

Duffus

Hierarchy Status/Objectives/ Issues

Duffus is a third tier settlement

- To curtail further growth of the village
- To maintain the character and features of the original village area

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 from a Transport Assessment. A number of potential roads improvements have been identified to which developers may have to contribute. The most significant of these are shown on the settlement map as TSP, and the full extent is shown on the pages following the settlement map.

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.

Environment

Duffus lies within the aircraft noise contours published by the Ministry of Defence. Developments within such areas will be subject to consultation with MoD and consideration against policy EP8 regarding noise pollution.

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

ENV4 Playspace for Children and Teenagers

Play area

ENV5 Sports Areas

Recreation ground

ENV11 Cemeteries

Church grounds

HGDL Historic Garden and Designed Landscape

Garden and Designed Landscape
The grounds at Gordonstoun school are designated as a Garden and Designed Landscape protected under policy BE4.

DUFFUS

Population: 329
Households: 133

2011 Census

