

Craigellachie

Hierarchy Status/Objectives/Issues

Craigellachie is a third tier settlement in the settlement hierarchy.

- To maintain Craigellachie's attractive setting within the AGLV
- To promote Craigellachie as strategic point of the Speyside Way and associated tourist facilities
- To promote modest housing development to meet local demand.

Infrastructure

Drainage

There is capacity at the Craigellachie Treatment Works for 15 houses. Scottish Water has advised they will work with developers to ensure new development can be accommodated. It is essential that developers contact Scottish Water at an early stage.

Water

There is adequate water supply to serve the anticipated level of development.

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 Edward Avenue:

0.55 ha 5 houses

This site extends to 0.55Ha and has capacity for 5 houses. Suitable for detached houses which must all have a common building line. Any development must consider excessive noise from existing sources in the vicinity.

R2 Spey Road**1.5 ha 20 houses**

This site extends to 1.5 ha and is capable of accommodating up to 20 houses. The site lends itself to being divided up into serviced plots. In line with Policy H1 Housing Land Allocations a layout for the whole of the site will be required.

As part of this development consideration should be given to the need for improvements for the Spey Road junction with Victoria Street, including advance signage.

The site is located on a steep slope above the River Fiddich, a tributary of the River Spey SAC. The gradient of the site requires that surface water run-off during construction and subsequent occupation is adequately addressed. In order to avoid any adverse impact on the River Spey SAC the developer must provide a strategic SUDs scheme for the whole of the site as a means of controlling surface water run-off. A construction method statement will be required to demonstrate how surface water run-off will be dealt with during the construction phase of the development and how the developer proposes to develop on this steep bank without impacting on the River Fiddich.

To address concerns over potential landslip, the removal of trees should be kept to a minimum to accommodate housing plots and the balance of woodland on the site should be thinned for maintenance purposes and retained.

In addition to constructing a SUDs for the site the developer must construct the access to each site and a footway along the frontage of the whole of the site prior to developing the houses.

An otter survey will be required the results of which including any mitigation should be submitted to support any planning application.

R3 Site of Former Brewery:**0.63 ha 5 houses**

This site extends to 0.63Ha and has capacity for 5 houses. Any development on this site will have to take account of the potential for excessive noise in the vicinity. There may be some contamination issues arising from the site's former use.

The site must be separated from the distillery by an appropriate landscape strip the width of which will be determined following the noise assessment. This landscape strip must be retained as open space and managed by the developer.

R4 Brickfield**1.0 ha 12 houses**

This site extends to 1.0 Ha and planning permission has been granted for 12 houses. It will be a condition of any consent that tree planting must be carried out on the south-east and north-east boundaries forming the built- up edge to the village.

R5 Sub-Division/Backland Development

Further splitting of feus in this older Victorian part of the village will not be permitted.

Industrial**I1 Distillery**

This area is reserved for the use of the distillery and related business uses. Proposals should be supported by a flood risk assessment (FRA), the outcome of which may affect the developable area of the site.

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 Craigellachie. The over-riding policy E5-Open Spaces applies to each of these sites.

ENV2 Private Gardens or Grounds

Boats of Fiddich Cottage

ENV3 Amenity Greenspace

Dufftown Road; Amenity Area at Brickfield Road; Spey Road (North); Spey Road

ENV4 Playspace for Children and Teenagers

The Highlanders Park

ENV5 Sports Areas

Playing Field, Tennis Courts

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Fiddich Park, Speyside Way

Wider Environmental Designations

AGLV Area of Great Landscape Value

The village is surrounded by an Area of Great Landscape Value.

SSSI Site of Special Scientific Interest

The River Spey is a designated Site of Special Scientific Interest.

SAC Special Area of Conservation

The River Spey is a designated Special Area of Conservation.

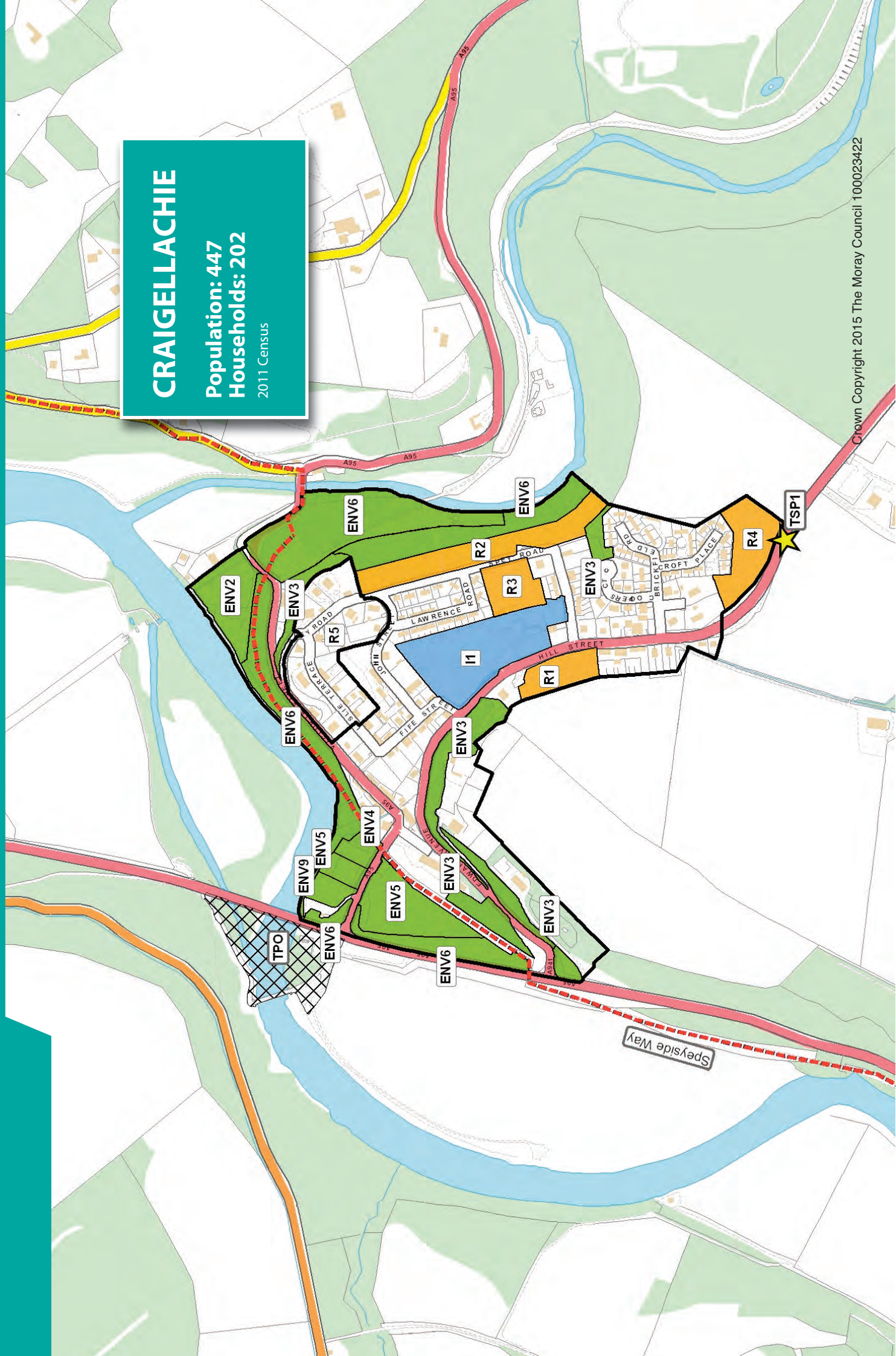
TPO Tree Preservation Order

The trees surrounding Telford Bridge are protected by a Tree Preservation Order.



CRAIGELLACHIE

Population: 447
Households: 202
2011 Census



CRAIGELLACHIE TSP

CRAIGELLACHIE TSP

1* A941/R4

New junction onto Hill Street (A941) to serve the R4 designation

2* Spey Road/A95 (Victoria Road)

Potential for junction improvements associated with development of R2.

TSP2

TSP1