

TOWN & VILLAGE STATEMENTS

DUFFUS

THE PLANNING BACKGROUND

Since the completion of the St. Peter's Road development as provided for in the 1985-90 Local Plan, house building in Duffus has been limited to one-off gap site development, in line with planning objectives to retain its village size.

CHARACTER OF THE VILLAGE

The intimacy of the old village of Duffus has been somewhat lost due to the rigid and uniform nature of the more recent development at Church Road, St Peter's Road and Northfield Road.

Within the streets of the old village the character is one of single storey cottages and two storey traditional houses built hard onto the roadside, with large gardens and a southerly aspect. Many of the cottages have been modernised and extended and regrettably a number of the large gardens have been sub-divided.

OBJECTIVES

- (i) To curtail further growth of the village.
- (ii) To maintain the character and features of the original village area.

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.

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 Church

To retain the church and churchyard as an attractive feature at the entrance to the village. The cemetery will require extension to the north or west (with appropriate enclosure) at some time in the future and additional car parking provision may be required.

ENV2 Village Hall and Recreation Ground

To restrict development within the parkland setting of the village hall and recreation ground. The construction of a replacement hall will be permitted within the terms of this policy.

HOUSING

There are no new housing designations for Duffus. Gap site and redevelopment proposals will be assessed under policies L/H4 and L/H5.

WASTE WATER TREATMENT

The limited development opportunities available in Duffus can easily be accommodated by the existing sewage treatment works.

