Economic – none specific use
Landscape Character issues and sensitivities	Location	Beyond the edge of the village on broad flat flood plain. Open aspect clear views out and across the site. Caravan park to the south and west, railway line to the east. North open field currently an allocated site for housing.
	Siting	No particular feature other than mature willow and ash along the drain. in the south eastern part of the site
	Design	Difficult to assess with such little indication of eventual use.
Landscape Special Qualities		Strath related
Wildland Issues		None assuming little lighting used.
Landscape Capacity for Housing Report – status of site		N/A
Visual issues and sensitivities		Open site highly visible. Not apparently connected to existing settlement or other development. Entrance to village site is prominent. Economic use could be incongruous and isolated. Unlikely to fit in with landscape character of the existing site or its immediate setting. Caravan park adjacent is low key and trees mitigate the visual effects of the caravans.
Potential for mitigation		Low – possibly riparian woodland though there may be conflicts with wading bird interests
Potential to complement?		Negligible
Potential to enhance?		Negligible
Archaeological and Cultural/built Heritage		Comments / detail / mitigation
<ul style="list-style-type: none"> • Listed Building and its setting 		
<ul style="list-style-type: none"> • Scheduled Monument and its setting 		
<ul style="list-style-type: none"> • Conservation Area 		
<ul style="list-style-type: none"> • Gardens and Designed Landscapes 		
<ul style="list-style-type: none"> • Battlefield 		
<ul style="list-style-type: none"> • Other archaeological feature (Canmore) 		

Overall Landscape Assessment

RED	X	AMBER		GREEN	
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