

---

PLANNING

Cairngorms National Park Local  
Development Plan 2020

**Strategic Environmental Assessment  
Environmental Report Addendum  
August 2018**

### Assessment of Additional Sites

During the consultation on the Main Issues Report (MIR) a number of new sites were suggested for allocation that the CNPA considered potentially reasonable subject to assessment and further consultation.

It has been deemed necessary to consult on these proposals prior to the consultation the Proposed Plan, in which they will be identified as draft allocations. This addendum to the SEA considers these new sites. Full information on the SEA can be found in the original Environmental Report (ER) on the MIR. You can access it here:

[www.cairngorms.co.uk/authority/publication/435](http://www.cairngorms.co.uk/authority/publication/435)

The additional sites are relatively minor in nature and do not alter the overall conclusions of the ER of the MIR. Note, full assessment of all sites chosen for allocation will be carried out in the Environmental Report on the Proposed Plan.

Table 1 Site assessment matrix.

Significance of Effect	
Site would have a <b>major positive</b> effect in its current form as it would resolve an existing issue or maximise opportunities. <b>SIGNIFICANT.</b>	++
Site would have a <b>minor positive</b> effect.	+
Effect of Site is <b>uncertain.</b>	?
Site would have <b>no site specific</b> effects.	□
Site would have a <b>minor adverse</b> effect.	-
The site would have a <b>major adverse</b> effect as it would substantially exacerbate existing problems. Consider exclusion of option. <b>SIGNIFICANT.</b>	--

Site Reference	Site Name	Settlement	SEA Objectives																							
			1a. Reduce greenhouse gas emissions	1b. Increase resilience to climate change	2. Protect and enhance air quality	3a. Reduce flood risk	3b. Maintain and improve the quality of water	4. Safeguard and improve soil and peat quality	5. Sustainable use and reuse of material assets	6a. Value, conserve and enhance biodiversity	6b. Improve the management of woodland	7. Protect the special qualities of the landscape	8a. Maximise health and wellbeing	8b. Vibrant, safe and healthy communities.												
ED1 + Extension	Aviemore	Aviemore	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	Parts of the site are affected by the medium probability surface water flood zone. These areas are however already developed.	□	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	Parts of the site are affected by the medium probability surface water flood zone. These areas are however already developed.	□	No site specific effects.	□	This is a mostly brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	+	The reuse of a mostly brownfield site represents the sustainable use of land, which is a finite resource.	+	Existing industrial estate, low ecological value	□	No site specific effects.	□	Existing industrial estate, no specific landscape effects	+	The site is within easy walking distance of public transport, community and other local facilities and housing, encouraging walking and cycling and promoting opportunities for people to enjoy physical recreation and lead healthy lifestyles.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	+
T1 + extension	Carr-Bridge	Carr-Bridge	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	Small areas of the site are affected by the medium probability surface water flood zone. These are however so minor that they are unlikely to have an effect.	□	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	Small areas of the site are affected by the medium probability surface water flood zone. These are however so minor that they are unlikely to have an effect.	□	No site specific effects.	□	This is a mostly greenfield site therefore there could be some soil sealing.	-	No site specific effects.	□	The existing theme park is surrounded by Ancient Woodland of high quality. Semi-natural Scots pine woodland with occasional stands of lodgepole. Good ground flora. Likely to support protected mammals (pine marten, red squirrel). Supports wood ants. Flora and fungi interest likely to be high.	-	Around 95% of the site is identified as Ancient woodland.	-	Development constrained by the importance of the woodland in providing a visual backdrop and setting to the settlement and a well-used recreational resource	-	The site is within easy walking distance of public transport, community and other local facilities and housing, encouraging walking and cycling and promoting opportunities for people to enjoy physical recreation and lead healthy lifestyles.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	+
T1 + Extension	Grantown-on-Spey	Grantown-on-Spey	The site is within moderate walking distance of public transport, local facilities and housing.	-	No site specific effects.	□	The site is within moderate walking distance of public transport, local facilities and housing.	-	No site specific effects.	□	No site specific effects.	□	This is a mostly brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land. Camping pitches do not require surfacing while other forms of development such as chalets or caravan pitches are unlikely to require significant loss of soil.	+	The reuse of a mostly brownfield site represents the sustainable use of land, which is a finite resource.	+	Caravan park which includes Ancient Woodland - though some of this has been damaged through encroachment of the caravan park into this area (i.e. development of lodges).	-	Around 15% of the site is identified as ancient woodland.	-	site occupies a prominent location between the edge of the settlement and the old railway line. Mature pines on the face of the slope below the railway line are an important part of the backdrop and setting for the town and contribute to its special landscape qualities. The old railway is popular for local recreation and is a LDR, views from here look directly down on to the development site	-	The site is within moderate walking distance of public transport, community and other local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and lead healthy lifestyles.	-	The site is within moderate walking distance of public transport, local facilities and housing which may not encourage community interactions and cohesion.	-
North Aviemore Granish site	Aviemore	Aviemore	The site is within moderate walking distance of public transport, local facilities and housing.	-	Patches of the site are affected by the medium probability surface water flood zone. Combined these equate to less than 10%.	-	The site is within moderate walking distance of public transport, local facilities and housing.	-	Patches of the site are affected by the medium probability surface water flood zone. Combined these equate to less than 10%.	-	No site specific effects.	-	This is a mostly brownfield site therefore there will be little soil sealing.	+	The reuse of a mostly brownfield site represents the sustainable use of land, which is a finite resource.	+	Around 15% the site is on ancient woodland although some of this has been damaged through the on site uses. The existing industrial estate, low ecological value.	-	Around 15% of the site is identified as ancient woodland.	-	Existing industrial estate, no specific landscape effects, though development should ensure that trees are retained to ensure that development is shielded from surrounding views.	-	The site is within moderate walking distance of public transport, community and other local facilities and housing, which may not encourage walking and cycling or promote opportunities for people to enjoy physical recreation and lead healthy lifestyles.	-	The site is within moderate walking distance of public transport, local facilities and housing which may not encourage community interactions and cohesion.	-
C4	Spaven Drive	Aviemore	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	No site specific effects.	□	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	No site specific effects.	□	No site specific effects.	□	This is a greenfield site therefore there will be some soil sealing.	-	No site specific effects.	□	Site currently open space which is used for recreation. Grassland of little ecological value.	□	No site specific effects.	□	Site sits within built form and development is unlikely to have an a positive or a negative affect on landscape quality.	□	The site is within easy walking distance of public transport, community and other local facilities and housing, encouraging walking and cycling and promoting opportunities for people to enjoy physical recreation and lead healthy lifestyles.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	+
T1 + extension	Tomintoul	Tomintoul	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	No site specific effects.	□	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	+	No site specific effects.	□	No site specific effects.	□	This is a greenfield site therefore there is the potential for some soil sealing. However, the nature of the development, which is camping pitches, means that this is likely to be extremely limited.	□	No site specific effects.	□	The site is currently used as a campsite with associated landscaping which is designed to support biodiversity.	□	Loss of trees for pitches	□	Nature of development, which is focused on camping, means impact on wider landscape is likely to be very limited. The landscaping scheme that is currently being implemented is likely to support this.	□	The site is within easy walking distance of public transport, community and other local facilities and housing, encouraging walking and cycling and promoting opportunities for people to enjoy physical recreation and lead healthy lifestyles.	+	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	+
C1	Former Primary School	Calvine	The site is within easy walking distance of public transport and housing, which reduces the need to travel by private motor car.	+	No site specific effects.	□	The site is within easy walking distance of public transport and housing, which reduces the need to travel by private motor car.	+	No site specific effects.	□	No site specific effects.	□	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	+	The reuse of a brownfield site represents the sustainable use of land, which is a finite resource.	+	Former school - potential to support bats and breeding birds. Mitigation & compensation should be possible.	□	No site specific effects.	□	Former school - scope for redevelopment consistent with conservation area designation and character of former school	+	The site is within easy walking distance of public transport and housing, encouraging walking and cycling and promoting opportunities for people to enjoy physical recreation and lead healthy lifestyles.	+	The site is within easy walking distance of public transport and housing, which may encourage community interactions and cohesion.	+