

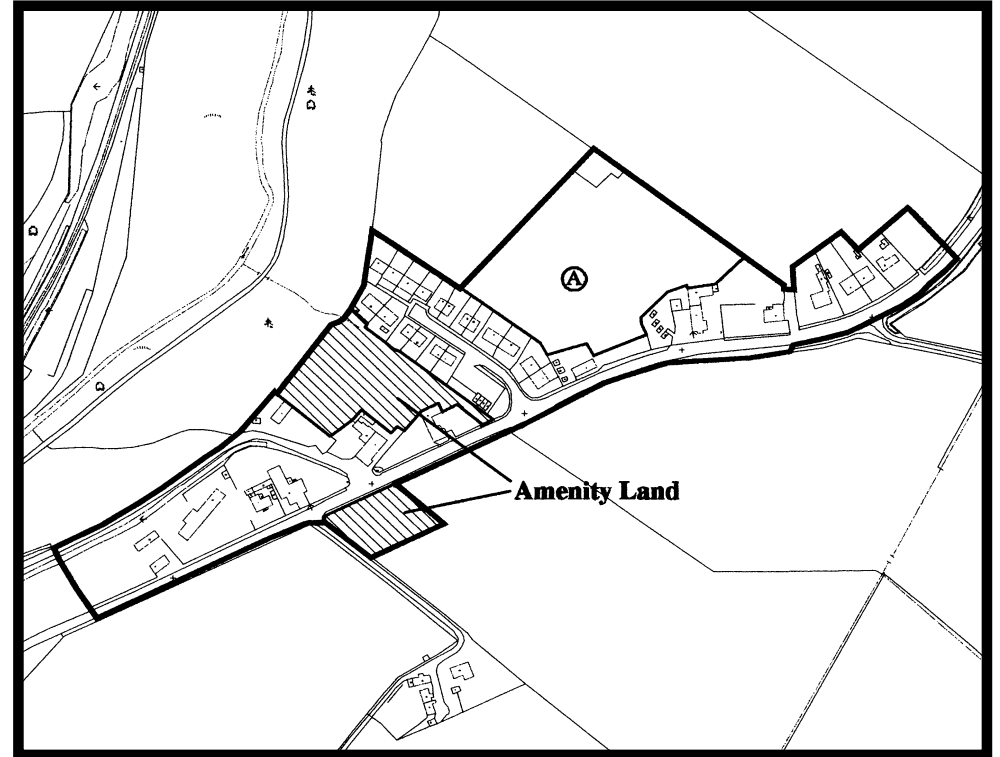
DARKLANDS (NORTH)

Opportunities only for replacement and renovation. The Council will not approve further applications for new house building within this community. A public water supply is available but public drainage is not.

Character Description: 6 Post War Community.

Specific Character Features

- Group 'C' buildings dominant.



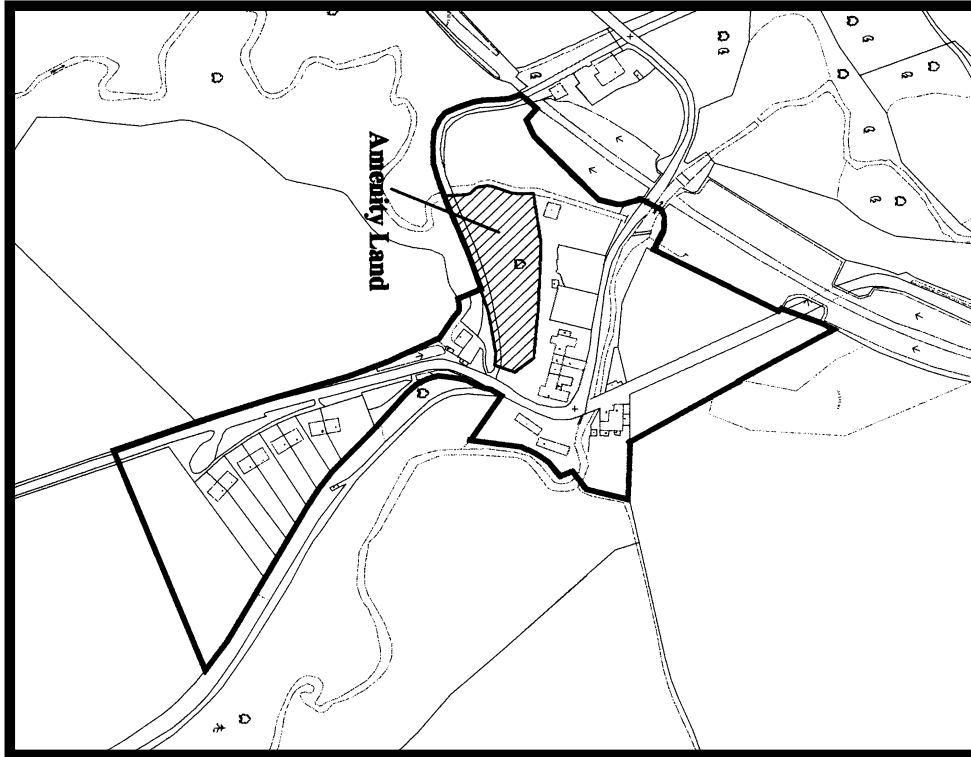
DRUMMUIR

Opportunity for multiple house development to the rear of the Post Office and the Filling Station (Site A), otherwise opportunities are limited. The existing public drainage system (which serves only part of the community) is operating at capacity and any proposals to develop the site to the rear of the Post Office may require that this system be upgraded and connected to serve the new development. A public water supply is available.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

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



DRYBRIDGE

Opportunities for single and multiple house development. Development on the site to the south of Craigmint Cottages must complement the established building line of Craigmint Cottages which will require the south west portion of the site fronting the main road, to remain open and unobstructed. Appropriate landscaping provision should be made for this area. Character of the central area opposite and including the Old Smithy should be safeguarded. The Old Smithy is appropriate for renovation/conversion only and any development opposite should retain the existing 'staggered' building line. A public water supply is available but the public drainage system (which serves only part of the community) is at present operating to capacity. Proposed development may require the upgrading of this system to take an increased capacity. A TPO has been served on a number of trees within the Amenity Land. Outline planning consent for four houses exists for the land north of the burn.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

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



EASTER LAWRENCETON

Limited opportunities for infill. Site A is appropriate for one house only. No new development will be permitted elsewhere within the community. A public water supply is available. Development will depend on the suitability of ground conditions for soakaways on which there is some doubt. SEPA will observe a guideline of at least 15 metres between a soakaway and a watercourse or field drain.

Character Description: 1 Kirktown/Farmtown

Specific Character Features

- Group 'A' buildings dominant.



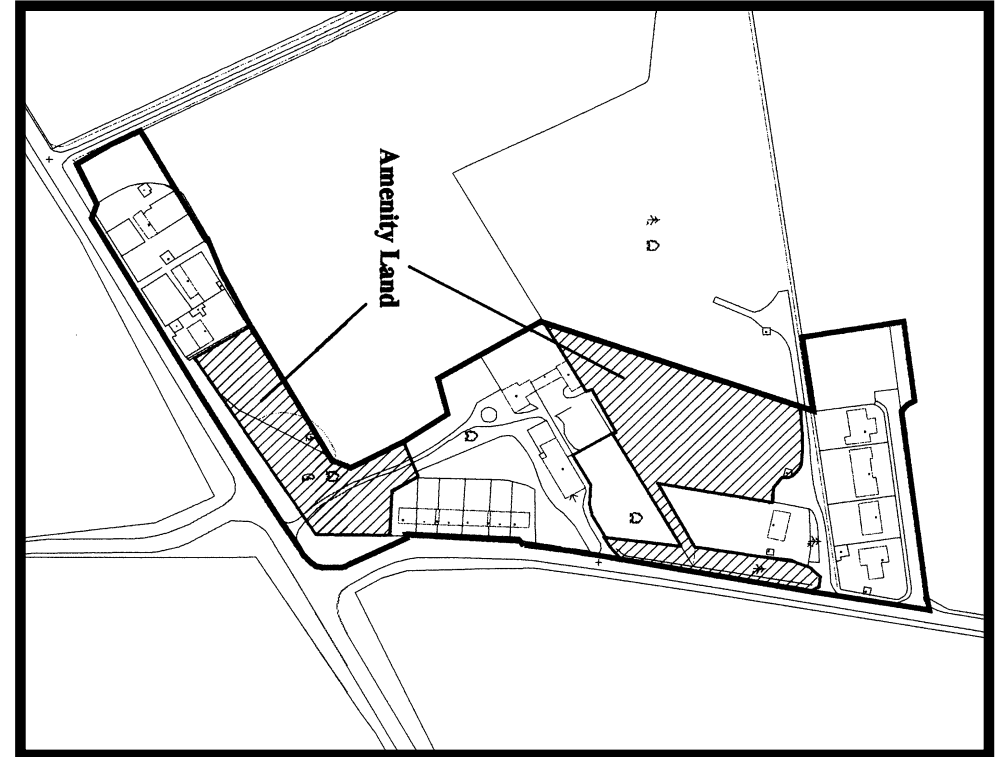
EDINVILLE

Opportunities exist for single plot development along the roadside to the west and at Smithy Cottage to the north. There is, however, some doubt as to the suitability of ground conditions for additional soakaways within the community. Ground conditions are uncertain for soakaways and all new development may be curtailed if the risk of pollution becomes apparent. No public water supply or public drainage.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- Group 'A' buildings dominant.



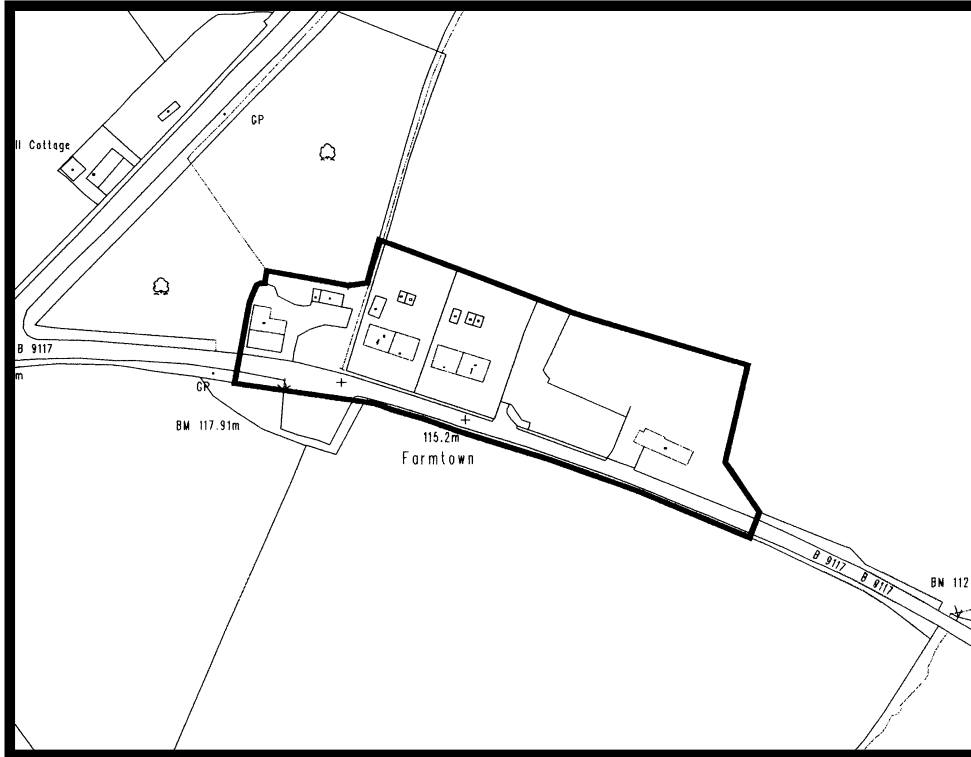
ENZIE

The Community is set around the private grounds of the manse and contains significant areas of woodland. A redundant church building, capable of rehabilitation for residential or office use, occupies a central location, immediately north of the single-storey terraced council housing. Several woodland walks which are frequently used and worthy of protection, link the manse to the modern dwellings at the Howe of Enzie. No further development on the A98 road frontage. Limited opportunities elsewhere. A public water supply is available but the existing public drainage system (which serves only part of the community) is operating to capacity. New development will depend on the suitability of ground conditions for soakaways.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- Group 'A' buildings dominant to the south and within the grounds of the church and manse.
- Group 'C' buildings are dominant at 'Howe of Enzie'.



FARMTOWN, GRANGE

Opportunities are limited to replacement and renovation only. Development will depend on the suitability of ground conditions for soakaways.

Character Description: 1 Kirktown/Farmtown.

Specific Character Features

- Group 'A' buildings dominant.



FOGWATT

Due to the uncertainty of local ground conditions and fear of ground water pollution from domestic septic tanks, the Council require a full British Standard test to be carried out on all sites proposed for development. For road safety reasons, no further housing development shall be permitted which proposes to use the access point onto the A941 at Neil Millers Garage.

Character Description: 5 Distillery/Industrial Village.

Specific Character Features

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