

Archiestown

Hierarchy Status/Objectives/Issues

Archiestown is a third tier settlement in the settlement hierarchy.

- Although a low development rate has been recorded, the Council wishes to promote opportunities across Speyside.
- Additional sites have been allocated.
- Ensure new development is sympathetic to the rural character of Archiestown and reflects the traditional grid layout of the village.

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 the 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

R1 East End

1.7 ha 15 houses

This site at the east end of the village extends to 1.7 ha and can accommodate 15 houses. The site has been enlarged to accommodate additional development and allow space for lanes to be incorporated into the site to reflect the traditional grid layout pattern of development. An extension of the existing footway along the B9012 frontage of the site will be required. This is a prime site on the eastern entrance to the village and houses must be positioned and designed to reflect the character, appearance, detailing and finishing of the local traditional domestic architecture.

There is risk of flooding to part of the site and proposals should be accompanied by a flood risk assessment. This may constrain the area of land available for development.

Drainage is an important consideration as nearby ditches drain to the River Spey SAC. Information should be submitted at application stage to confirm that adequate protection measures are to be implemented to protect the water environment.

A buffer strip of at least 6 metres between the development and the watercourse is required. A walkover and photographic survey of habitats is also required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependent terrestrial ecosystems.

R2 South Lane **0.57 ha 4 houses**

This site extends to 0.57 ha and is suitable for four house sites. The site must be developed in character with the grid layout of the village. Lanes must be incorporated between the houses to link with the lanes between South Lane and High Street.

Although just outside the conservation area, proposals must provide for buildings of a character and scale in keeping with the local traditional architecture for the village. Natural stone dykes are required on the frontage of the site and must also be applied to the frontage to new lanes.

Drainage is an important consideration as nearby ditches drain to the River Spey SAC. Information should be submitted at application stage to confirm that adequate protection measures are to be implemented to protect the water environment.

R3 West End **0.76 ha 6 houses**

The site extends to 0.76 ha and is suitable for 6 houses. The site lends itself to being developed as individual serviced plots and these should be developed to reflect the character of the village with long narrow plots facing onto the road. Boundary treatments will be an important consideration as the site is on the southern entranceway to the village. Natural stone dykes are required on the road frontages. A footway alongside the C15E connecting the site to The Square will be required.

This is a prime site on the southern entrance to the village and houses must be positioned and designed to reflect the character, appearance, detailing and finishing of the local traditional domestic architecture.

Drainage is an important consideration as nearby ditches drain to the River Spey SAC. Information should be submitted at application stage to confirm that adequate protection measures are to be implemented to protect the water environment.

R4 South of Viewmount**1.32 ha 10 houses**

The site extends to 1.32 ha and is suitable for a 10 house development. The site is considered appropriate for a courtyard style development seen elsewhere in the village. Boundary treatments will be an important consideration given the site is on the southern approach to the village. Natural stone dykes are required on the frontages to existing roads and lanes. A footway alongside the C15E connecting the site to The Square will be required.

This is a prime site on the southern entrance to the village and houses must be positioned and designed to reflect the character, appearance, detailing and finishing of the local traditional domestic architecture.

Drainage is an important consideration as nearby ditches drain to the River Spey SAC. Information should be submitted at application stage to confirm that adequate protection measures are to be implemented to protect the water environment.

Environment

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

ENV5: Sports Areas

The Playing Field

ENV7: Civic Space

The Square

CA Conservation Area

The majority of the older part of the village is designated a Conservation Area. Policy BE3 applies.

ARCHIESTOWN

Population: 253

Households: 99

2011 Census

ENV5

R1

R2

CA

ENV7

R4

R3

MOSS ST

HIGH STREET

SOUTH PLANE

WEND

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