

ABERLOUR GARDENS

Due to the unsuitability of local ground conditions for additional soakaways, all new development is curtailed and further consents will not be granted within the present boundary.

Character Description: 4 Estate Village

Specific Character Features

- Group 'B' buildings dominant around Aberlour Home Farm Steading.
- Group 'C' buildings dominant only at the entrance to the walled garden.



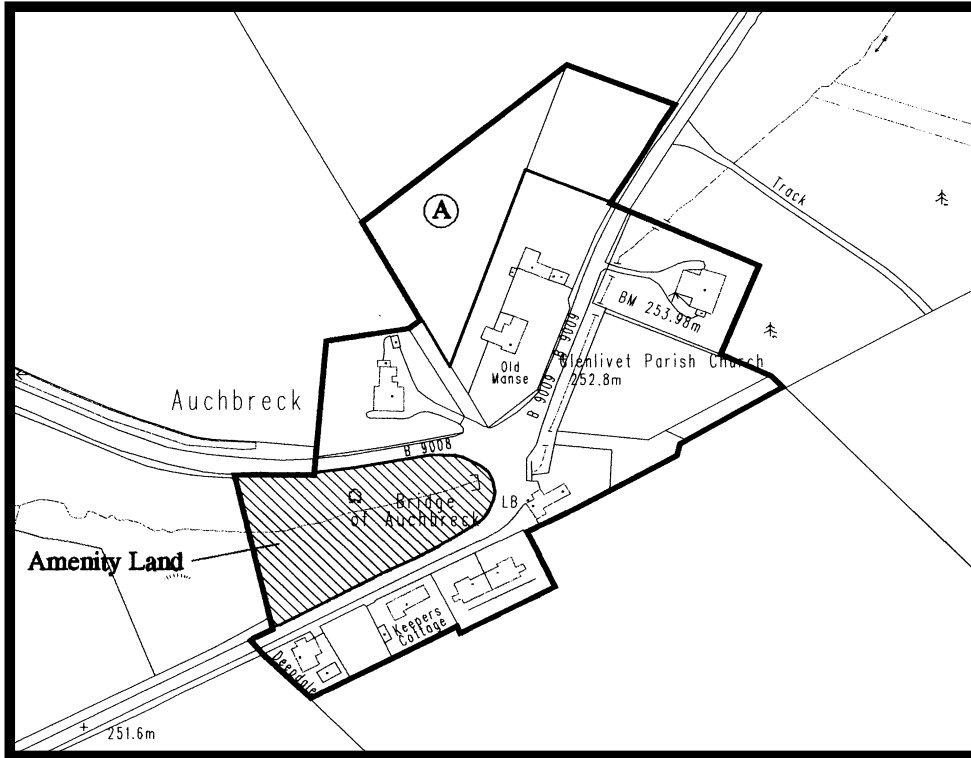
ARRADOUL

Physical constraints of main road access and poor ground conditions for drainage restrict further developments within the village other than Site A which could accommodate a maximum of four houses taking access off the minor road to the west. A planning consent exists for this site. Elsewhere, opportunities exist for replacement dwellings on a one-for-one basis. Such proposals must make use of an existing septic tank and soakaway and an existing access.

Character Description: 3 Hamlet/Clachan

Specific Character Features

- Group 'A' buildings dominant.
- Elongated plots averaging a quarter of an acre or less.



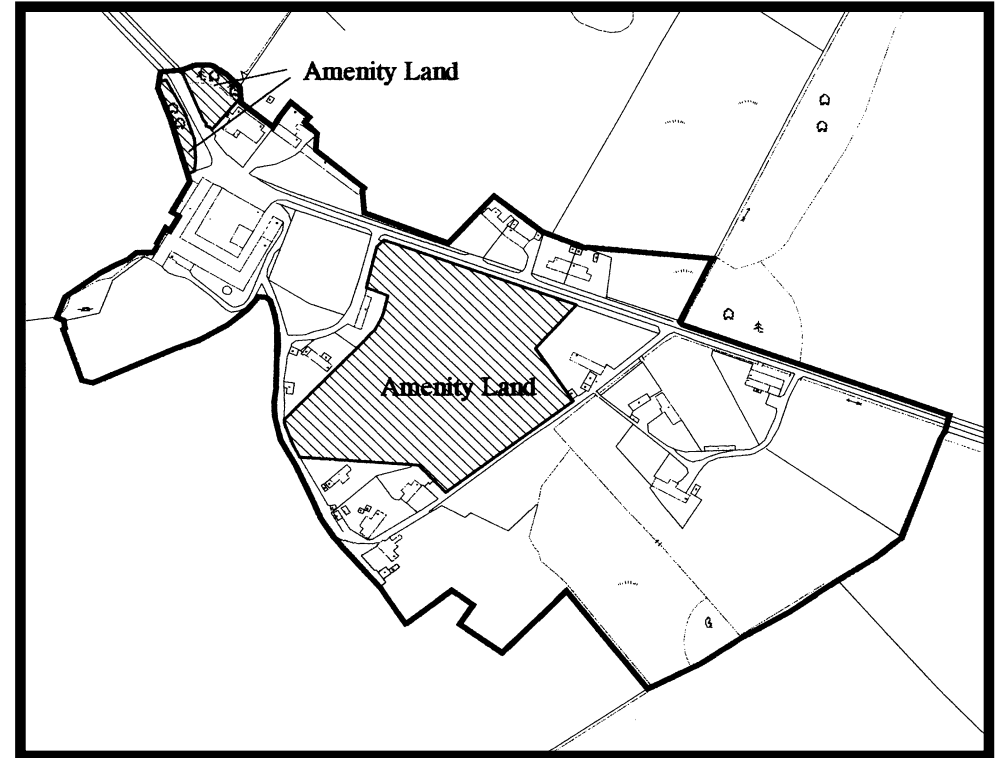
AUCHBRECK

Limited opportunities for development within this small community, but the site to the north east (Site A) may, if ground conditions permit, accommodate two single house plots. A public water supply is available but public drainage is not.

Character Description: 3 Hamlet/Clachan

Specific Character Features

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



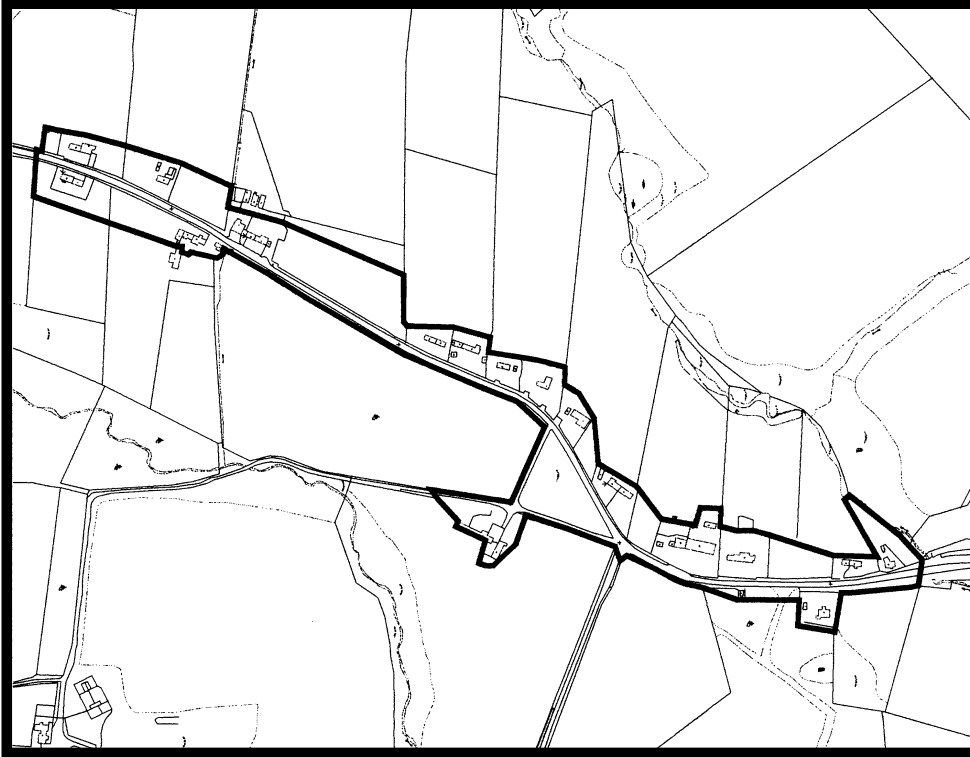
AUCHENTHALRIG

The character of the village is one of random single storey traditional houses dispersed and set within open spaces. A number of single houses have been introduced which respect the random distribution of plots and which do not diminish the central open spaces which are integral to the village character. The roadside beech hedging should be retained and incorporated in all development proposals. The crofts to the east should not be subdivided beyond "Auchenthalrig Croft" to protect the crofting nature of the community.

Character Description: 2 Crofting Township

Specific Character Features

- Group 'A' buildings dominant.
- Maintenance of open spaces between groups of buildings.
- Beech hedging for boundary demarcation.



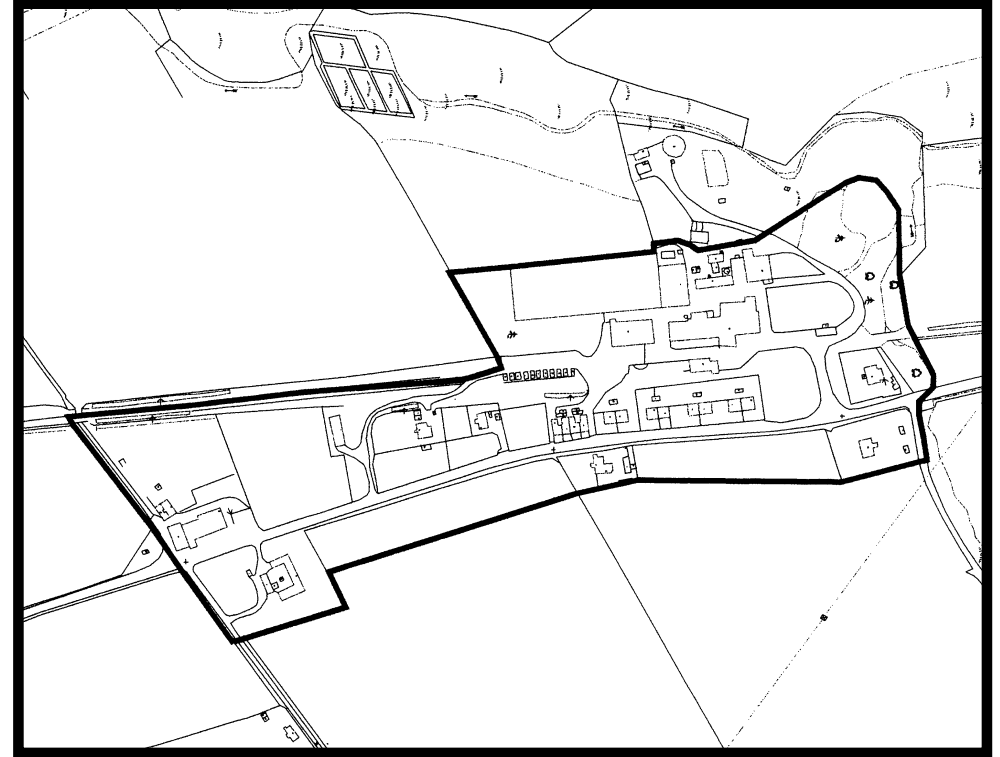
AUCHNARROW

Opportunities for gap site infill principally to the west side of the road. Mains drainage and mains water supply are unavailable.

Character Description: 2 Crofting Township.

Specific Character Features

- Group 'A' buildings dominant.
- Plot size averages a third of an acre or more.



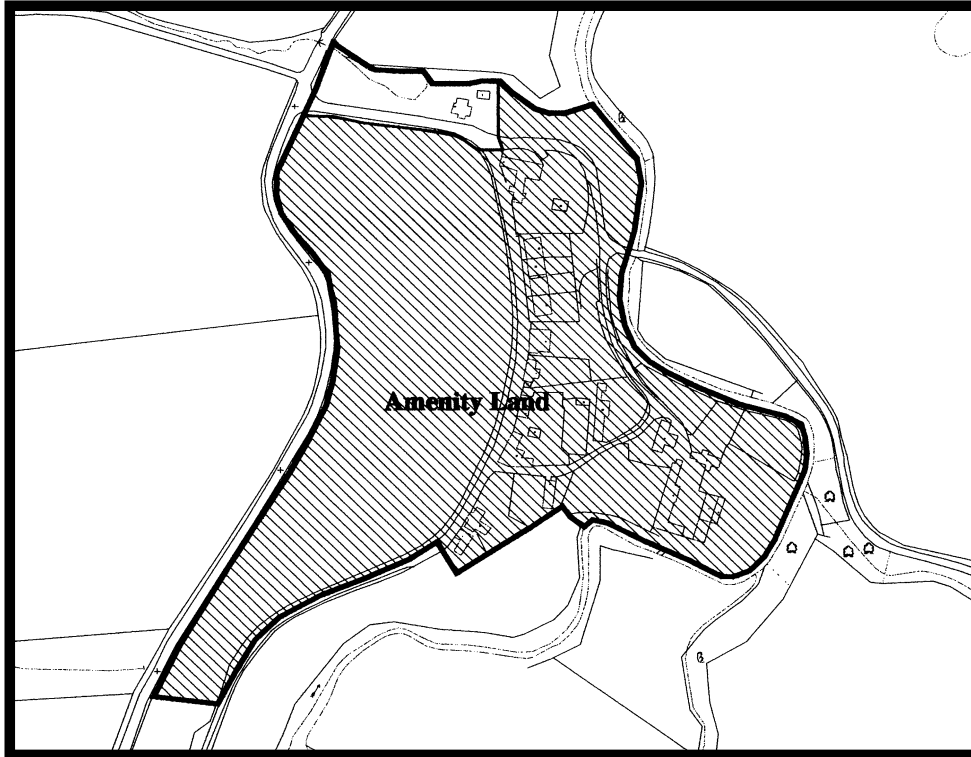
AULTMORE

Opportunities for infill and gap site development particularly to the east of the main road. A public water supply is available but public drainage is not.

Character Description: 5 Distillery Village

Specific Character Features

- Group 'B' buildings dominant.



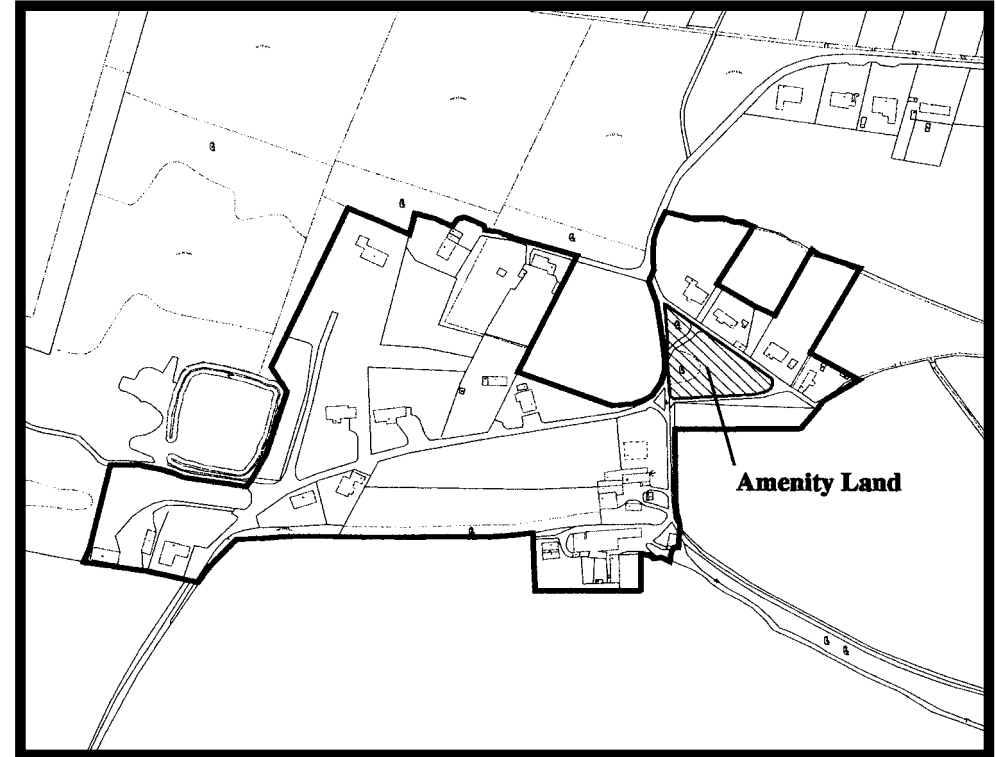
BERRYHILLOCK

The majority of the village is designated as a Conservation Area and Conservation Area Policies apply (see the Local Plan Chapter 2 - Policy L/ENV14). An opportunity exists to redevelop the mill and outbuildings ; a listed building which would require an upgrading of the access. A public water supply is available but the public drainage system (which serves only part of the community) is at present working to capacity.

Character Description: 1 Kirktown/Farmland.

Specific Character Features

- Group 'A' buildings dominant.
- Original mill and outbuildings in place.
- Field to the west is integral to the setting of the village and must remain undeveloped.



BLINKBONNIE (KINGSTON)

Further development within this community is restricted on the grounds of poor access and existing character.

Character Description: 6 Post War Community.

Specific Character Features

- Group 'C' buildings dominant.
- Open spaces/paddocks between buildings.