

Aberlour

Hierarchy Status/Objectives/Issues

Aberlour is a third tier settlement and an important centre for Speyside

- The town has been identified for growth given its strategic role locally (secondary school; employment; trunk road).
- Topography and linear form of the settlement restrict options for development land.
- Shortage of land for employment purposes.

Infrastructure

Water and Drainage

Developers are advised to contact Scottish Water as early as possible in order to confirm that there is sufficient drainage capacity and water supply available to accommodate proposals. Scottish Water has advised that they will work with developers to ensure that new development can be accommodated.

Roads

A number of potential roads improvements have been identified for each settlement. The most significant of these are shown on the settlement map as TSP and the full extent is shown in the pages following the map. Comments on road access arrangements are provided in site designation texts. These are intended to be of assistance to developers and advise generally of improvements that are likely to be needed to service the site, along with the need for any off-site improvements. These requirements are not exhaustive, and do not pre-empt anything that might result through the Transport Assessment process. It is essential that developers contact Transportation at an early stage, especially where there is a requirement for a Transport Assessment identified in the site text.

Developer Contributions

Contributions may be sought towards some public facilities (eg core paths; library; schools; sports/leisure facilities; transportation) and this will be confirmed at application stage. Developments over 4 houses will be required to make an affordable housing contribution.

Layout and Design

High quality design and layouts in new development is an important aspect for “placemaking”, in order to achieve an attractive and interesting living environment. This is a priority objective of the Scottish Government (see Primary Policy 3).

Pre-application discussions and community consultation are only requirements for Major Applications (50 or more houses; or on sites exceeding 2 hectares). The Council would encourage early discussion pre-application on ALL proposals, and is willing to engage with developers to identify any aspects of site development that should be taken into consideration from the outset.

Some sites being proposed for development have had some “key design principles” identified for them, highlighting the key design elements that should be observed when layouts are being drafted.

Housing

R1 Chivas Field

1.6 ha 30 houses

This site extends to 1.6 ha and has a capacity for 30 houses. This has been increased from 20 in the previous plan. Access to this site will be via Mary Avenue/Allachy Terrace and will include the removal of the vacant house (34 Allachy Terrace). The stone built house closest to the A95 must be refurbished and retained as part of the development.

Development proposals must safeguard the trees to the west of the site and provide a landscaping scheme for the sloping area on the southern side. A woodland planting strip must be provided along the Aberlour Burn to protect and enhance the River Spey SAC. The access route to Lynne Falls must also be retained as part of this.

The designation is in close proximity to a hazardous installation Chivas Brothers Limited, Aberlour Distillery. Due to the proximity to the distillery a noise impact assessment will be required. A Flood Risk Assessment will also be required.

R2: Braes of Allachie

4.2 ha 40 houses

The site extends to 4.2 ha and Phase 1 has a capacity for 40 houses. A detailed development brief will be prepared for this site and the LONG designation.

A Transport Assessment must be provided, to identify any proposed or required works to the junction of Queens Road and the A95. The release of this site for housing requires the upgrading of Allachie Drive to a 5.5 metre wide carriageway with a 2m footway on the south side and a 1.5m-2m verge on the north side. The junction of Allachie Drive and Chapel Terrace is very poor and requires visibility splays of 4.5 m by 70 metres. The Hatton Road junction requires to be repositioned to a point approximately 30 m to the northeast. Proposals should also include an active travel/safe route to the Speyside High School.

A landscaping scheme must be provided for site R2 and the LONG site. The scheme must provide planting on the ridge to the south west of the LONG site, to reinforce containment of the site, this offers the opportunity to introduce native tree planting.

The Tree Preservation Order that exists on the north west boundary of the R2 designation must also be taken into account.

The proposals must fully consider connectivity to and the relationship with the LONG site, as well as drainage, roads and affordable housing elements. The site is in close proximity to the River Spey SAC and must provide information to confirm adequate protection measures are implemented to protect the water environment, including a buffer to the watercourse.

R3: Tombain

2 ha 12 houses

This site extends to 2 ha and has planning permission for 12 houses. Access must come from Sellar Place. The eastern boundary to the site must ensure that a 4.5 metre verge is maintained for future widening of Ruthrie Road. An emergency access must also be provided from Ruthrie Road to the site. Improvements to off-site footways on Dowans Road along with an additional remote pedestrian connection to Dowans Road are required. The existing stand of trees must be retained. A new wastewater connection to the sewer in the main road will be required.

R4: Speyview

13.1 ha 100 houses

This large new site is expected to serve Aberlour well beyond the duration of the Local Development Plan period. It is being considered due to the constraints in developing the sites at Braes of Allachie. The site can accommodate a phased development of up to 100 houses. Depending on demand there may also be the opportunity for modest release of employment land.

A detailed development brief will be prepared for the site reflecting the design principles set out in the accompanying plan. This site is on the edge of Aberlour and relatively prominent, as such it will require significant structural landscape planting to provide a backdrop and containment for new development. The topography of the site should be used to integrate development sensitively. The layout of the development should optimise the extent of green areas to absorb rainwater to help address surface water run-off.

There may be a requirement to prepare a Flood Risk Assessment relating to the open ditch that passes through the site, the ditch should be incorporated into the design of the site. Surface water flooding is an issue in Aberlour and the design, layout and use of SUDS should be carefully considered to ensure that water quality in the River Spey SAC is unaffected.

A badger survey may be required. There is potential for buried archaeological remains and an archaeological evaluation of 7-10% is required.

A Transport Assessment will be required for the overall development of the site. Primary access to the site should be onto the A95 trunk road. The details of the A95 access junction will need to be agreed with Transport Scotland and The Moray Council. Speed limits on the A95 may require to be relocated. For any development exceeding 100 residential units, a second vehicular access to the development from the existing public road network will be required. Prior to the commencement of the 50th house or equivalent traffic impact from a combined housing and employment development an emergency access will be required at a location to be agreed (potentially onto the U103H Ruthrie Road).

Footways along the frontage of the site onto the A95 will be required and additional works may be required for existing footways and crossings on the A95 to provide a safer route for pedestrians and for routes to school.

LONG

Braes of Allachie (Phase 2)

5.23 ha 50 houses

This site is continued as a LONG site in the plan and is suitable for housing as a continuation of the existing Braes of Allachie development. The site is 5.23 ha and has a capacity for 50 houses. The development of the site should be implemented in line with the requirements for R2. The development of the site should have no adverse impact on the nearby flood prevention scheme, on this basis there may be a requirement for further flood studies to support any proposal.

The release of the LONG designation is subject to the works required to resolve all access to R2 being completed, and evidence that any additional infrastructure requirements for the LONG designation can be achieved by the developer and will be the subject of a development brief.

Opportunity Sites

OPP1 Mary Avenue (0.54Ha)

This site to the east of Ogg's vehicle storage area has development potential for a range of business and residential uses. Proposals must incorporate the upgrading of the access road to Council standards. Wastewater and surface water sewers are available.

A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependent terrestrial ecosystems.

Industrial

Existing Industrial Sites

I1 Aberlour

The existing industrial estate which accommodates McPherson's transport depot and Walker's Shortbread Factory is at capacity and cannot be reasonably expanded. A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependent terrestrial ecosystems.

I2 Aberlour/Glenlivet Distillery Area

Reserved for the use of the distillery and related business uses. A detailed construction method statement should be submitted with any development proposals, in order to ensure that development does not impact on the River Spey SAC

A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependent terrestrial ecosystems. Proposals should be supported by a flood risk assessment (FRA), the outcome of which may affect the developable area of the site.

I3 Mary Avenue

No additional capacity for development.

I4 Fisherton

New developments must respect the site's sensitive location at the entrance to Aberlour and may be required to screen or landscape the frontage to the main road. A detailed construction method statement should be submitted with any development proposals in order to ensure that the development does not impact on the River Spey SAC. Detailed flood risk assessment will be required for any planning application that is submitted for the site.

A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependent terrestrial ecosystems.

Transportation Improvements (TSP)

A number of potential road improvements have been identified in association with the development of sites. In addition to individual site requirements, these take account of the cumulative impact on the road network. The most significant of these are shown as TSP on the settlement plan. Details of these, along with a list of all potential improvements, and other transportation related sites to be safeguarded, are contained in the attached TSP schedule.

Environment

The following sites are identified as open spaces which contribute to the environment and amenity of Aberlour. The over-riding policy E5 – Open Spaces applies to each of these sites.

ENV1 Public Parks and Gardens

Alice Littler Park

ENV2 Private Gardens or Grounds

West Lynne

ENV3 Amenity Greenspace

Field at St. Margaret's church, Mary Avenue

ENV5 Sports Areas

Speyside High School, Charlestown Bridge

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Linn Braes; Mary Avenue; Dowans Hotel; Braes of Allachie/ School; Mary Avenue; Braes of Allachie; Woodlands; Braes of Allachie TPO, Tombain

ENV7 Civic Space

The Square

ENV11 Cemeteries

Cemetery

TPO Tree Preservation Order

Braes of Allachie

Wider Environmental Designations

AGLV: The whole area outwith the town boundary, is designated as an Area of Great Landscape Value covering the Spey Valley

Speyside Way: The Speyside Way follows the line of the old railway through the town. New development which abuts the Speyside Way must not impair its attractiveness to walkers

SSSI: The River Spey is a designated Site of Special Scientific Interest

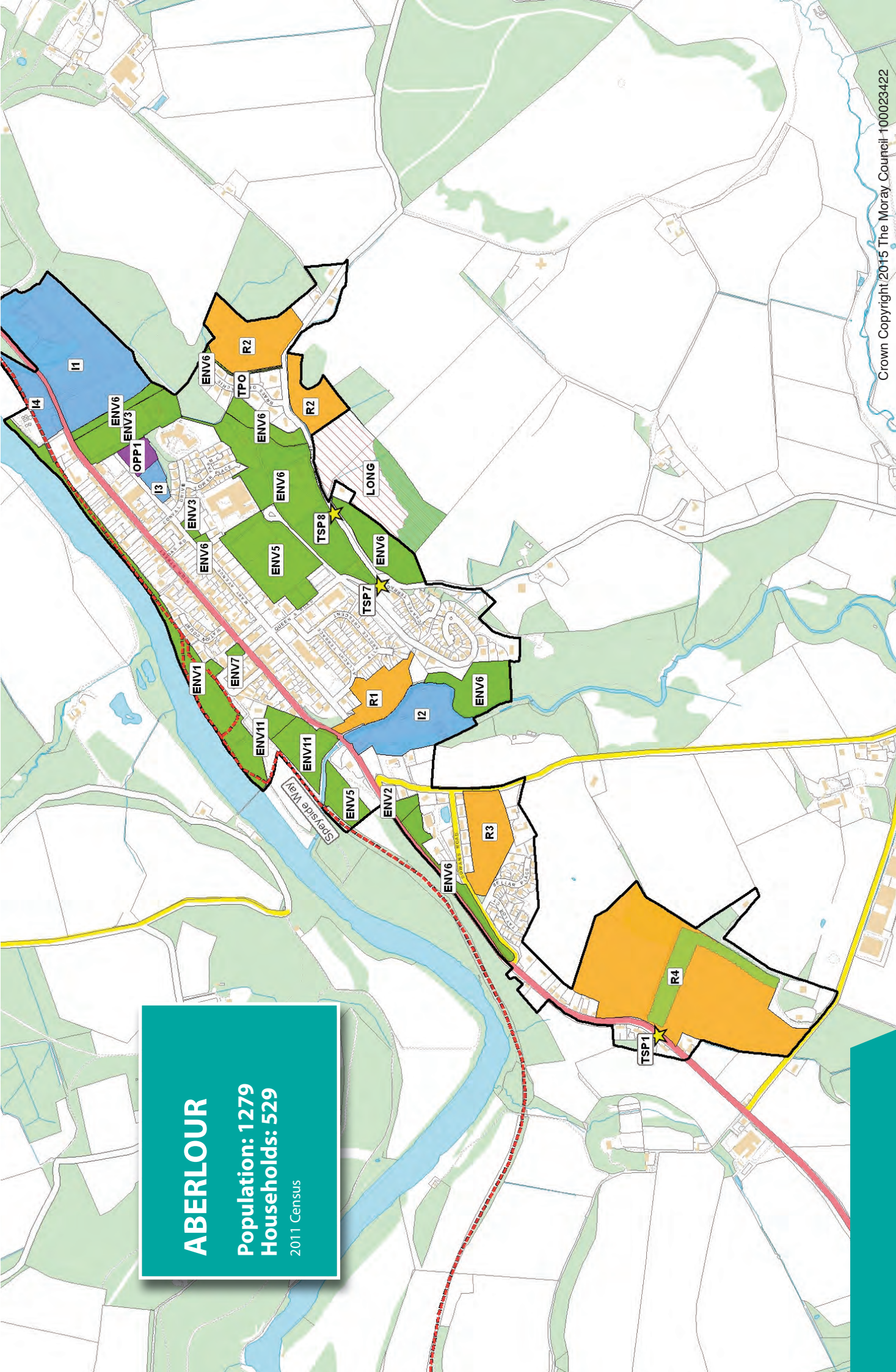
SAC: The River Spey is a designated Special Area of Conservation

ABERLOUR

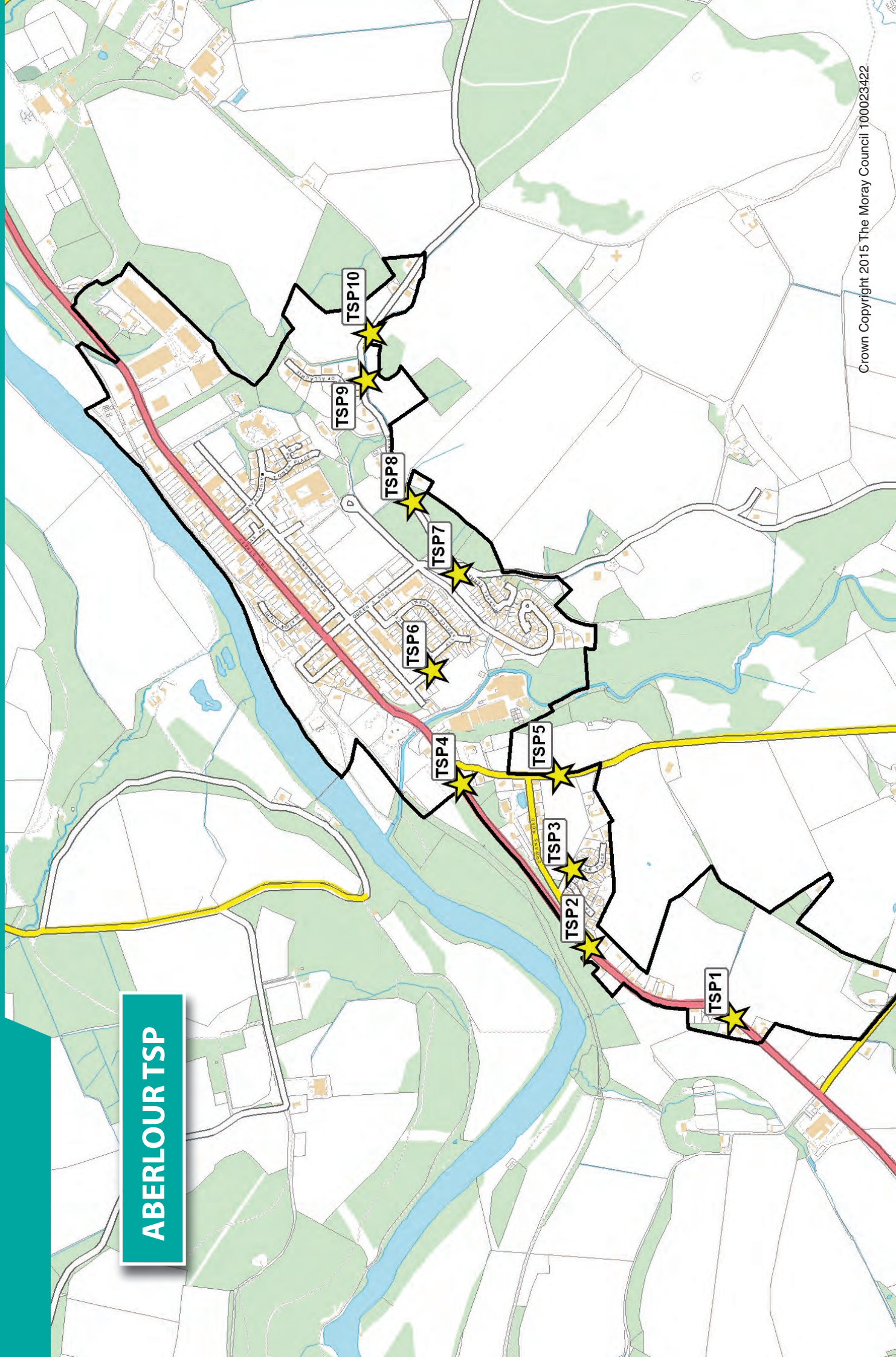
Population: 1279

Households: 529

2011 Census



ABERLOUR TSP



ABERLOUR TSP

- 1* **A95/Speyview**
New junction onto A95 to provide access to R1 designation. Existing speed limits will need to be relocated. Approval in principle is required from Transport Scotland.
- 2 **A95/U100aH Dowans Road**
Junction improvements may be required associated with impact from development traffic (R3)
- 3 **Sellar Place**
Improvements required to junction with Dowans Road, footways to be provided on the north east side. All associated with development of R3
- 4 **A95/C59H Ruthrie Road**
In order to allow further development via Ruthrie Road Junction, improvements will be required to overcome topographical constraints.
- 5 **Ruthrie Road**
4.5m verge for future widening of Ruthrie Road required. Emergency Access also for the R3 designation
- 6 **Allachy Terrace**
Access to R1 designation from Allachy Terrace (removal of 34 Allachy Terrace)
- 7* **Queens Road/Chapel Terrace and Allachie Drive**
Junction improvements required to allow any further development. Junction constrained due to topography
- 8* **Allachie Drive (U108H)**
Improvements required including widening of carriageway to 5.5m, provision of at least one 2m wide footway on the south side and a 1m verge on the north side. Improvement to drainage and provision of grit bins. Associated with development of R2 and LONG.
- 9 **Allachie Drive (U108H)**
New access onto Allachie Drive (U108H) to serve the R2 (South) designation. Improvements to Allachie Drive (TSP8) will need to be extended
- 10 **Allachie Drive (U108H)**
New access onto Allachie Drive (U108H) to serve the R2 (north) designation. Improvements to Allachie Drive (TSP8) will need to be extended

