

### PLANNING BACKGROUND

The joint County Council of Moray and Nairn put forward ambitious plans for Alves in the late 1960's when an upsurge in the oil industry was anticipated to place new demands for land for housing and industrial expansion. Provision for Alves to expand from a village of 200 to one of 1,400 was made, and some 24ha (60 acres) of land were acquired. The 1978-83 Local Plan proposed a scaled down version and planned for a population of 600 with land allocated for housing, industry, open space, shops and a new primary school. Although there was permission granted for an electronics factory, this growth did not materialise and in the 1985-90 Local Plan the area was reduced yet further, much being reserved in agricultural use. The existing waste water drainage for the village is now at capacity, and further expansion will require considerable investment in new infrastructure.

However, the Council still owns some 20 ha (50 acres) of undeveloped housing land in Alves. Despite its apparent lack of attraction to speculative builders over the past decade, it remains a valuable strategic reserve of land and a potential asset to the local authority.

### CHARACTER OF THE VILLAGE

Alves is a dormitory village dominated by the A96 which forms its southern boundary. It is characterised largely by the Local Authority housing on the Burghead Road although some attractive period buildings line the main road frontage. Despite the plans of the 1960's and 70's Alves still has the character of a small rural village.

### OBJECTIVES

- (i) To retain the land available for house building within Alves, as a strategic reserve.
- (ii) To enhance the existing amenities of the village.
- (iii) To restrict development to the north of the A96 and to curtail new access points.

### POLICIES AND PROPOSALS

In addition to the site specific requirements identified below and in development briefs, all developments must meet the terms of the Implementation policies (L/IMP1-8) in Chapter 8 (relating to siting, layout and design, character impact, landscaping, drainage, environmental and traffic impact). Subject to the scale of the development having a measurable impact on local community facilities, amenities or infrastructure, funding policies L/F1 Developer Contributions and L/F2 'Commuted Payments' in Chapter 7 may also apply.

### STRATEGIC RESERVE

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**The area of the Council ownership shown on the Proposals Map, is retained for possible development in the event of a specific large-scale requirement (for example in connection with the Forres Enterprise Park or the expansion of the RAF Bases). Prior to release of any part of it, a Master Plan will be prepared to indicate the disposition of land uses, and phasing of development of the total area. The site is also constrained in terms of policy L/H2. Any future industrial or commercial development must consider the potential for excessive noise affecting residential development in the vicinity. Applicants should have regard to noise measurement criteria which are appropriate. The site designation covers prime quality agricultural land and the Council will undertake a review of its strategic status and requirement if undeveloped at the end of the plan period.**

### ENVIRONMENT

The policies for the maintenance and enhancement of the environment are found in Chapter 2 (Environment).

The principal policies for the local environment are L/ENV10 'Settlement Boundaries' and L/ENV18 'Public Amenity and Open Spaces' in Chapter 2, and L/IMP1 'Development in Built Up Areas' in Chapter 8.

Under the terms of policy L/ENV18 (Public Amenity and Open Spaces) a number of spaces have been identified which contribute to the environment and amenity of the town. The purpose of policy L/ENV18 is to protect the integrity of these spaces from inappropriate development and to ensure that their contribution to the amenity of the built up area is not compromised.

**ENV1 Shelter Belts**

The areas of trees planted at the east end of the village, and adjacent to the recreation ground shall be retained.

**ENV2 West End**

The grassed area adjacent to the former filling station to remain free of structural developments as an attractive approach to the village.

**ENV3 Recreation Ground, Alves Primary School**

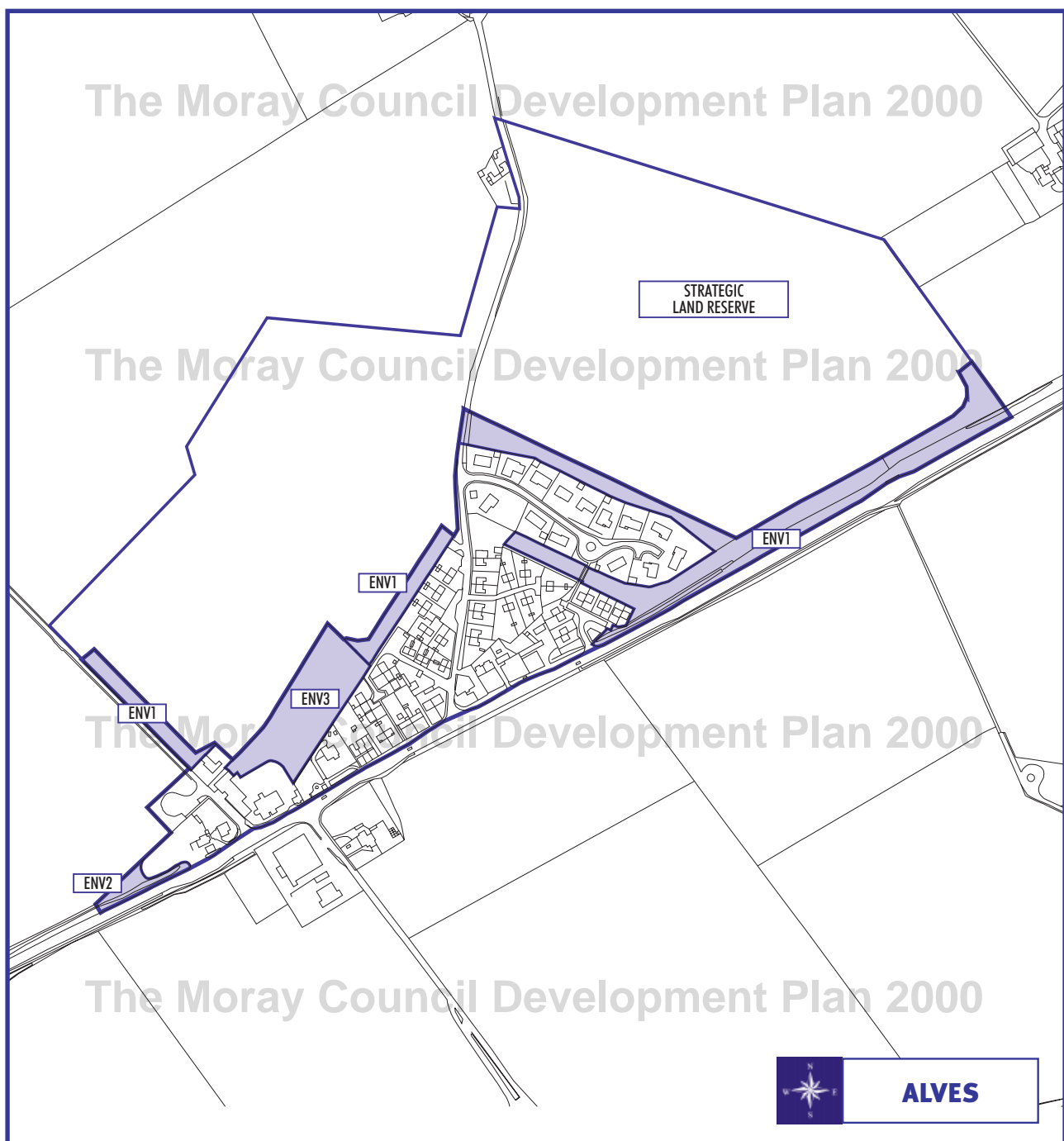
This area to remain open as recreational land and open space.

**HOUSING**

Due to servicing constraints, no new housing designations are identified for mainstream development.

**WASTE WATER TREATMENT**

There is insufficient capacity available to accommodate further development without investment in new infrastructure.



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