

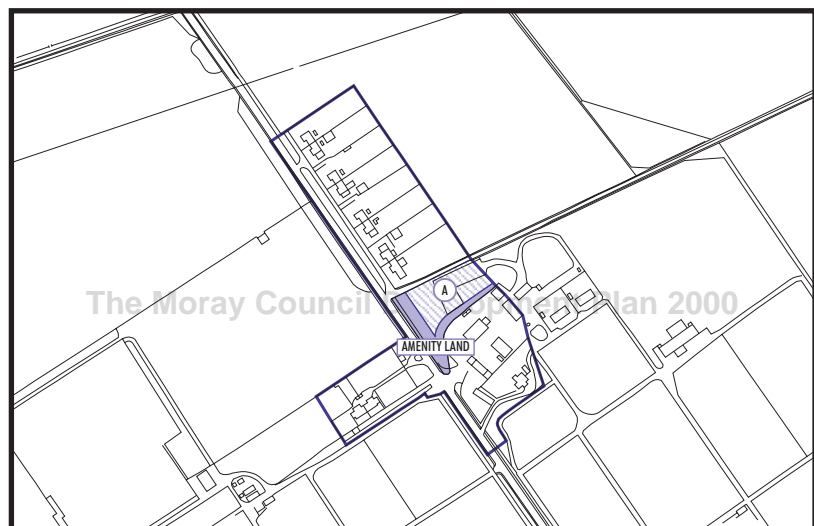
### NETHER DALLACHY

Opportunities for infill and gap site development throughout the community. Existing character would dictate generous plot sizes and a random disposition of new development. A public water supply is available but public drainage is not. Development will depend on the suitability of ground conditions for soakaways.

**Character Description:** 2 Crofting Township.

#### Special Character Features

- Group 'A' buildings dominant (i.e. single storey croft cottages).



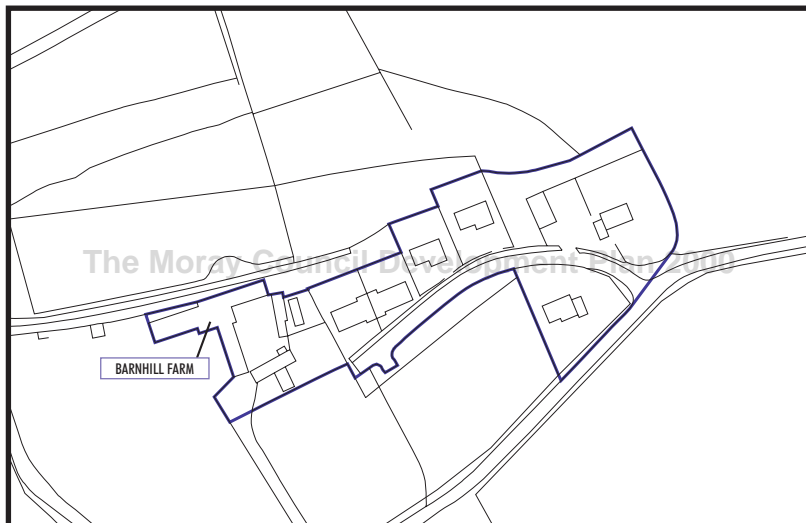
### NEWTON

Limited opportunities for new development. Site A could accommodate a maximum of two house sites but access must be taken from the Forestry Enterprise land to the south. A public water supply is available but public drainage is not. Development will depend on the suitability of ground conditions for soakaways.

**Character Description:** 3 Hamlet/Clachan.

#### Special Character Features

- Mix of Group 'A' and 'C' buildings.



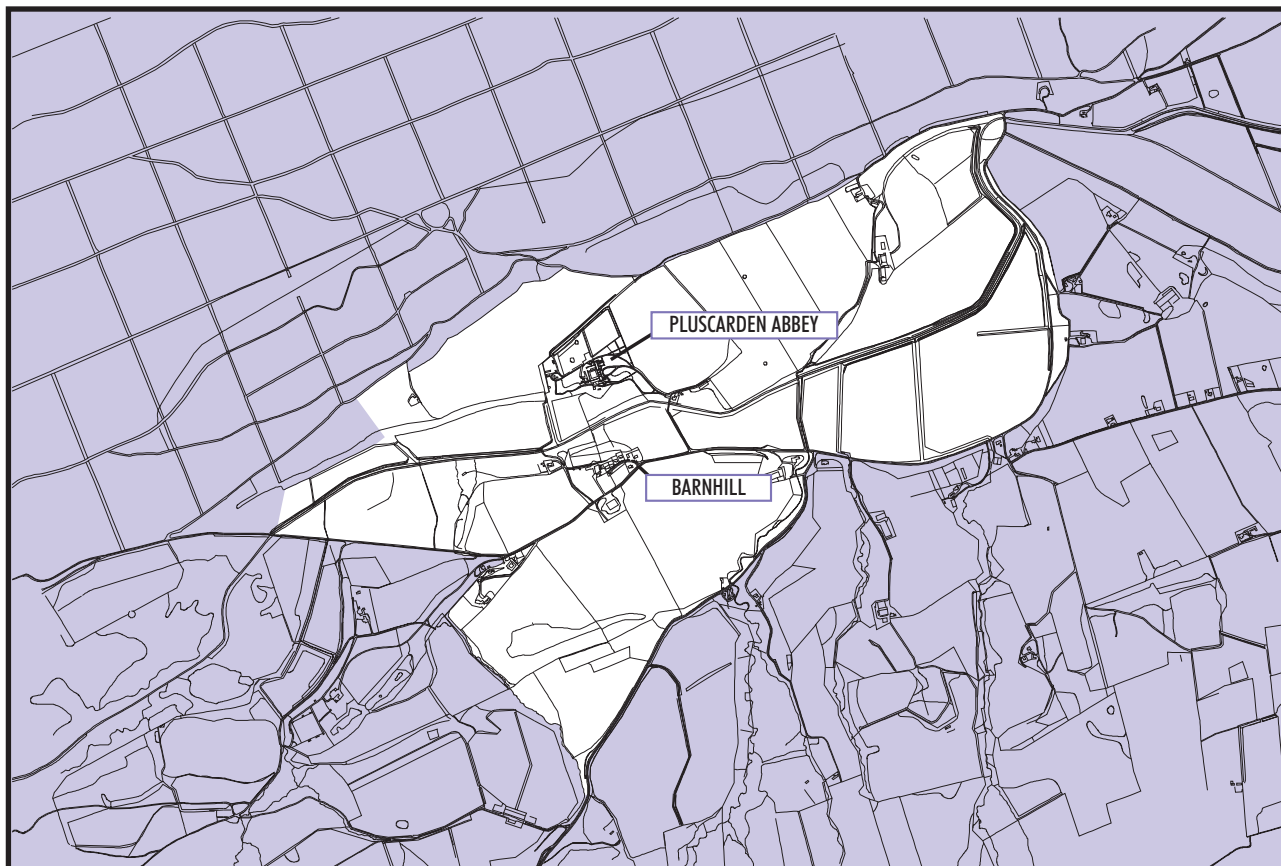
## PLUSCARDEN

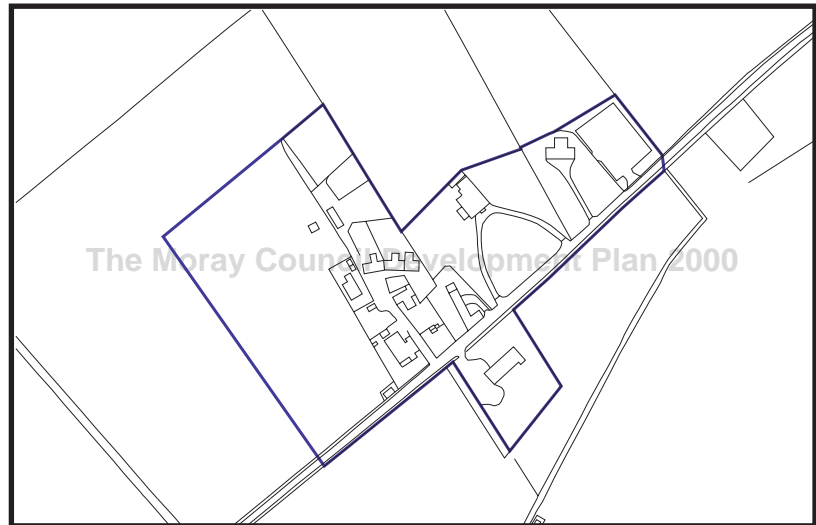
Opportunity exists for the renovation of the existing stone steadings only at Barnhill Farm, for residential use. No additional new housing development (including "replacement") will be permitted within Pluscarden or in an Area of Special Control identified around the Benedictine Abbey, except where there are special needs (i.e. for the purposes of agriculture, forestry, etc.), in order to safeguard and protect the very special character and setting of the Abbey and its exceptional environment. The Area of Special Control surrounding Pluscarden is identified in the accompanying map.

**Character Description:** 3 Hamlet/Clachan.

### Special Character Features

- Mix of Group 'A' and 'C' buildings.
- Proximity to Pluscarden Abbey.
- Location within an Area of Great Landscape Value.





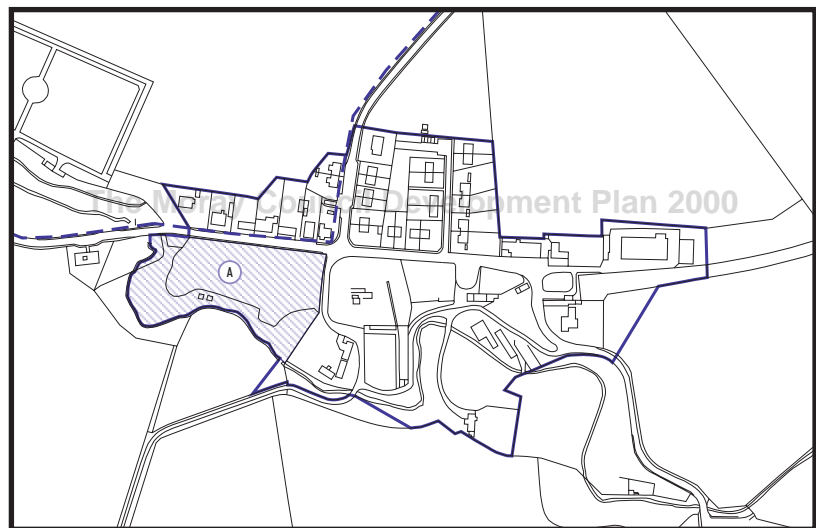
### QUARRYWOOD

Planning Consent has been granted for the rehabilitation of the old school and for the development of the site to the west of the village. Further opportunities are restricted to the rehabilitation of existing properties.

**Character Description:** 1 Kirktown/Farmland.

#### Special Character Features

- Group A buildings dominant.
- Manse church and doocot are listed buildings.



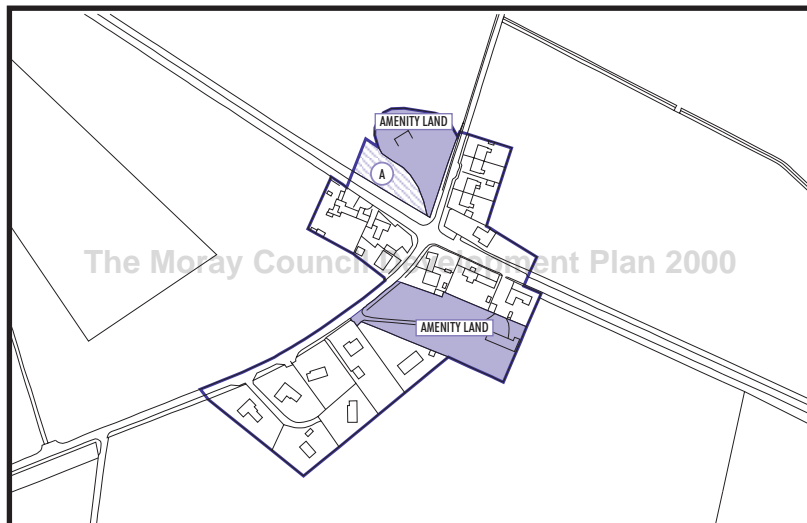
### RATHVEN

Opportunities for rehabilitation, replacement and infill to the east end and for road frontage development to the south west of the village (Site A). Development here should be at single plot depth only. A public water supply is available and the public drainage system has recently been upgraded with a mains connection to Buckie.

**Character Description:** 1 Kirktown/Farmland.

#### Special Character Features

- Group 'A' buildings dominant to the south of Main Road.
- Group 'C' buildings (Moray Council housing) to the north.



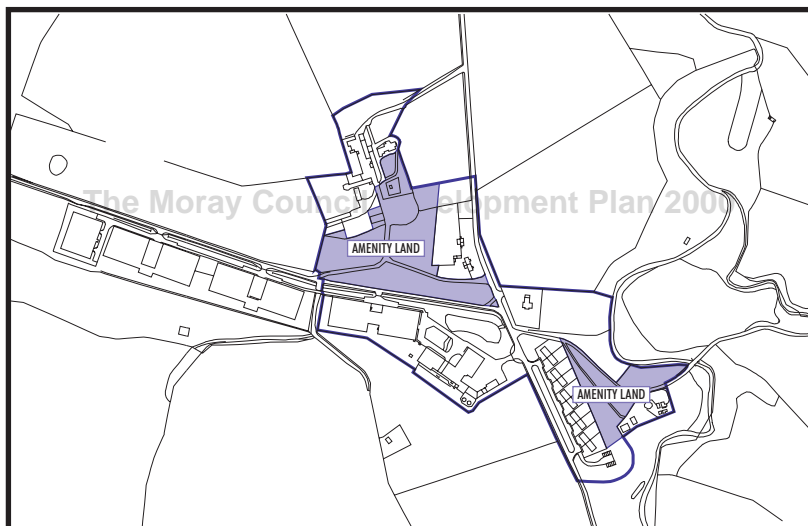
## ROSEISLE

Opportunities for infill are limited. Site 'A' can accommodate one single storey house only, taking access from the Duffus Road with minimal disturbance to the TPO to the east. Any proposal for Site 'A' must include a layout and landscaping plan for the whole site, with trees to reinforce the established pattern of planting in the village. A public water supply is available but public drainage is not. Details of a private system will be assessed under policies L/IMP7 and L/ENV21.

**Character Description:** 3 Hamlet/Clachan.

### Special Character Features

- Group 'A' buildings dominant.
- Trees opposite the County Houses.



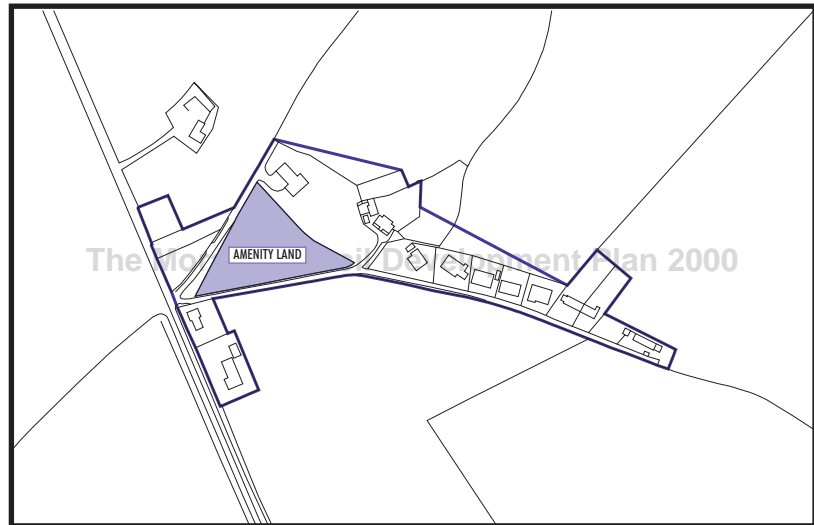
## RUTHRIE

Opportunities for development and rehabilitation at Ruthrie Farm . There is no public water supply or drainage.

**Character Description:** 5 Distillery Village.

### Special Character Features

- Group 'B' buildings dominant.



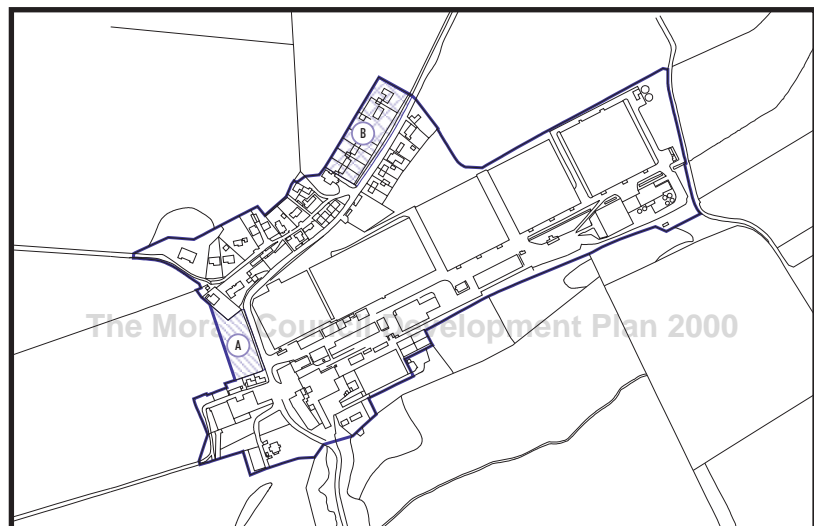
### SLACKHEAD

The Council will not permit further development due to the A98 Slackhead road access and the existing unplanned form of the grouping.

**Character Description:** 6 Post War Community.

#### Special Character Features

- Group 'C' buildings dominant.



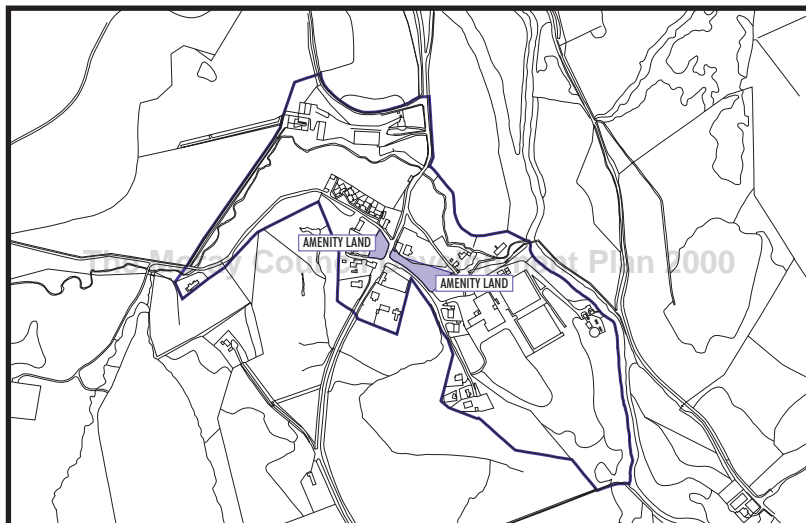
### THOMSHILL

Opportunity for roadside development to the north west and opposite the main distillery entrance. Drainage must be by private treatment. A public water supply is available but the public drainage system (which serves only part of the community) is at present working to capacity. Any future residential development must consider the potential for excessive noise from existing noise sources in the vicinity. Applicants should have regard to noise measurement criteria which are appropriate.

**Character Description:** 5 Distillery Village.

#### Specific Character Features

- Group 'A' and Group 'B' buildings dominant.



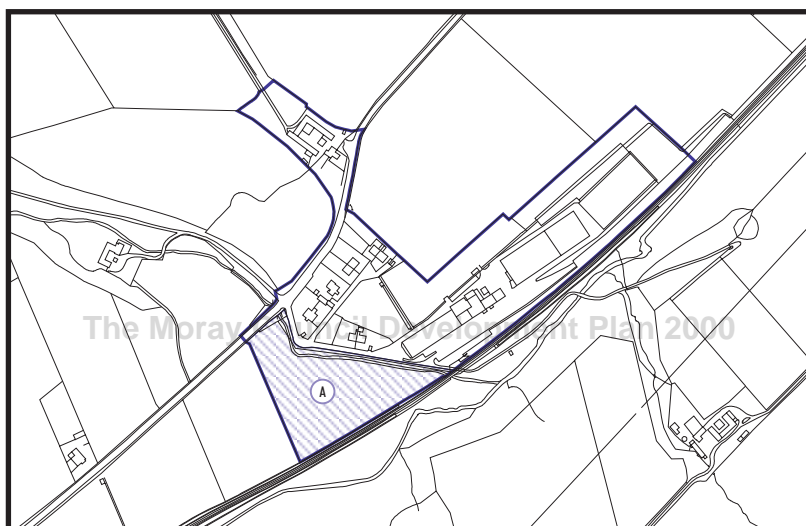
## TOMNAVOULIN

Opportunities exist as a number of gap sites throughout the community but new development will be heavily dependent on the suitability of ground conditions for drainage. A public water supply is available but the public drainage system (which serves only part of the community) is operating near to capacity.

**Character Description:** 3 Clachan/5 Distillery Village.

### Special Character Features

- Group 'A' buildings dominant.



## TOWIEMORE

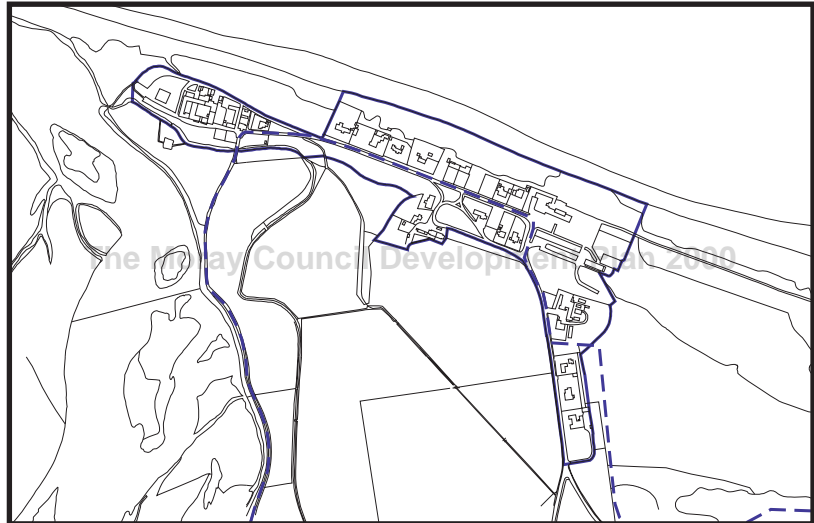
An opportunity exists for six single house plots on Site A on condition that access is provided across the burn (i.e. using the existing access off the main road) and to a standard approved by the Council. The derelict land to the north east has the potential for redevelopment.

Development will depend on the suitability of ground conditions for drainage. If ground conditions are unsuitable for soakaways the River Isla affords sufficient dilution for a limited number of discharges of septic tank effluent.

**Character Description:** 5 Distillery Village.

### Special Character Features

- Group 'B' buildings dominant.



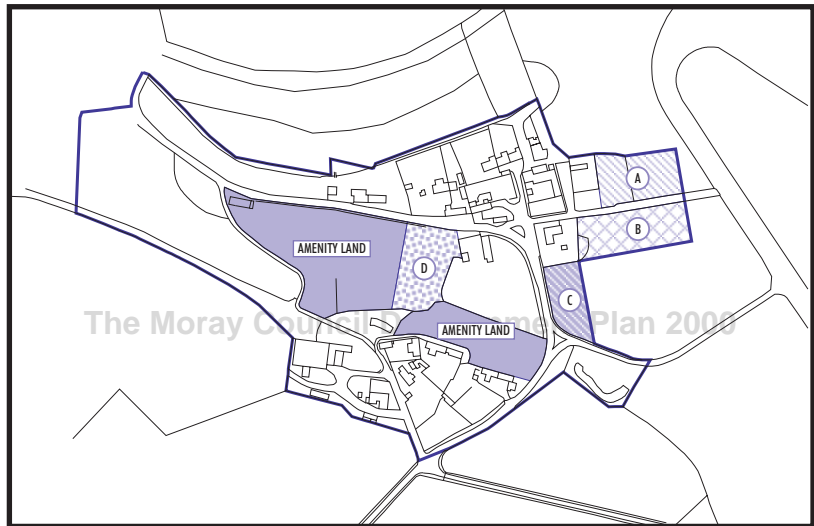
### TUGNET

Some infill opportunities. Development will depend on the suitability of ground conditions for soakaways. A public water supply is available but public drainage is not. Proposals may have to adopt flood prevention measures.

**Character Description:** 3 Hamlet/Clachan.

#### Special Character Features

- Group 'A' and 'B' buildings dominant.



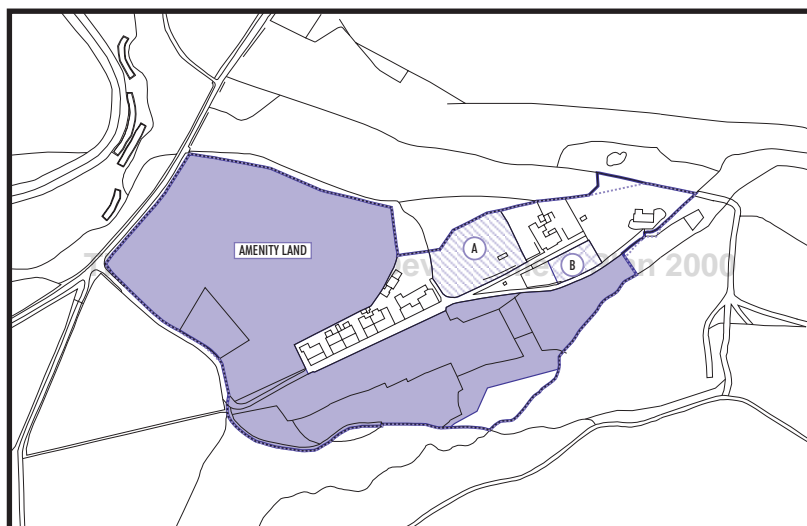
### UPPER DALLACHY

Consents exist at Site A and Site B and Site C can accommodate two house plots and there is an opportunity for redevelopment at site D. Gap sites exist elsewhere and derelict buildings could be regenerated/converted but the character of the central area should remain open. A public water supply is available but public drainage is not. Development will depend on the suitability of ground conditions for soakaways.

**Character Description:** 2 Crofting Township.

#### Special Character Features

- Group 'A' and 'B' buildings dominant.



## WHITEMIRE

Most of Whitemire is a designated Conservation Area and Conservation Area policies apply (see Policy L/ENV15). An opportunity exists to introduce two houses on Site A and one on Site B where cottages of a period style in keeping with the uniformity of the existing estate cottages may be appropriate. Development will depend on the suitability of local ground conditions for soakaways.

**Character Description:** 4 Estate Village.

### Special Character Features

- Group 'B' buildings dominant.

*New house sketches in the countryside by Martin Archibald, Garmouth.*

