

Alves

Hierarchy Status/Objectives/Issues

3rd tier settlement

- Good trunk road access and potential for longer term growth. Previous designation of a large strategic housing land reserve.

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

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

No new housing sites are identified during the period of the Local Development Plan.

LONG

In order to indicate the longer term direction of growth and provide a reserve housing land supply, LONG sites have been identified on the settlement statement map. This site is not proposed to be developed during the currency of this Local Development Plan, but should any of the “triggers” for early release apply, the site can be brought forward under the terms of Policy H2.

LONG: Alves North

This site will be subject to a masterplan which should include;

Woodland planting, including substantial belts of woodland across the ridges and steeper slopes, as well as creating an outer settlement boundary to the east, which should establish a setting for development, create unity and reinforce shelter. Woodland planting should include Scots pine or other appropriate conifer, large forest broadleaves, such as oak, aspen, maple and a supporting shrub layer or hedge should be established across this site. Advance planting will be required to integrate development on this site.

A linear park, which would make full use of the existing wetland and make provision for 'active travel' walking and cycling options linking the school to new residential areas. Housing layout should aim to maximise opportunities for solar gain, shelter and renewable energy provision.

Adequate numbers of access onto Burghead Road and the U58E Wester Alves Road must be provided. The single track sections of road (U58E) onto which the designation will take access will require to be upgraded and widened to Moray Council Standards.

Environment

The following sites are identified as open spaces which contribute to the environment and amenity of Alves. The overriding policy E5 applies to each of these sites.

ENV5 Sports Area

Recreation Ground

ENV6 Green Corridors/ Natural/ Semi Natural Greenspaces

Shelter Belts`

TPO Tree Preservation Order

The trees at the war memorial are protected through a Tree Preservation Order



ALVES

Population: 165
Households: 78

2011 Census

