

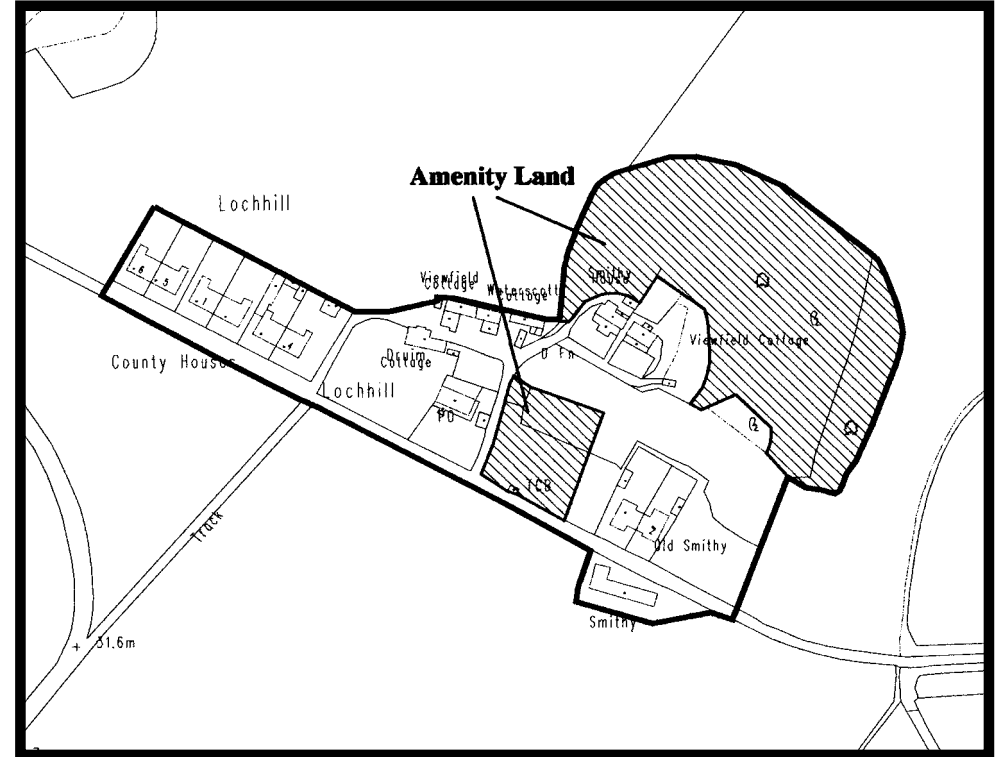
LINTMILL

Subject to ground conditions, an opportunity may exist to introduce a number of roadside plots at Site A to the west end. Ground conditions are uncertain here and the development may have to connect directly to the existing public septic tanks (which serve only part of the community) which are understood to be operating near capacity. Infill and gap site opportunities exist elsewhere within the community. Tochineal Farmhouse and associated buildings present an opportunity for sensitive regeneration within its existing setting. A public water supply is available. Amenity land is designated to protect trees and hedging as well as the burn banks which are subject to change and flooding.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

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



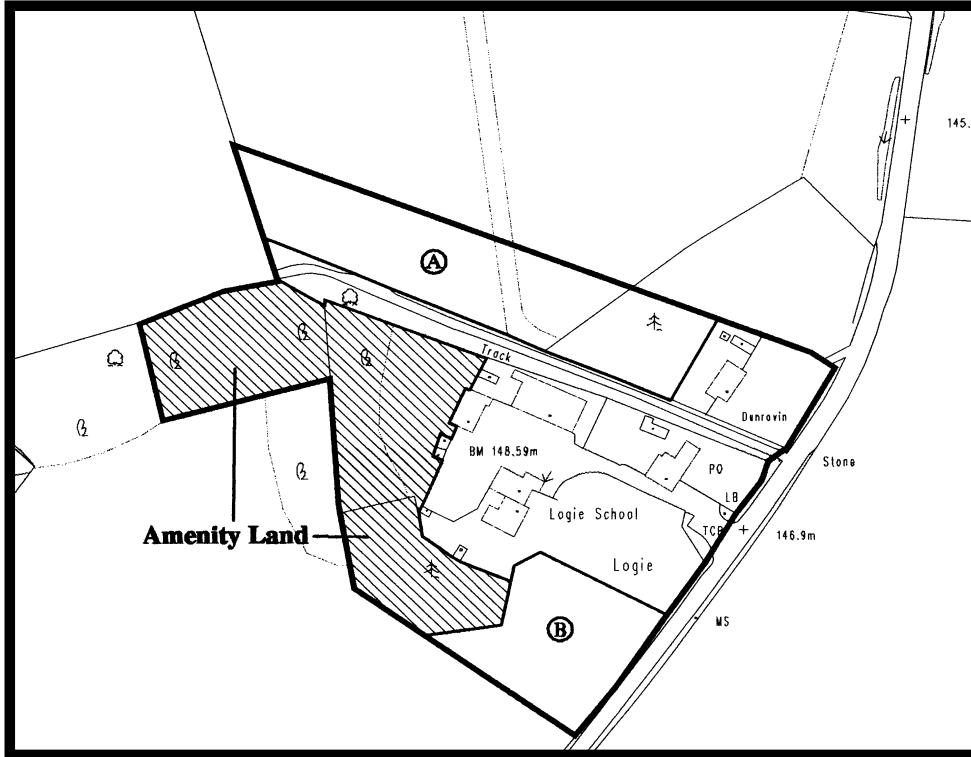
LOCHHILLS

A number of infill opportunities exist but ground conditions for soakaways are problematic. A public water supply is available but the public drainage system (septic tank, which serves only part of the community) is at present operating to capacity.

Character Description: 1 Kirktown/Farmland.

Specific Character Features

- Group 'A' buildings dominant.



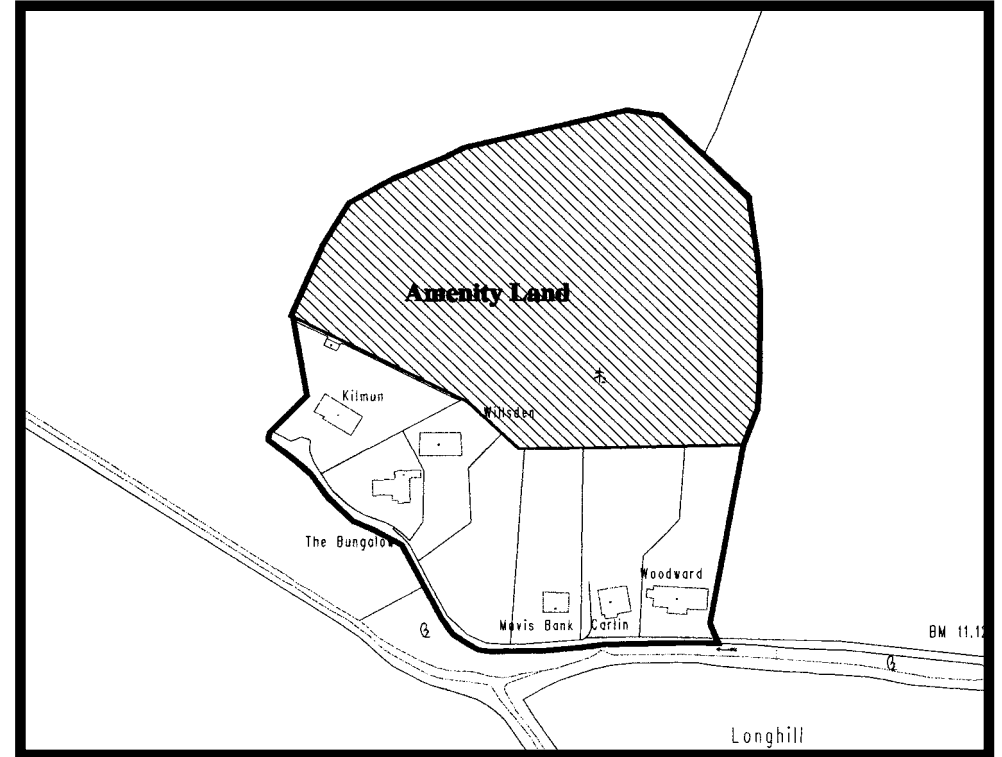
LOGIE

Opportunity exists to introduce five individual house plots on Site A. This will require existing trees to be removed and the existing access to be upgraded. New houses on this site must be sensitively designed to complement the Victorian estate architecture of the community.

Character Description: 4 Estate Village.

Special Character Features

- Group 'B' buildings dominant.
- Mature trees within the curtilage of Logie School.



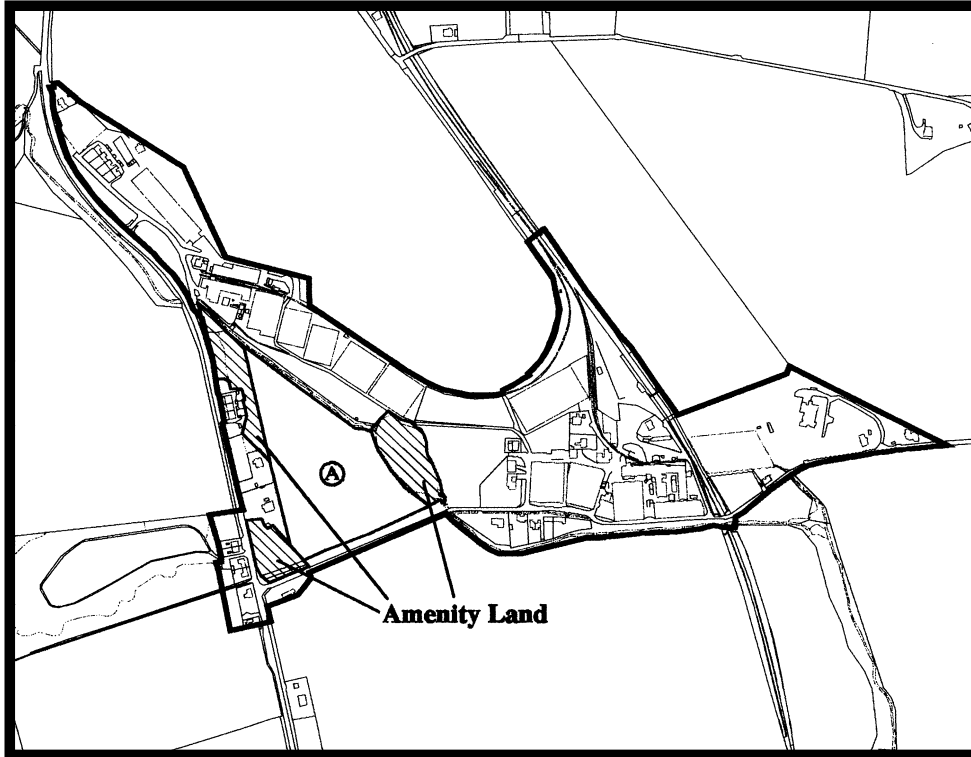
LONGHILL

Opportunities only for replacement and renovation. The Council will not approve applications for new house building within this community.

Character Description: 6 Post War Community.

Special Character Features

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



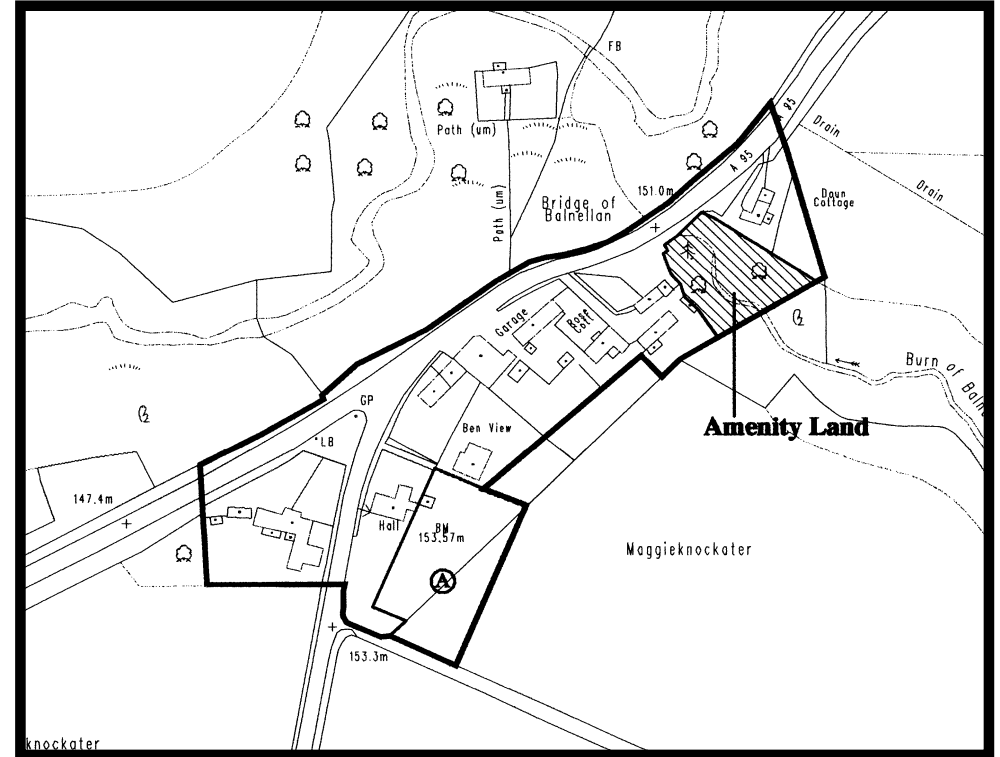
LONGMORN

Opportunity for the development of Site A for a maximum of 10 single house sites. The Council will require an informal rural layout covering the entire site to be approved prior to the consideration of individual applications. Houses require to be set back from the distillery to avoid noise pollution. Ground conditions here are uncertain and development will depend on the suitability of ground conditions for individual soakaways and septic tanks. Opportunities for infill elsewhere are limited. A public water supply is available.

Character Description: 5 Distillery Village.

Special Character Features

- Group 'B' buildings dominant.
- Mature pine trees along the A941.



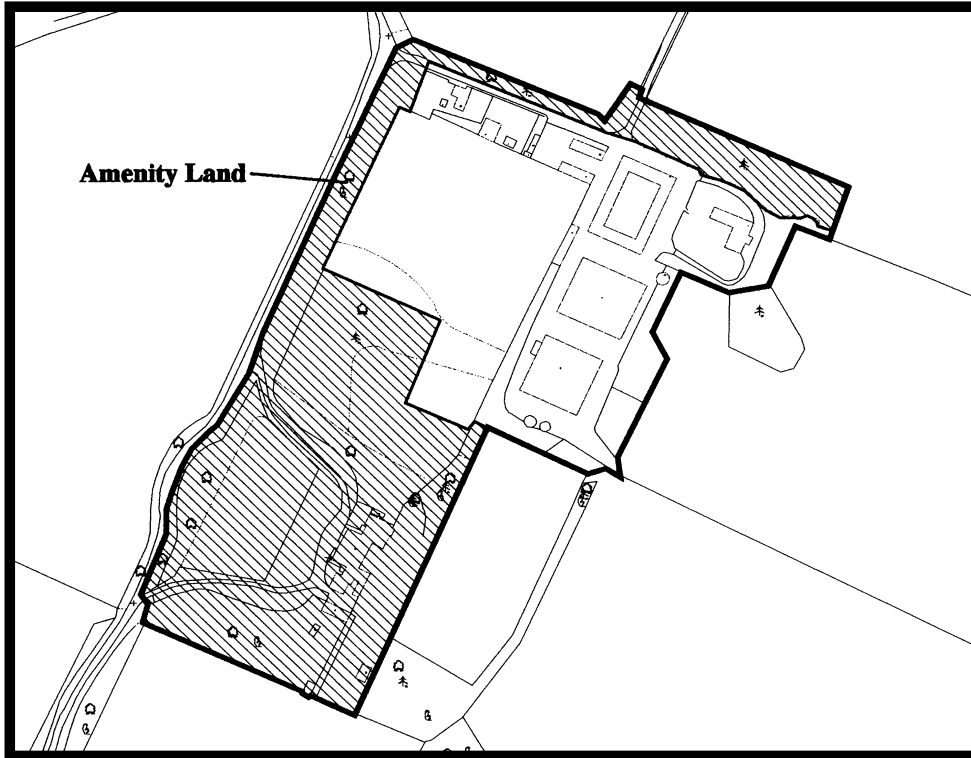
MAGGIEKNOCKATER

Opportunities for the development of two single house sites to the rear of the old hall (Site A). A public water supply is not available and development will depend on the suitability of ground conditions for soakaways.

Character Description: 3 Hamlet/Clachan.

Special Character Features

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



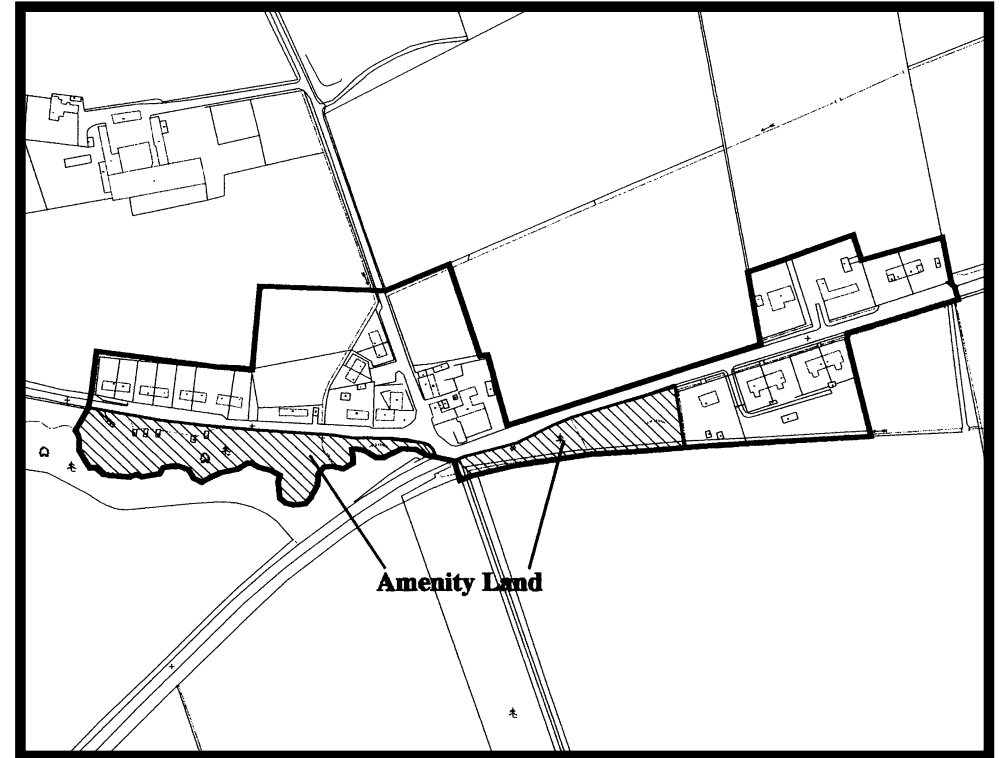
MAINS OF MOY

The settlement has drainage constraints presented by a high water table and flood risk and therefore development will be restricted to replacement or conversion (e.g. of the listed steading). Moy House is included within the settlement in an effort to encourage reconstruction of this important listed building.

Character Description: 3 Hamlet/Clachan

Specific Character Features

- Group 'B' buildings dominant.
- Grade 'A' listed Moy House and Grade 'A' listed steading.



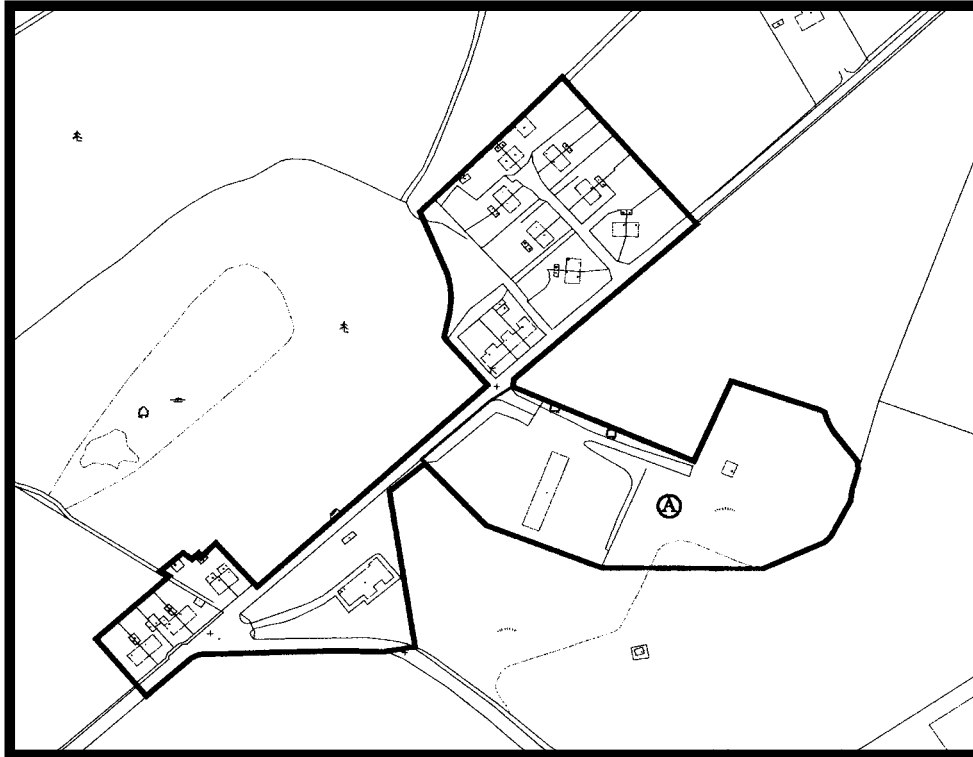
MARYPARK

Opportunities for newbuild to the north of the Post Office, on either side of the minor road leading to Burnside Farm. A public water supply is available but the public drainage system (which serves only part of the community) is presently operating at capacity. Development will depend on the suitability of ground conditions for soakaways.

Character Description: 3 Hamlet/Clachan.

Special Character Features

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



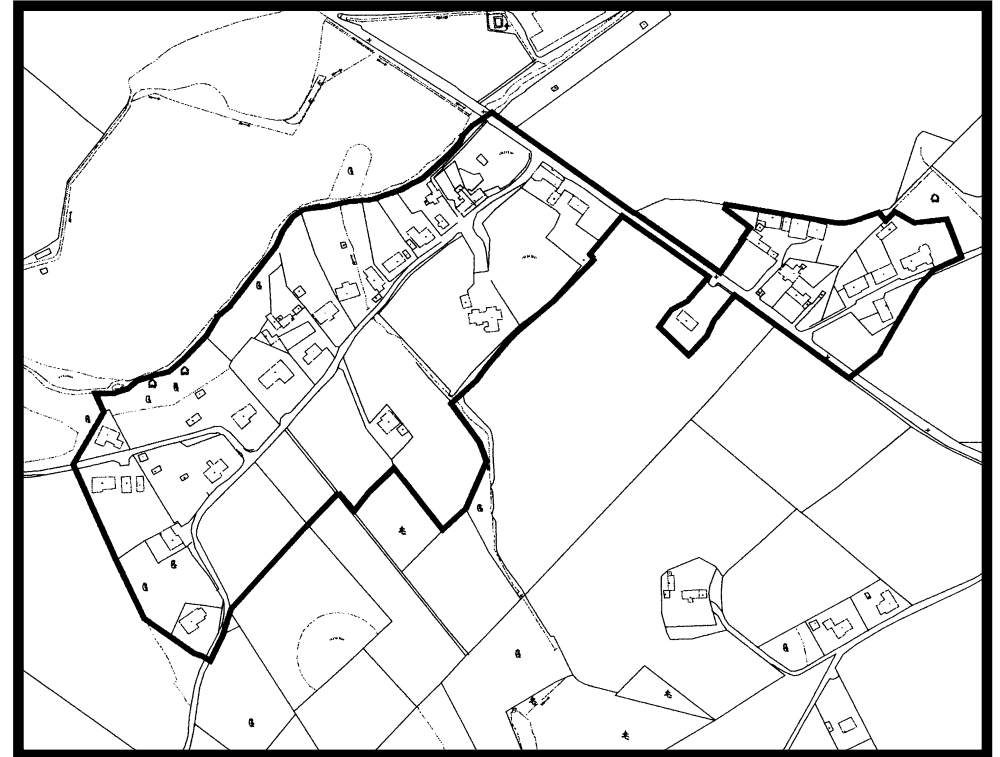
MILTONDUFF (NORTH)

Opportunities for replacement and infill only. Development will depend heavily on the suitability of ground conditions for soakaways. A public water supply is available but the public drainage system (which serves only part of the community) is operating near capacity.

Character Description: 5 Distillery Village.

Special Character Features

- Group 'B' buildings dominant.



MILTONDUFF (SOUTH)

Development at Miltonduff (South) has now reached its natural limits. There are ground conditions and access limitations and what rural character remains would be compromised by further development. No further planning consents for new house sites will be granted within the community boundary.

Character Description: 3 Hamlet/Clachan.

Special Character Features

- Mix of Group 'A' and Group 'C' buildings.
- Plots are large and randomly dispersed.