



Population
1,945



Households
835



Settlement Hierarchy
Smaller Towns &
Villages

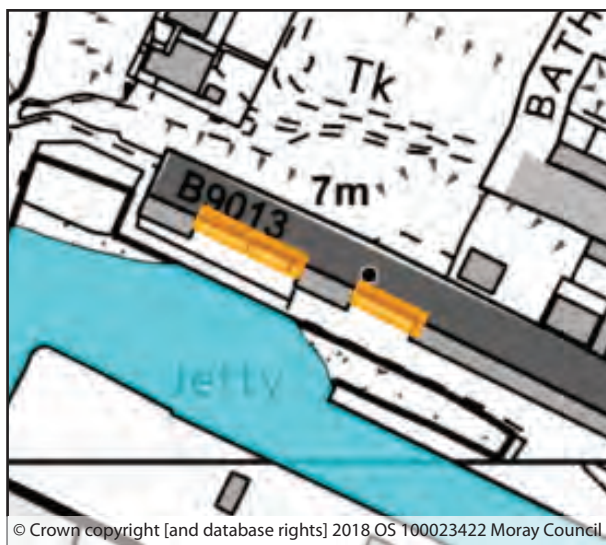
Development Strategy / Placemaking Objectives

- To identify a longer term housing area at Clarkly Hill.
- New development to reflect the traditional grid pattern and key vista of the village.
- To encourage the continued viability of the harbour for both commercial and recreational activity.
- To continue to support Burghead as a tourist destination.
- To continue to improve the overall environmental setting and visual appearance of the town.

Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

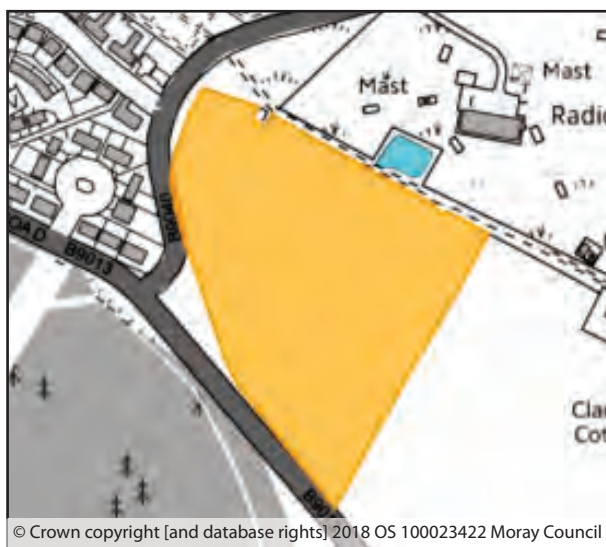
HOUSING

R1 North Quay 0.05ha



- Several gap sites along the frontage of the building line are suitable for development.
- Development must respect the scale and design of the original buildings and historic importance of the harbour.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Development to be connected to mains water and sewerage, or otherwise to demonstrate that there will be no adverse effect on the integrity of the Moray Firth Special Area of Conservation (SAC) or cause changes in water quality affecting the habitats and prey species that SAC bottlenose dolphin rely on.

R2 Clarkly Hill 3.8 ha 60 houses



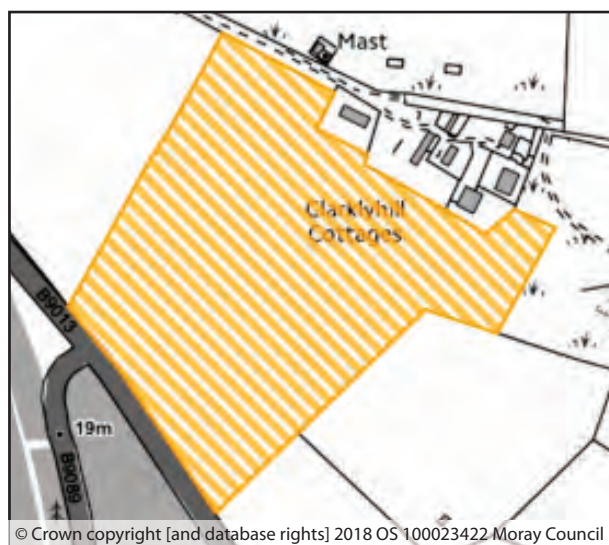
- Proposals must comply with Key Design Principles set out in Development Brief and Figure 1.1.
- Masterplan required for R2 Clarkly Hill and LONG Clarkly Hill, including relocated access on B9013 in the form of a roundabout and an emergency access point.
- Buildings required to be a maximum of 1½ storeys in height on the lower (south) part of site and a maximum of one storey in height in the upper (north) part, with houses stepping up the B9040 to Cummingston.
- Buildings must not breach the ridgeline.
- Buildings on primary routes must be set back from the pavement behind low stone walls.
- Transport Assessment required.
- Connections to adjacent LONG Clarkly Hill must be safeguarded.
- Provision of pedestrian crossing facilities across the B9040 and B9013 required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.



LONG

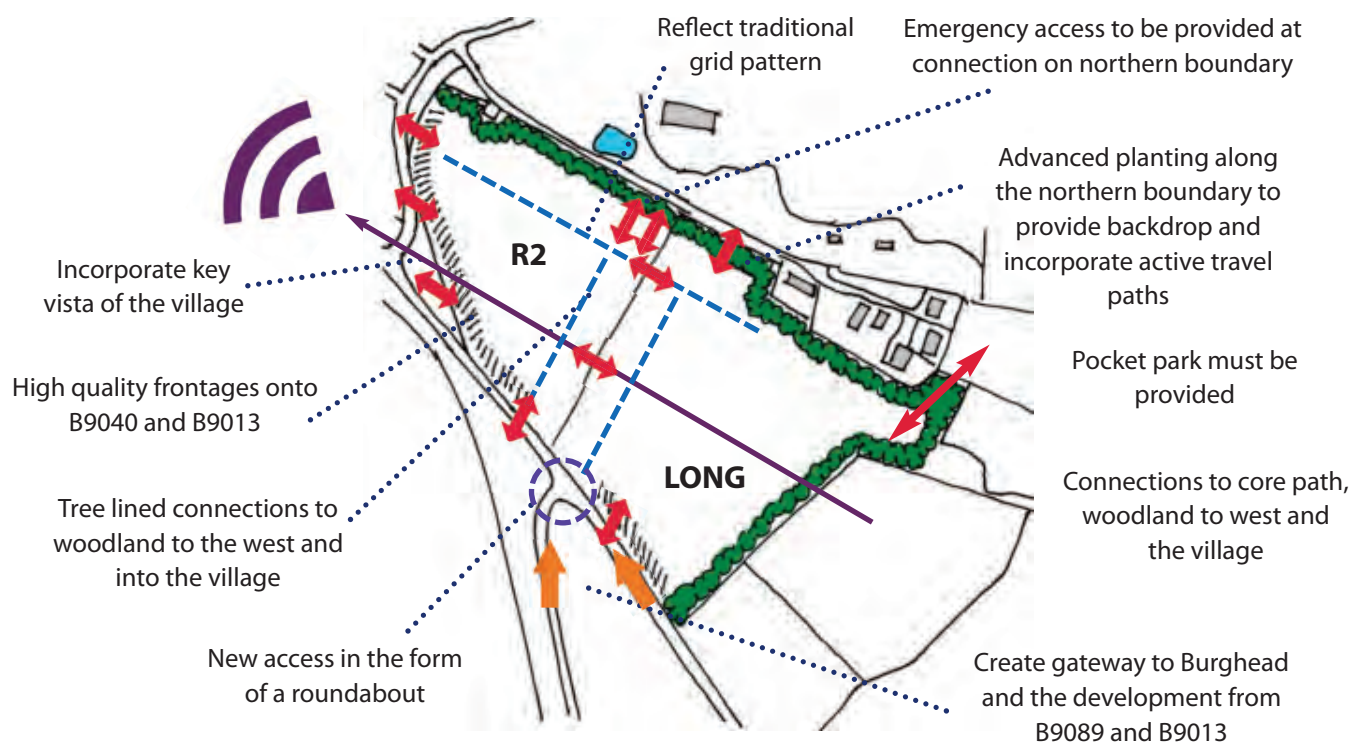
Clarkly Hill

5.7 ha



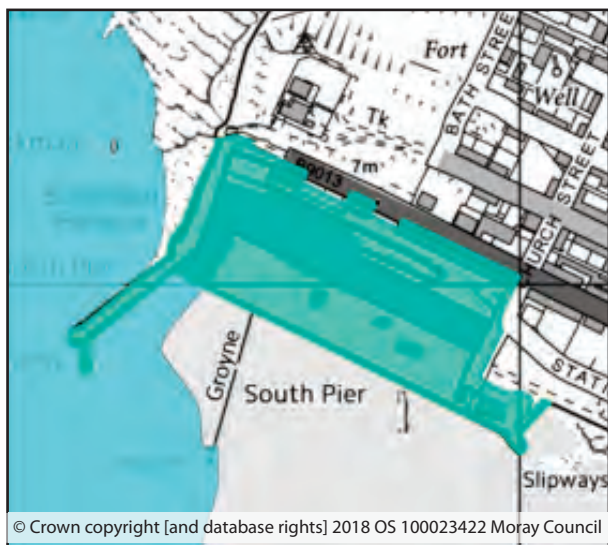
- Proposals must comply with Key Design Principles set out in Development Brief and Figure 1.1.
- Masterplan required for R2 Clarkly Hill and LONG Clarkly Hill, including relocated access on B9013 in the form of a roundabout and an emergency access point.
- Proposals must comply with requirements set out in the required Masterplan and the site requirements of R2 Clarkly Hill.
- Land constraints relating to the operational radio masts must be incorporated into layout.

Figure 1.1 Key Design Principles R2 and LONG Clarkly Hill



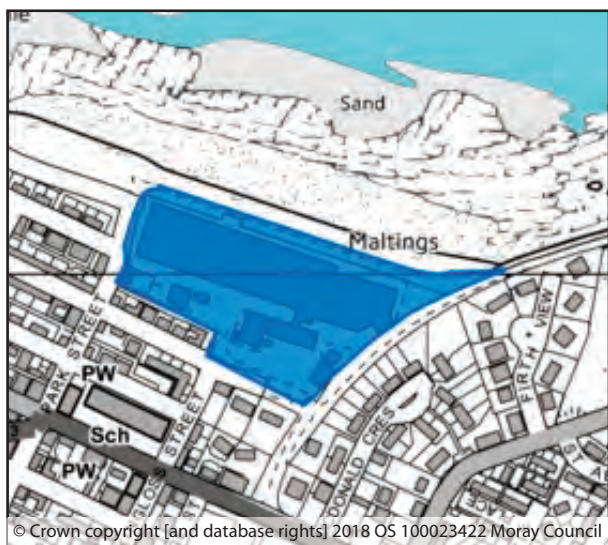
EMPLOYMENT

HBR1 Harbour Mixed Harbour (Fishing and Recreational uses)



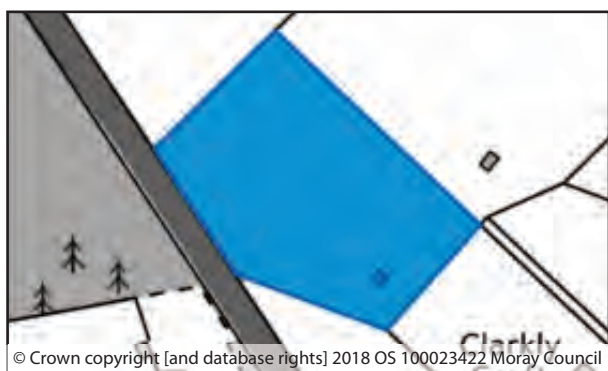
- Tourist and recreational uses will be encouraged.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Development to be connected to mains water and sewerage, or otherwise to demonstrate that there will be no adverse effect on the integrity of the Moray Firth Special Area of Conservation (SAC) or the proposed Moray Firth Special Protection Area (pSPA) or cause changes in water quality affecting the habitats and prey species that SAC and pSPA qualifying interests rely on.
- Development enabling significant levels of water-based activities to demonstrate that there will be no adverse effect on the integrity of the Moray Firth SAC or the proposed Moray Firth pSPA caused by disturbance.

11 Burghead Maltings Existing Business Area



- Redevelopment of surplus land or premises within the site will be encouraged where such proposals do not create a nuisance for neighbouring uses.
- Development to be connected to mains water and sewerage, or otherwise to demonstrate that there will be no adverse effect on the integrity of the Moray Firth Special Area of Conservation (SAC) or the proposed Moray Firth Special Protection Area (pSPA) or cause changes in water quality affecting the habitats and prey species that SAC and pSPA qualifying interests rely on.
- Development enabling significant levels of water-based activities to demonstrate that there will be no adverse effect on the integrity of the Moray Firth SAC or the proposed Moray Firth pSPA caused by disturbance.
- Flood Risk Assessment (FRA) may be required.

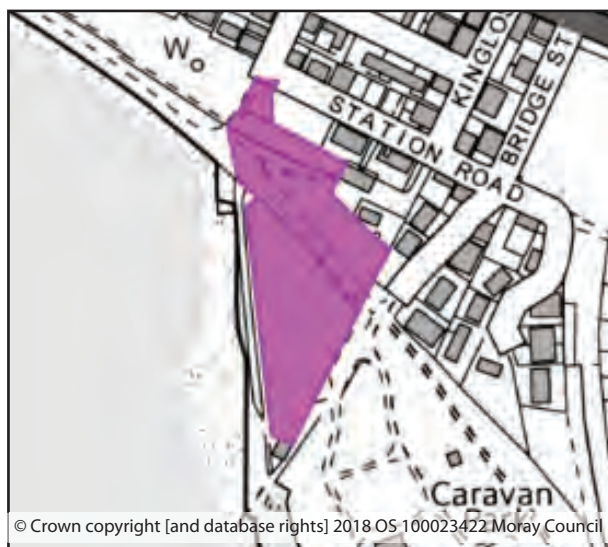
12 Crematorium Other Uses



- Proposals must be related to the operation of the crematorium and adjacent burial ground.
- Landscape planting along southern boundary required.

OPPORTUNITY SITES

OPP1 West Foreshore 1 ha

**Suitable Uses**

Small Scale Business or Residential

Site specific requirements

- Piecemeal development will not be accepted.
- Single planning application for a comprehensive redevelopment of site required, which provides footways/cycleways from T1 Caravan Park through the site to the foreshore area, beach and harbour.
- Esplanade/walkway, equipped with street furniture and lighting required on the foreshore embankment adjacent to site.
- Buildings must not be sited within 10m of the top of the sea defence embankment.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Development to be connected to mains water and sewerage, or otherwise to demonstrate that there will be no adverse effect on the integrity of the Moray Firth Special Area of Conservation (SAC) or the proposed Moray Firth Special Protection Area (pSPA) or cause changes in water quality affecting the habitats and prey species that SAC and pSPA qualifying interests rely on.
- Development enabling significant levels of water-based activities to demonstrate that there will be no adverse effect on the integrity of the Moray Firth SAC or the proposed Moray Firth pSPA caused by disturbance.
- Contamination Assessment required.
- Transport Assessment required.
- Archaeological evaluation of 7-10% required.



TOURISM

T1 Caravan Park



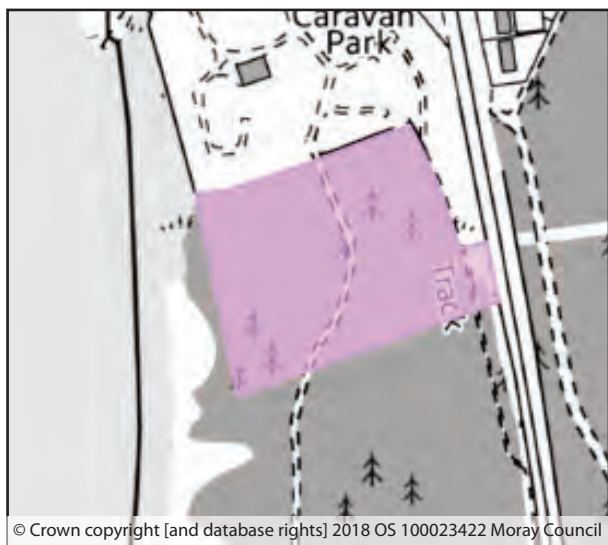
Suitable Uses

- This site must remain as a holiday caravan site as part of Burghead's tourism infrastructure.
- Development for alternative uses will not be permitted.

Site specific requirements

- Environmental improvements including access, car parking, landscaping and improved visitor facilities could be linked to the redevelopment of OPP1 West Foreshore.
- Development to be connected to mains water and sewerage, or otherwise to demonstrate that there will be no adverse effect on the integrity of the Moray Firth Special Area of Conservation (SAC) or the proposed Moray Firth Special Protection Area (pSPA) or cause changes in water quality or disturbance affecting the habitats and prey species that SAC and pSPA qualifying interests rely on.
- Flood Risk Assessment (FRA), taking account of predicted coastal change, may be required.

T2 Caravan Park Extension



Suitable Uses

- Extension of Caravan Park.
- This site must remain as a holiday caravan site as part of Burghead's tourism infrastructure.
- Development for alternative uses will not be permitted.

Site specific requirements

- Trees containing squirrel dreys must be retained and incorporated into the layout.
- Transport Statement and widening of Bridge Street from the B9013 to the car park is required, with alternative route signage.
- Development to be connected to mains water and sewerage, or otherwise to demonstrate that there will be no adverse effect on the integrity of the Moray Firth Special Area of Conservation (SAC) or the proposed Moray Firth Special Protection Area (pSPA) or cause changes in water quality or disturbance affecting the habitats and prey species that SAC and pSPA qualifying interests rely on.
- Flood Risk Assessment (FRA), taking account of predicted coastal change, may be required.

T4 Moray Coastal Trail

- The Moray Coastal Trail runs through Burghead and will be safeguarded from inappropriate development.



ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Burghead will be safeguarded from development that is not related to their current use as set out in the table below:

REF	Type of Open Space	Location
ENV2	Amenity Greenspace	Davidson Place/Keith Road; Fraser Road; Mackenzie Place and Sigurd Street
ENV3	Playspace for Children and Teenagers	St Aethans and Sigurd Street
ENV4	Sports Areas	St Aethans
ENV5	Green Corridors	Former Railway Line and St Aethans Road
ENV6	Natural/Semi-Natural Greenspace	East Foreshore; Headland and West Foreshore
ENV9	Cemeteries and Proposed Extensions	Cemetery; Churchyard and Crematorium.
ENV11	Other Functional Greenspace	Burghead Well

WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
CA	Conservation Area	Burghead Conservation Area
SAC	Special Area of Conservation	Moray Firth
SLA	Special Landscape Area	Culbin to Burghead Coast and Burghead to Lossiemouth Coast
pSPA	Proposed Special Protection Area	Moray Firth
SSSI	Site of Special Scientific Interest	Masonshaugh

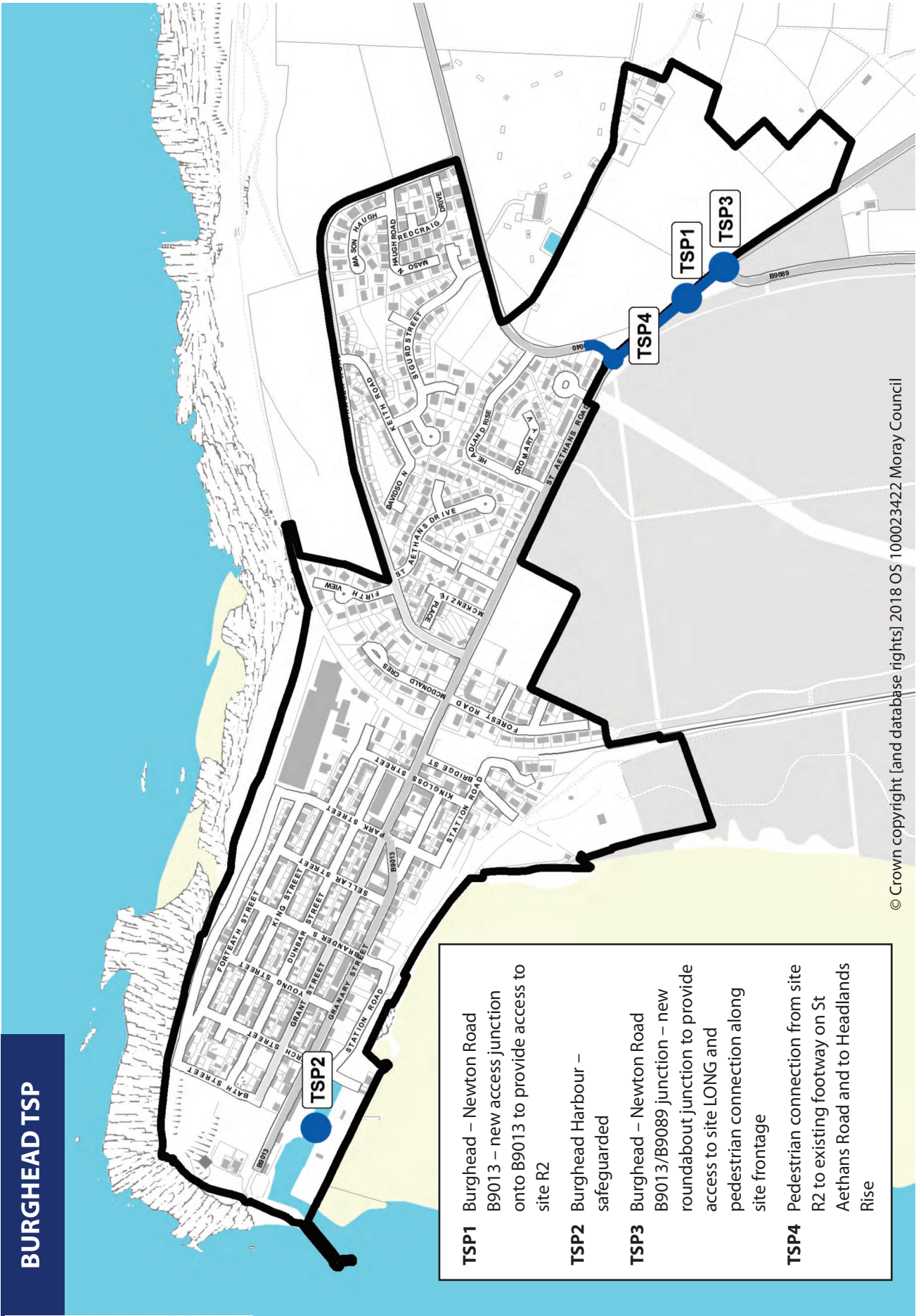
INFRASTRUCTURE

Sites identified will be required to contribute to and/or provide the infrastructure identified below and shown on the Transport Proposal (TSP) Map to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

Type of Infrastructure	Mitigation Measure	Sites
Healthcare	Extension to Moray Coast Medical Practice	R1, R2, LONG, OPP1



BURGHEAD TSP



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BURGHEAD







Population

447



Households

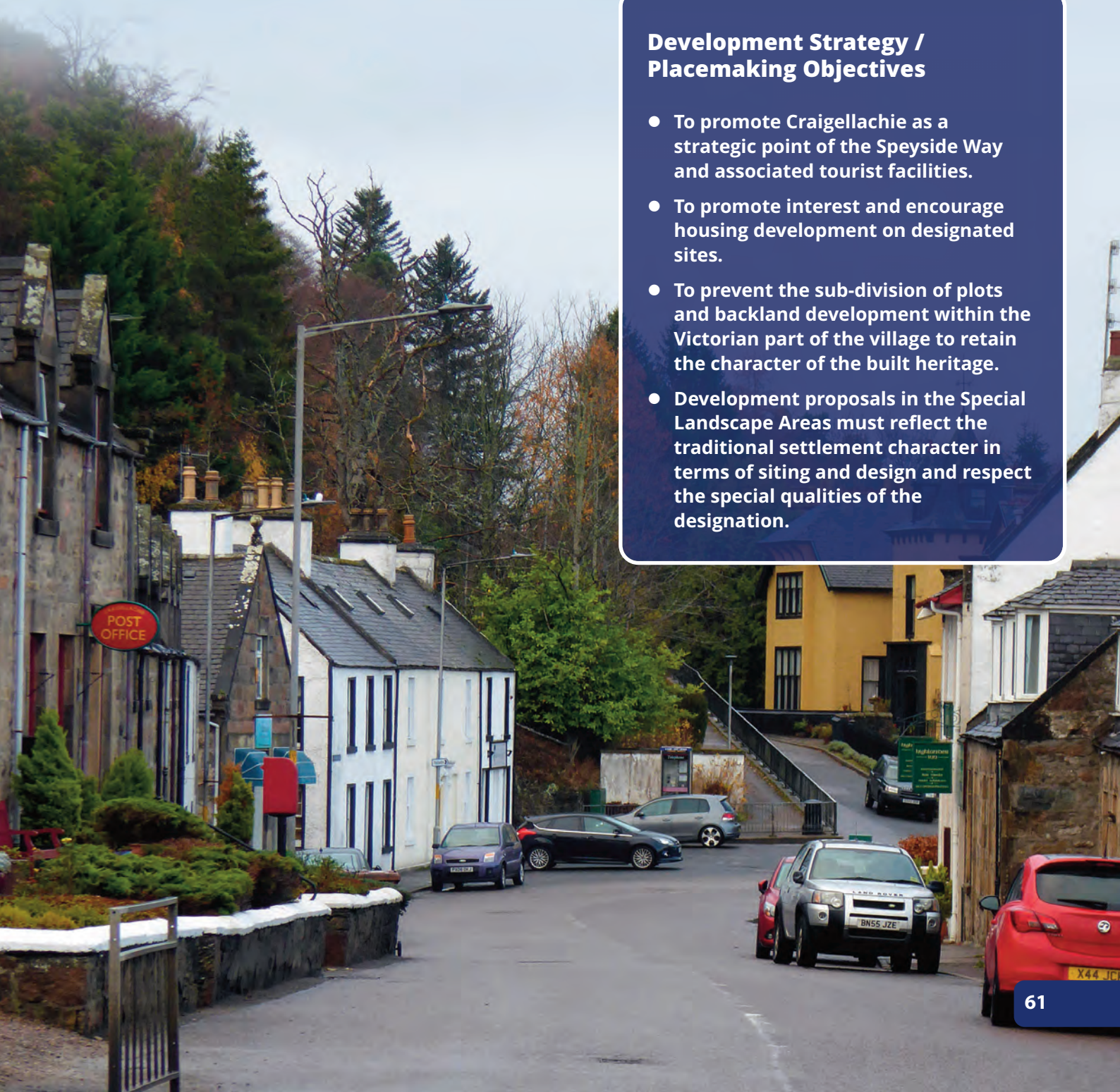
202



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

- To promote Craigellachie as a strategic point of the Speyside Way and associated tourist facilities.
- To promote interest and encourage housing development on designated sites.
- To prevent the sub-division of plots and backland development within the Victorian part of the village to retain the character of the built heritage.
- Development proposals in the Special Landscape Areas must reflect the traditional settlement character in terms of siting and design and respect the special qualities of the designation.



Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

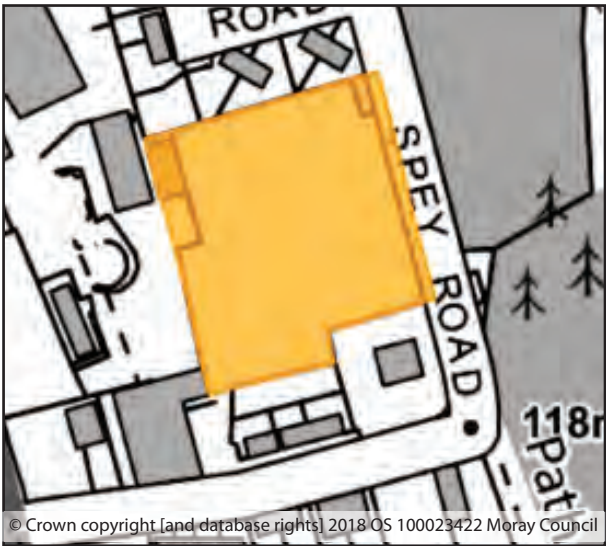
HOUSING

R1 Edward Avenue 0.55ha 5 units



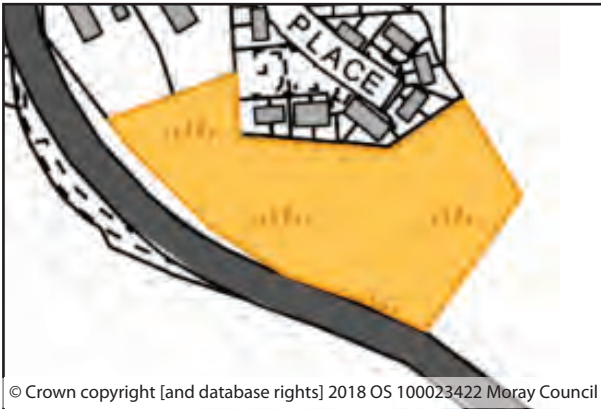
- Houses must be detached with a common building line to reflect the character of the area.
- Noise Impact Assessment (NIA) required.
- Phase 1 Habitat Survey required.
- Drainage Impact Assessment (DIA) required.

R2 Site of Former Brewery 0.63ha 5 units

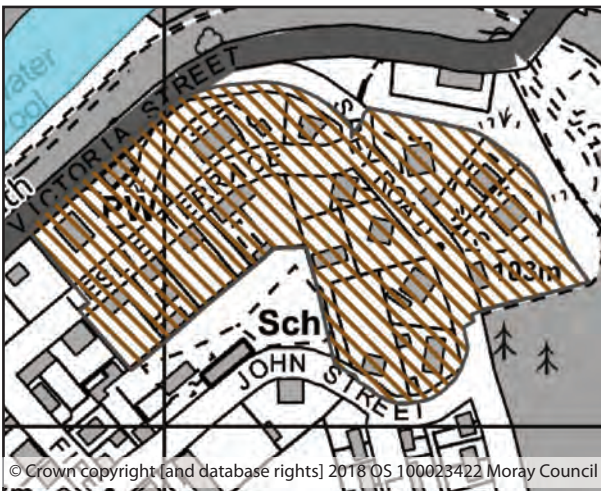


- Noise Impact Assessment (NIA) required.
- Contamination Assessment required.
- Drainage Impact Assessment (DIA) required.
- Appropriate landscaped buffer strip, distance to be determined by NIA, between development and distillery must be provided and retained as open space and managed/maintained by developer.

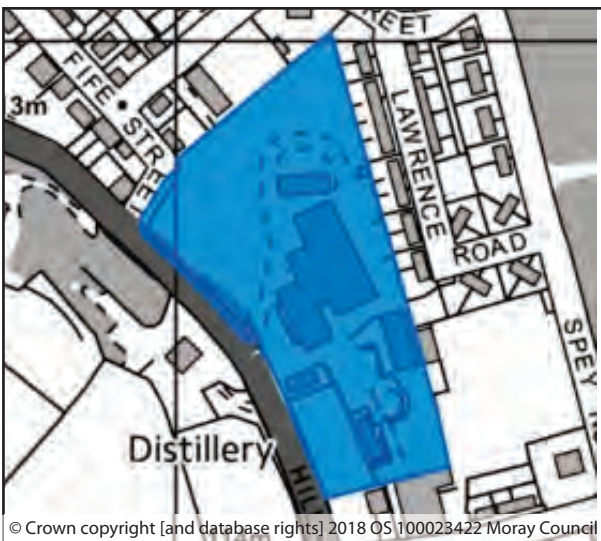


R3 Brickfield 1 ha 12 units


- Tree planting on south-east and north-east boundaries must be provided.
- Drainage Impact Assessment (DIA) required.

R4 Sub-Division/Backland Development


- The sub-division of plots or backland development within the boundary is not permitted.
- This does not prevent replacement or redevelopment of existing sites on a one for one basis.

EMPLOYMENT
I1 Craigellachie Distillery Existing Business Area


- Reserved for the use of the distillery and related business uses, including tourism.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.



TOURISM

T1 Speyside Way

- Follows the line of the old railway line through the town. Development which abuts the Speyside Way must not impair its attractiveness to users.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Craigellachie will be safeguarded from development that is not related to their current use as set out in the table below:

REF	Type of Open Space	Location
ENV2	Amenity Greenspace	Brickfield Road; Edward Avenue; Spey Road (North) and The Highlander
ENV3	Playspace for Children and Teenagers	The Highlander Play Area
ENV4	Sports Areas	Playing Field and Tennis Court
ENV5	Green Corridors	A95 Corridor; Fiddich Park; Spey Road and Speyside Way
ENV10	Private Gardens and Grounds	Boat of Fiddich Cottage
TPO	Tree Preservation Order	Telford Bridge

WIDER ENVIRONMENTAL DESIGNATIONS

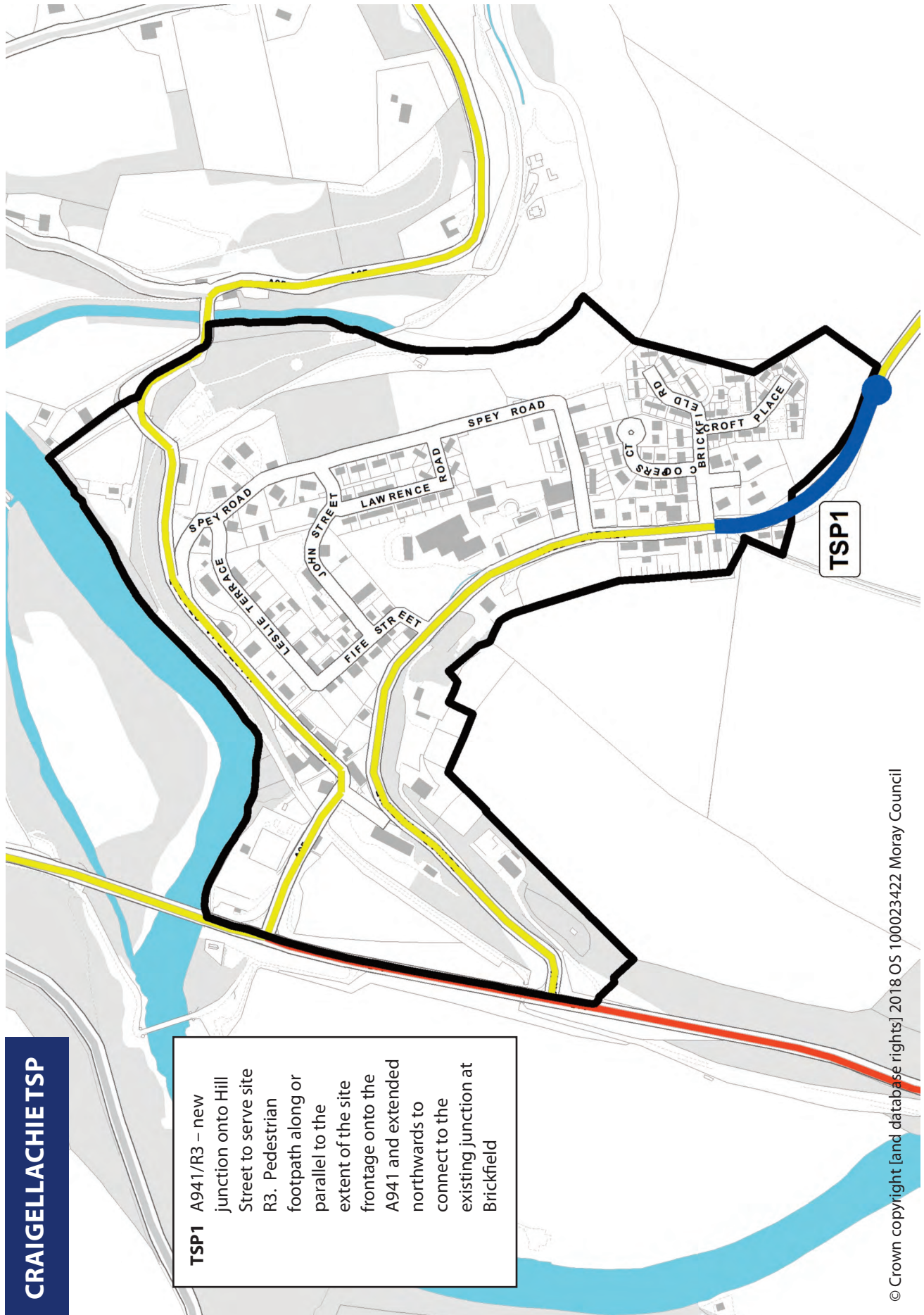
REF	Type of Environment Designation	Specification
SAC	Special Area of Conservation	River Spey
SLA	Special Landscape Area	The Spey Valley
SSSI	Site of Special Scientific Interest	River Spey

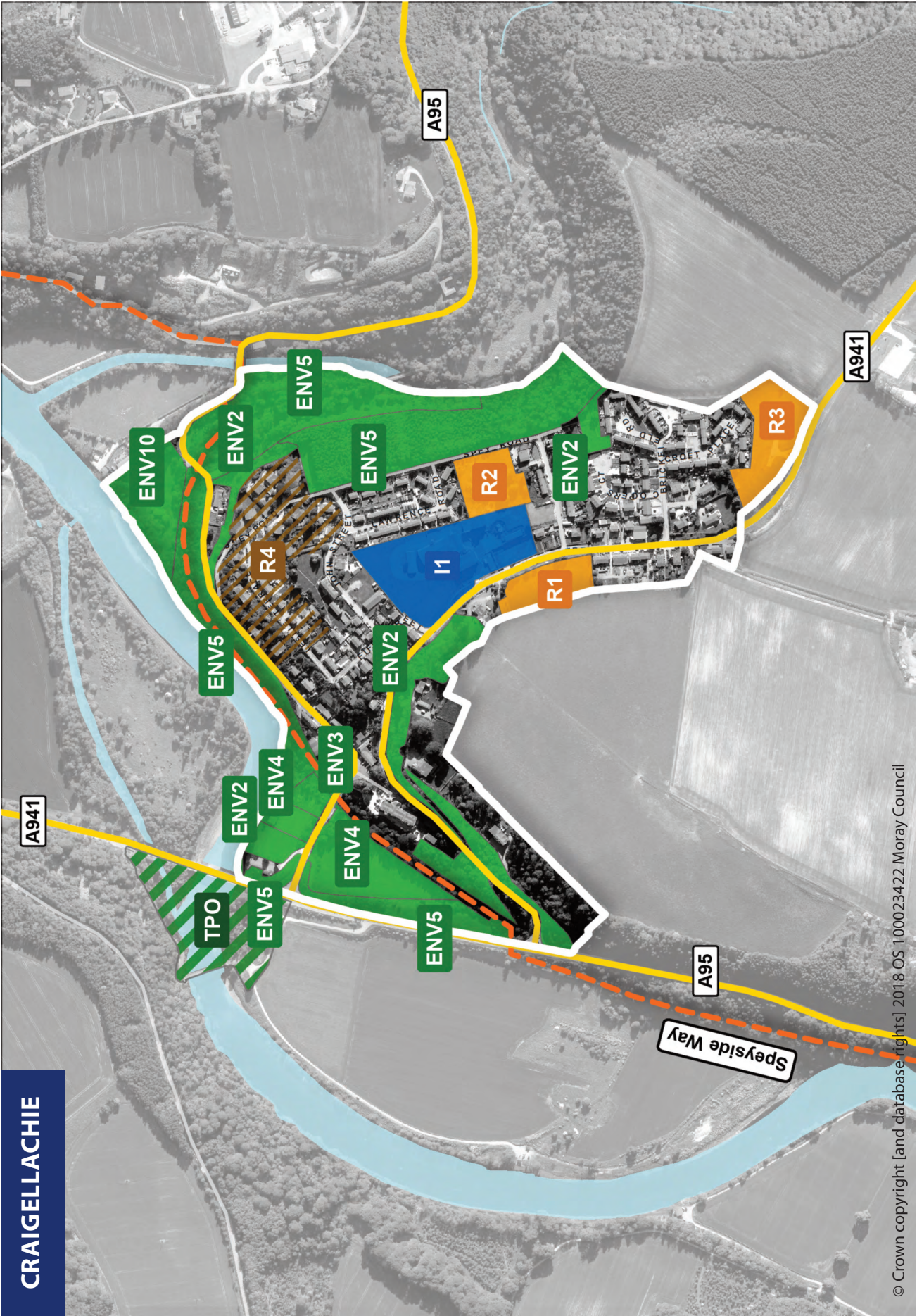
INFRASTRUCTURE

Sites identified will be required to contribute to and/or provide the infrastructure identified below and shown on the Transport Proposal (TSP) Map to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

Type of Infrastructure	Mitigation Measure	Sites
Healthcare	Reconfiguration of Aberlour Health Centre	R1, R2, R3
Healthcare	1 x Additional Dental Chair	R1, R2, R3







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CRAIGELLACHIE





Population
1,475



Households
661



Settlement Hierarchy
Smaller Towns &
Villages

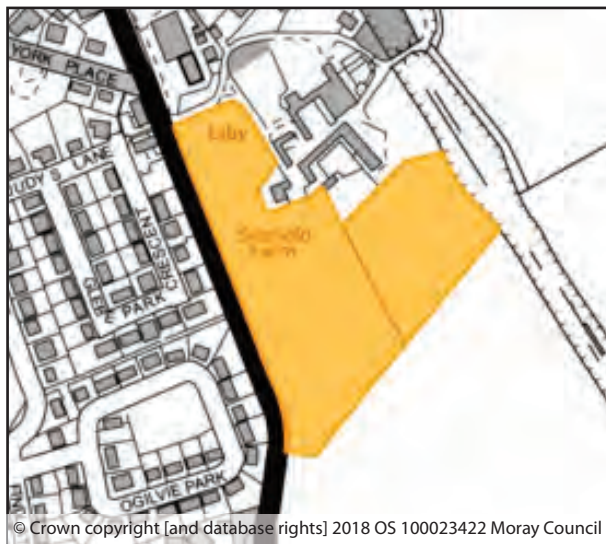
Development Strategy / Placemaking Objectives

- Conserve and enhance the distinctive built heritage and integrity of the Conservation Area.
- New development must respect the traditional and historic character which defines the settlement.
- To promote interest in the identified housing site at Seafield Road.
- Identification of small business site.

Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

HOUSING

R1 Seafield Road 3.39 ha 55 units



- Proposals must comply with the Key Design Principles set out in figure 1.1.
- The site will provide a gateway into the settlement. Proposals must be designed to reflect this.
- Phased Development may be acceptable where the policy terms have been met.
- Separation from Seafield Farm may be required to avoid potential conflicts.
- No individual driveways/access onto Seafield Road will be permitted. All houses must be serviced by an internal road layout.
- Investigate providing crossing point onto footway on western side of road, providing a link that leads to the Primary School.
- Transportation Statement required.
- Drainage Impact Assessment (DIA) required.
- A Pocket Park must be provided.

Figure 1.1 Key Design Principles R1 Seafield Road



The stone wall must be retained.

Character area to reflect traditional farm buildings and layout eg steadings, courtyard.

New priority junction onto Seafield Road required. The existing field access could be a potential location and would minimise the impact on the stone wall. This will require widening and upgrading.

Houses must front onto Seafield Road.



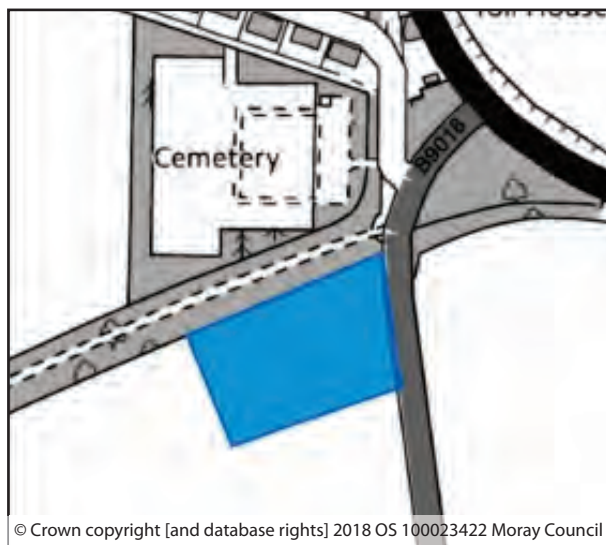
Landscaping along the eastern and southern boundary is required to provide shelter and a sense of enclosure.

Footway along the frontage to be widened to 3m. Alternatively this can be provided as a 3m path within the site behind the stone wall.



EMPLOYMENT

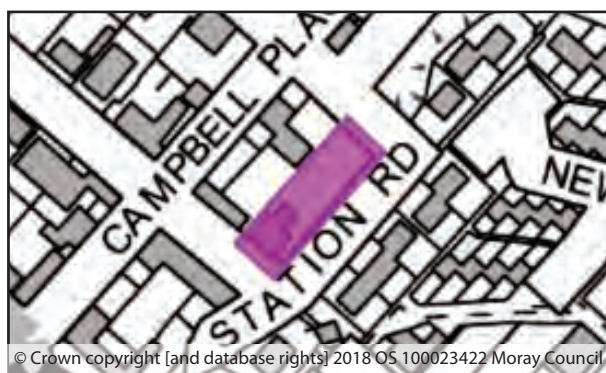
I1 Site South of Cemetery Industrial Estate



- Small development opportunity for business uses within Class 4 (Business) or light industrial uses that are compatible with the scale of the site and the historic setting.
- The site is located within the Cullen House Garden and Designed Landscape and is adjacent to the formal entranceway.
- Proposals must demonstrate that a suitable access into the site can be achieved which is not detrimental to the formal entranceway into the Designed Landscape. This must be discussed with Historic Environment Scotland and the Roads Authority to determine suitability.
- Access to be taken off B9018. A Traffic Speed Survey will be required, with all costs met by the developer, to establish the appropriate visibility splay and therefore determine access location. Access location must consider the impact of providing required visibility splays on the designed landscape and third party land, on both sides of the road. Third party land owner agreement is likely required to provide and maintain the visibility splay.
- Additional or relocated bus stops to be investigated with Moray Council. New footways along the site frontage that link north to bus stops and to the existing footpath network in Cullen will be required.
- Landscaping must be provided along the northern boundary of the site to provide separation between development and the formal avenue.
- Landscaping must also be provided along western and southern boundaries to provide visual containment and enclosure.
- Regionally significant cropmark of a ring ditch. A 10% targeted evaluation of known features and monitored topsoil strip of all remaining areas is required.

OPPORTUNITY SITES

OPP1 Blantyre Street 0.9 ha

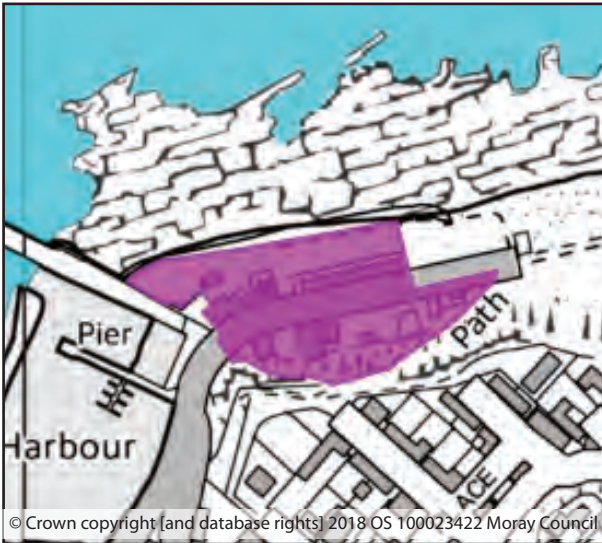
**Suitable Uses**

Business/Residential

Site specific requirements

- Potential for redevelopment to an alternative use.
- Any business activity would require to be compatible with surrounding residential use, including noise emissions.



OPP2 Port Long Road 0.85 ha**Suitable Uses**

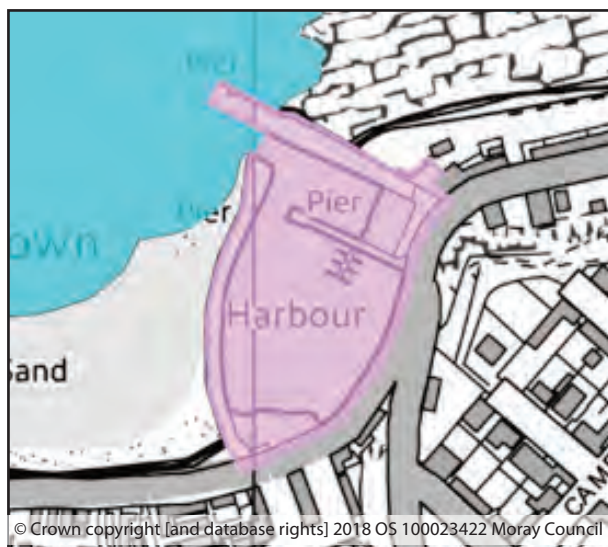
Commercial/business/tourism/residential

Site specific requirements

- Primary function of the area is for commercial and business use.
- Residential and tourism uses may be acceptable if it can be demonstrated that the proposed uses are compatible with existing uses and that any potential land use conflict can be mitigated.
- Substantial traditional stone and slate building must be converted/reused. New building proposals must reflect the traditional character in terms of style and materials.
- A Noise Impact Assessment (NIA) may be required.
- A Contamination Assessment may be required for any change of use to residential.
- Transport Statement or Assessment requirement to be assessed once development proposals are identified.
- Development must incorporate an upgrade to Core Path CU07 and the adjacent footpath to the south of the site from lower Blantyre Street to Portlong Road. Core Path CU06 goes through the centre of the site on a road with no pavement and the development must separate vehicles from non-motorised users.
- Drainage Impact Assessment (DIA) required.
- A Flood Risk Assessment (FRA) Level 2 is required which must take wave action and coastal surge into account.
- Development to be connected to mains water and sewerage, or otherwise to demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) or cause changes in water quality affecting the habitats and prey species that the qualifying interests of the pSPA rely on.
- Development enabling significant levels of water-based activities to demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) caused by disturbance.

TOURISM

T1 Harbour



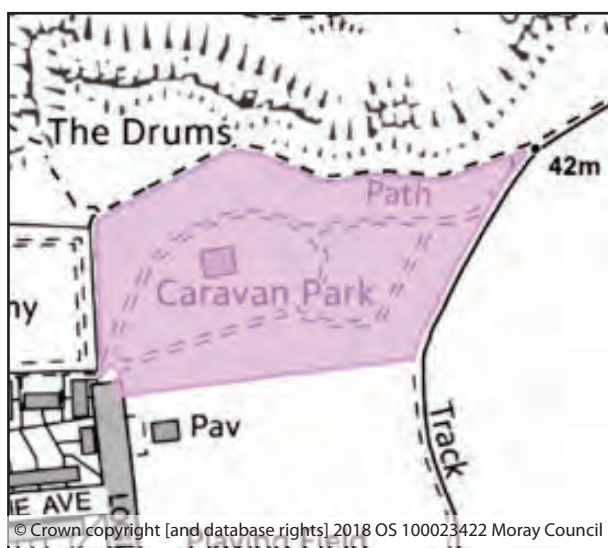
Suitable Uses

- The harbour will be reserved for uses related to recreational sailing and leisure to encourage more tourist and visitor activity within the town.

Site specific requirements

- Development enabling significant levels of water-based activities to demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) caused by disturbance.

T2 Caravan Site



Suitable Uses

- This must remain as a holiday caravan site as part of Cullen's tourism infrastructure.
- Development for alternative uses will not be permitted.

T3 Sustrans Cycle Route

The route of the Sustrans National Cycle Route passes through Cullen and must be safeguarded from development.

T4 Moray Coastal Trail

The Moray Coastal Trail runs through Cullen and will be protected and safeguarded from development.



ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Cullen will be safeguarded from development that is not related to their current use as set out in the table below:

REF	Type of Open Space	Location
ENV2	Amenity Greenspace	Bayview Road; Seafield Road
ENV3	Playspace for Children and Teenagers	Ogilvie Park
ENV4	Sports Areas	Playing Fields; Bowling Green and Tennis, School Playing Fields
ENV5	Green Corridors	Old Railway Line; Coastal Slope; Dismantled Railway Line
ENV6	Natural/Semi-Natural Greenspace	Land to the rear of Findlater Drive; Rear of New View Court; West beach and car park area
ENV7	Civic Space	The Square
ENV9	Cemeteries and proposed extensions	Cullen Cemetery
ENV10	Private Gardens/Grounds	Cathay House

WIDER ENVIRONMENTAL DESIGNATIONS

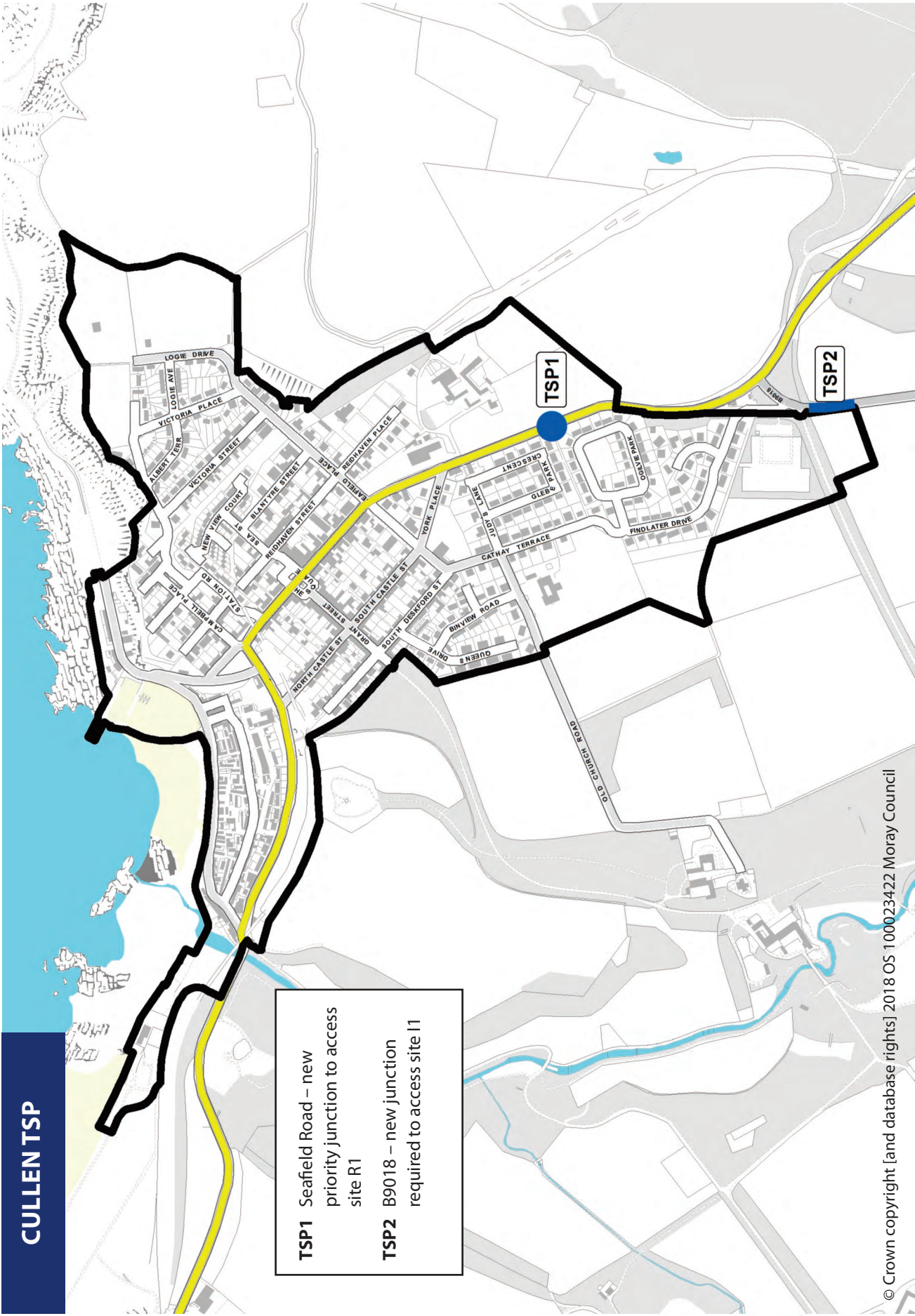
REF	Type of Environment Designation	Specification
SLA	Special Landscape Area	Portgordon to Cullen
CA	Conservation Area	Cullen Seatown; Cullen Victoria Street
GDL	Garden and Designed Landscape	Cullen House

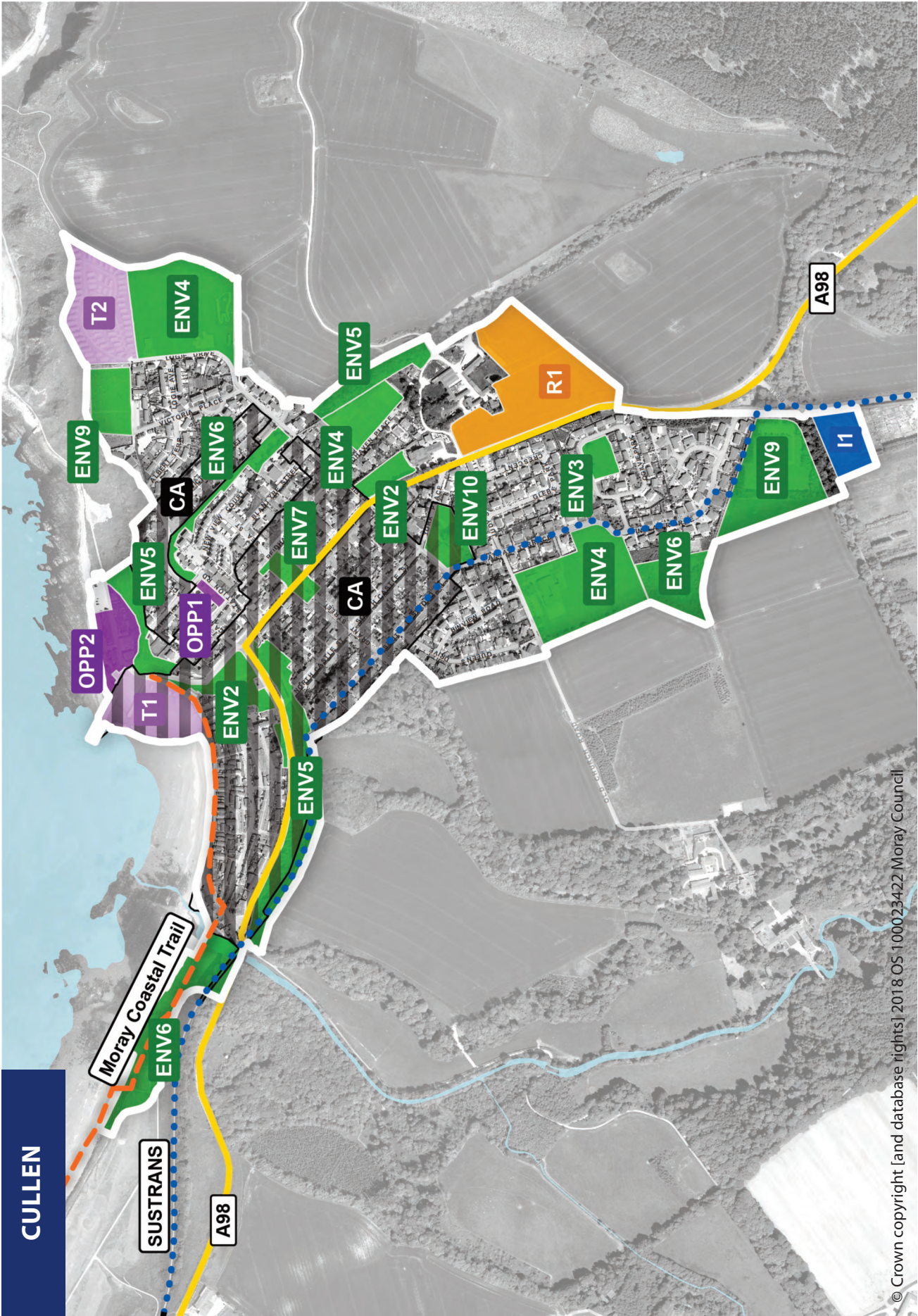
INFRASTRUCTURE

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Type of Infrastructure	Mitigation Measure	Sites
Education	New Build or alternative provision	R1, OPP1, OPP2
Healthcare	Reconfiguration of Seafield and Cullen Medical Practice	R1, OPP1, OPP2







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Population

180

Households

75**Settlement Hierarchy**
Smaller Towns &
Villages

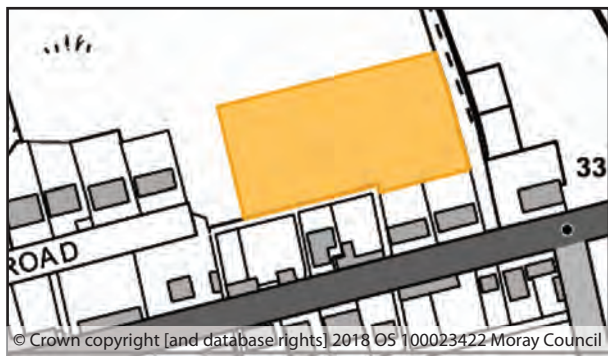
Development Strategy / Placemaking Objectives

- Restrict growth to prevent coalescence with Hopeman and Burghead. Linear extension along the B9040 is not supported.
- To preserve existing linear form and character of the village.
- Cummingston has a linear street pattern, with strong building line directly onto the road edge. A mix of single and 1.5 storey stone and slate houses, with simple forms and traditional proportions is characteristic of Cummingston. Gabled and hipped dormers are common features.
- Development proposals in the Special Landscape Area must reflect the traditional settlement character in terms of siting and design and respect the special qualities of the designation.

Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

HOUSING

R1 Seaview Road 0.6 ha 4 units



- Development commenced. Maximum of 4 units will be permitted.
- Access to be provided via extension to Seaview Road.
- Drainage Impact Assessment (DIA) required.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Cummingston will be safeguarded from development that is not related to their current use as set out in the table below.

REF	Type of Open Space	Location
ENV3	Playspace for children and teenagers	Seaview Road Play Area
ENV6	Natural/Semi-Natural Greenspace	Headland Seaview Road

WIDER ENVIRONMENTAL DESIGNATIONS

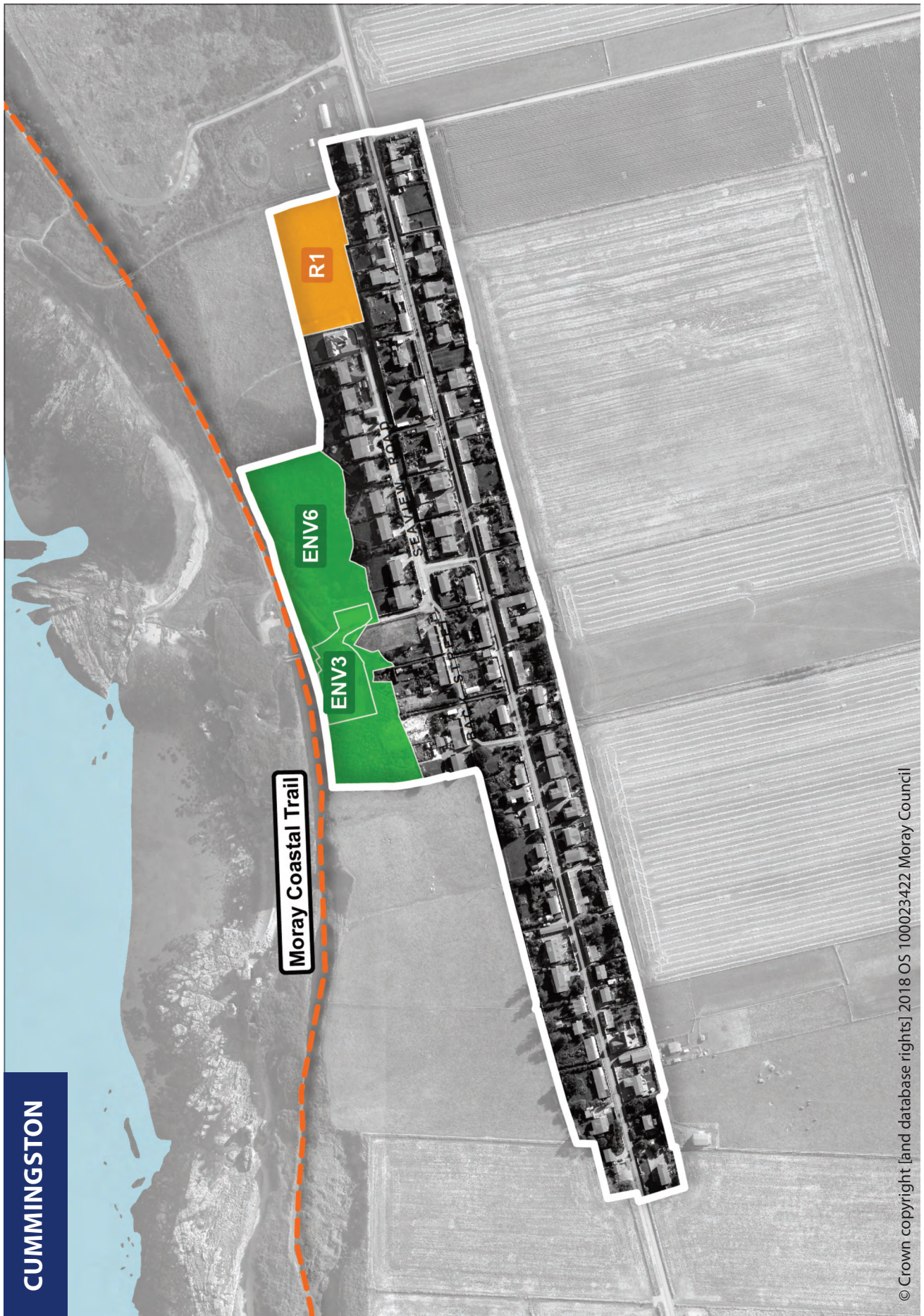
REF	Type of Environment Designation	Specification
SAC	Special Area of Conservation	Moray Firth
SLA	Special Landscape Area	Burghead to Lossiemouth Coast
pSPA	Proposed Special Protection Area	Moray Firth
SSSI	Site of Special Scientific Interest	Masonhaugh

INFRASTRUCTURE

Sites identified will be required to contribute to the following infrastructure to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

Type of Infrastructure	Mitigation Measure	Sites
Healthcare	Extension to Moray Coast Medical Practice	R1





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CUMMINGSTON







Population
152



Households
50



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

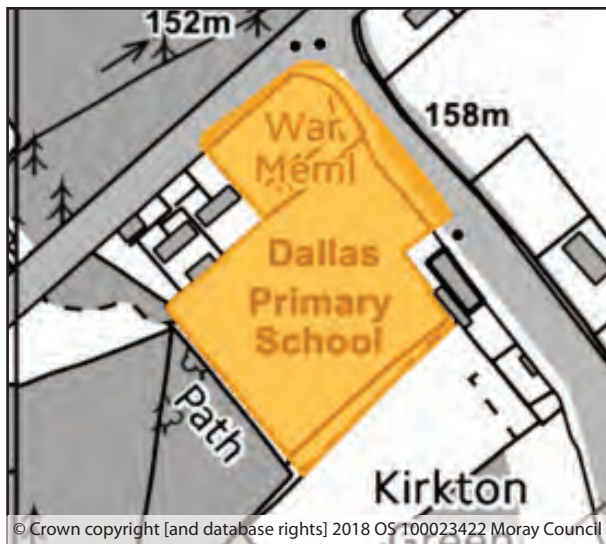
- To maintain and enhance the character and linear form of the village.
- To provide opportunities for new housing developments to the west end of the village.
- To prevent the sub-division of plots and backland development within the village boundary to preserve the character of the built heritage.



Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

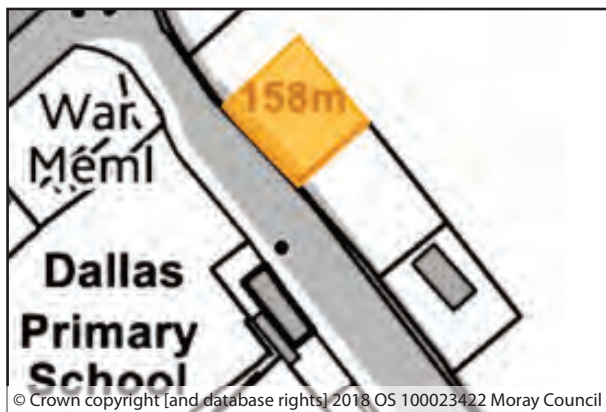
HOUSING

R1 Dallas School West 1.02 ha 6 units



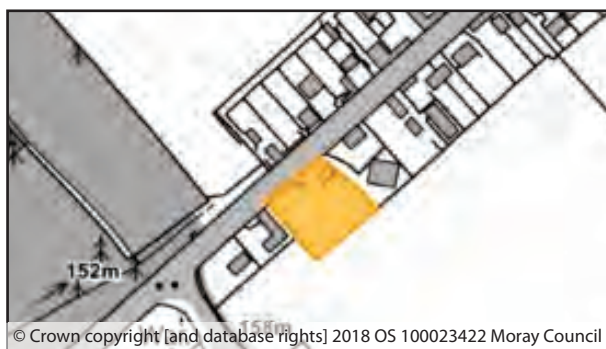
- Development must reflect the linear form of the village and front onto the public roads.
- Development must respect the character of the village in terms of house styles and materials.
- Existing trees and stone walling must be retained.
- Flood Risk Assessment (FRA) may be required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.

R2 Dallas School East 0.1 ha 1 unit



- Development must reflect the character of the village.
- Drainage Statement required.

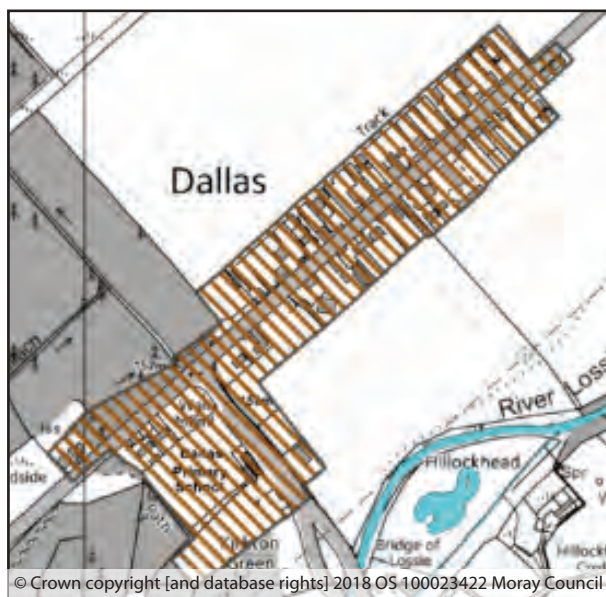
R3 Former Filling Station 0.25 ha 4 units



- Development must reflect the character of the village.
- Drainage Impact Assessment (DIA) required.
- Remediation of contamination issues required.



R4 Sub-Division/Backland Development



- The sub-division of plots or backland development within the village will not be permitted to protect its character.
- Replacement or redevelopment of existing sites will be permitted.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Dallas will be safeguarded from development that is not related to their current use as set out in the table below:

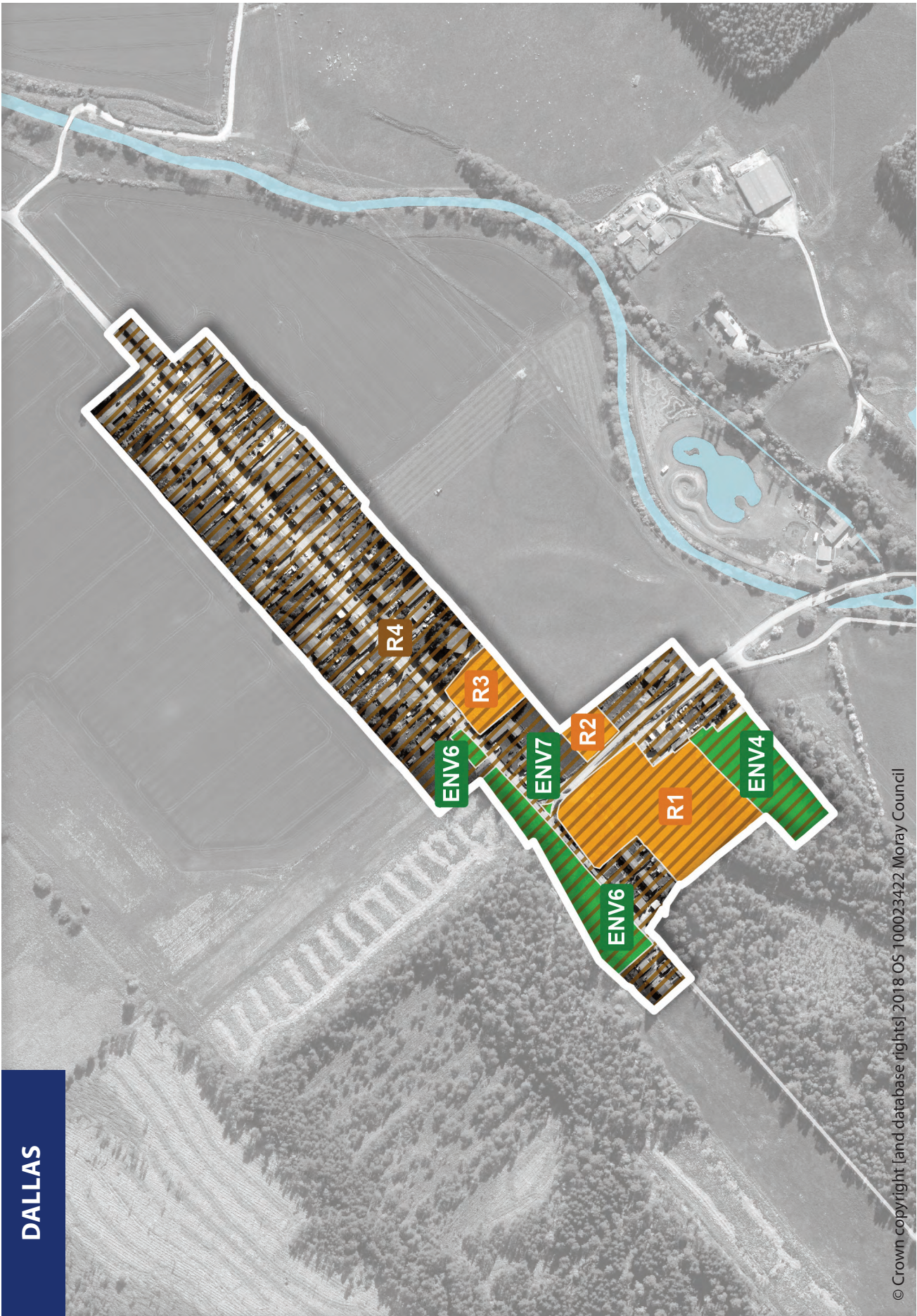
REF	Type of Open Space	Location
ENV4	Sports Areas	Recreation Ground
ENV6	Natural/Semi-Natural Greenspace	West End
ENV7	Civic Space	The War Memorial

INFRASTRUCTURE

Sites identified will be required to contribute to the following infrastructure to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

Type of Infrastructure	Mitigation Measure	Sites
Education	Extension to Forres Academy or alternative provision	R1, R2, R3
Healthcare	Extension to Forres Health and Care Centre or alternative provision	R1, R2, R3
Healthcare	2 x Additional Dental Chairs	R1, R2, R3
Healthcare	Reconfiguration of Pharmacy Outlet(s)	R1, R2, R3
Sports and Recreation	Enclosed, floodlit synthetic turf (4G) pitch	R1, R2, R3





DALLAS

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Population
1,667



Households
762



Settlement Hierarchy
Smaller Towns & Villages

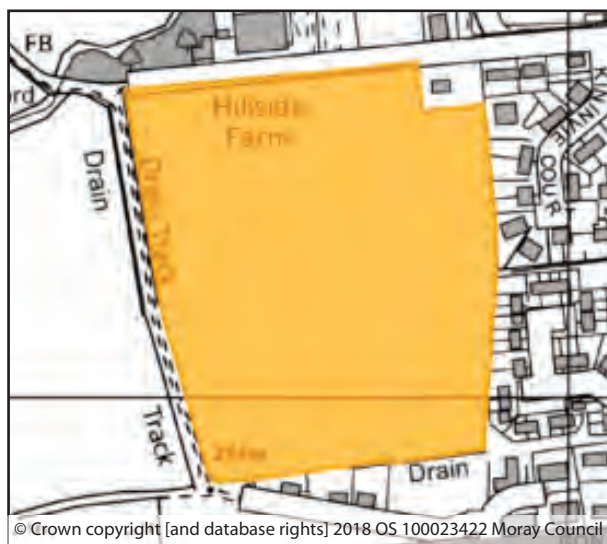
Development Strategy / Placemaking Objectives

- To promote interest and encourage housing development on designated sites.
- To preserve the form of the original town and built heritage.
- To improve the overall environment of the town and increase the attractiveness for tourism purposes.
- Development proposals in the Special Landscape Areas must reflect the traditional settlement character in terms of siting and design and respect the special qualities of the designation.

Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

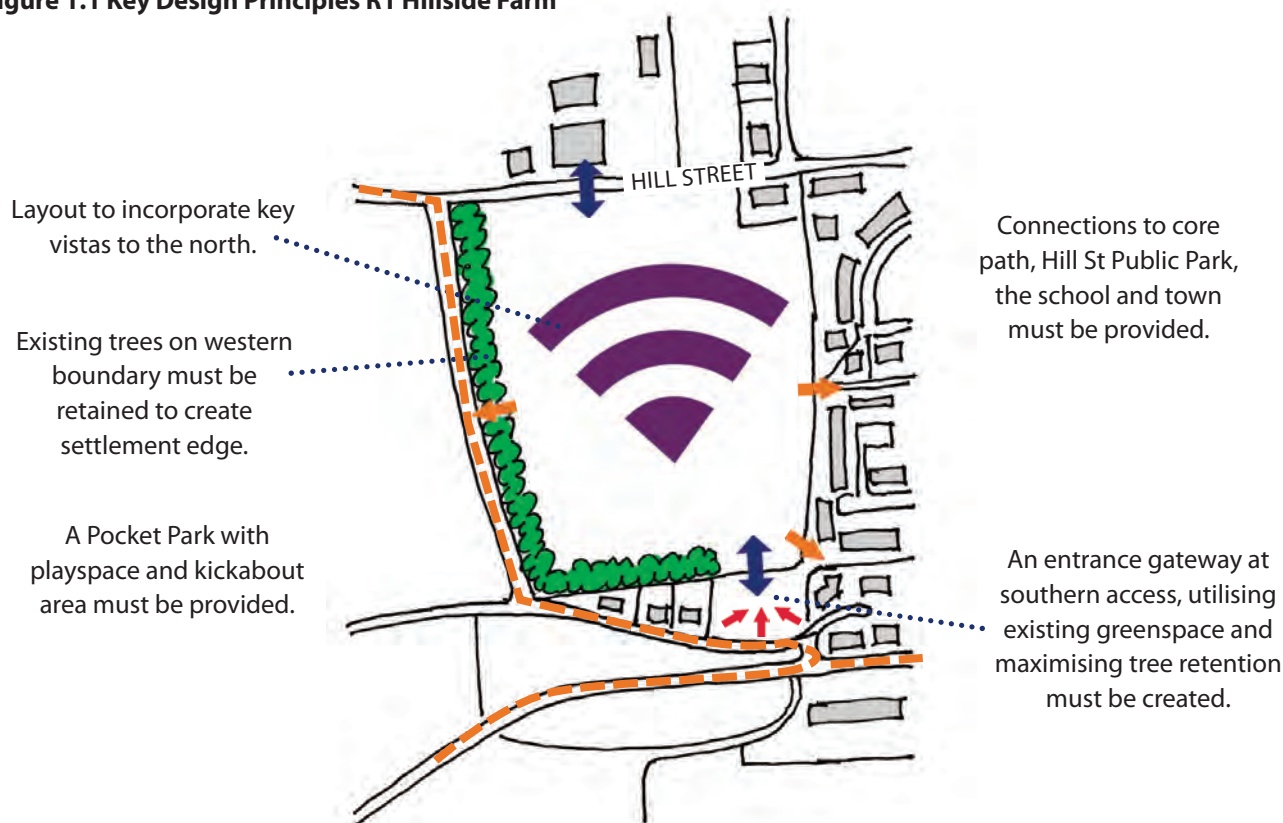
HOUSING

R1 Hillside Farm 4.3ha 100 units



- Proposals must comply with key design principles set out in Figure 1.1.
- Transport Assessment required.
- Road improvements required to Hill Street to provide access including road widening, surfacing, drainage, footways and lighting.
- Junction improvements to Hill Street/Balvenie Street must be provided.
- Footpaths must be provided from development to existing path between Westburn Road and Kininvie Court and to Hillside Avenue
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.

Figure 1.1 Key Design Principles R1 Hillside Farm

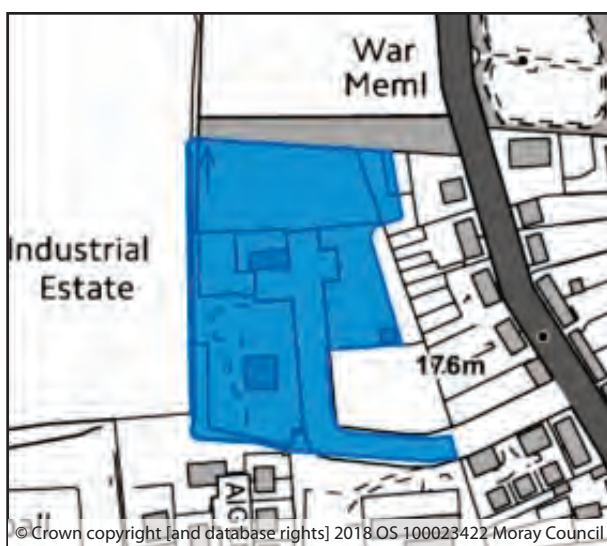


R1 Hillside Farm 4.3ha 100 units



EMPLOYMENT

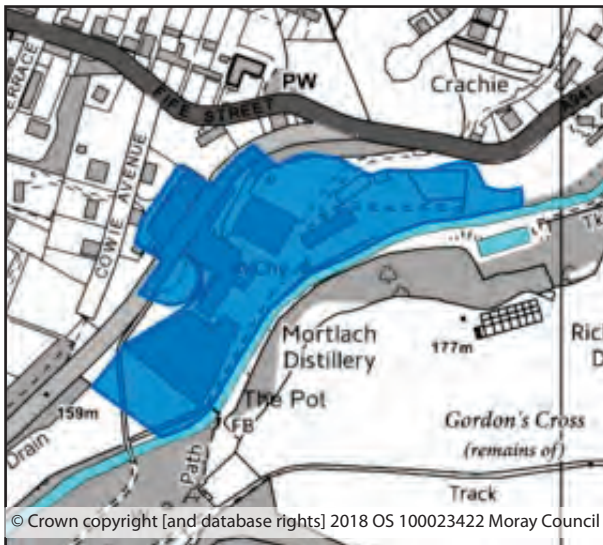
I1 Balvenie Street Industrial Estate



- Flood Risk Assessment (FRA) may be required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.



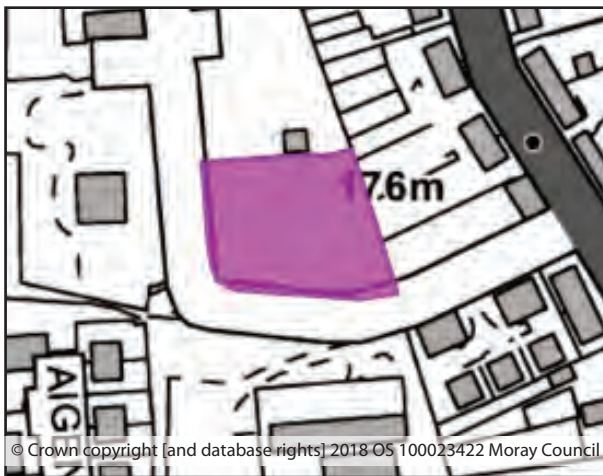
12 Mortlach Distillery Existing Business Land



- Reserved for the use of the distillery and related business uses, including tourism.
- Flood Risk Assessment (FRA) may be required.
- Drainage Impact Assessment (DIA) required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity either causing disturbance to otter that may be using the watercourse and banks, pollution or sediment to reach the SAC, or changes to water quality and quantity.
- Phase 1 Habitat Survey required.

OPPORTUNITY SITES

OPP1 Auction Mart, Hill Street 0.24 ha



Suitable Uses

Business/Residential

Site specific requirements

- Phase 1 Habitat Survey required.
- Industrial/Commercial uses must take account of potential for excessive noise affecting residential development in vicinity and give regard to appropriate noise measurement criteria.
- Residential uses must provide footway along the frontage of site and upgrade carriageway width of Hill Street to a minimum of 5.5 metres.

OPP2 Hill Street 0.12 ha



Suitable Uses

Residential

Site specific requirements

- Indicative capacity of 2 units.



OPP3 Balvenie Street**0.19 ha****Suitable Uses**

Business/Residential

Site specific requirements

- Proposals for site must be low impact/low activity that respects the residential amenity, with housing being the preferred option.
- Contamination Assessment required.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Dufftown will be safeguarded from development that is not related to their current use as set out in the table below. Where available the audit site reference from the Open Space Strategy is given in brackets:

REF	Type of Open Space	Location
ENV1	Public Parks and Gardens	Hill Street Playing Fields (DF/OS/002) and Tininver Street Playing Fields (DF/OS/008)
ENV2	Amenity Greenspace	Conval Street (DF/OS/001); Fife Street (DF/OS/11) and MacLennan Place (DF/OS/007)
ENV4	Sports Areas	Westburn Park
ENV5	Green Corridors	Hill Street
ENV6	Natural/Semi-Natural Greenspace	Balvenie Street (DF/OS/005); Cowie Avenue TPO(DF/OS/012) ; Mortlach Distillery (DF/OS/13) and Mortlach/Cowie Avenue (DF/OS/15)
ENV7	Civic Space	The Square (DF/OS/010) and War Memorial (DF/OS/006)
TPO	Tree Preservation Orders	Cowie Avenue



WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
SAC	Special Area of Conservation	River Spey
SLA	Special Landscape Area	Ben Rinnes

INFRASTRUCTURE

Sites identified will be required to contribute to and/or provide the infrastructure identified below and shown on the Transport Proposal (TSP) Map to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

Type of Infrastructure	Mitigation Measure	Sites
Healthcare	Extension to Rinnes Medical Practice	R1, OPP1, OPP2, OPP3
Healthcare	1 x Additional Dental Chair	R1, OPP1, OPP2, OPP3



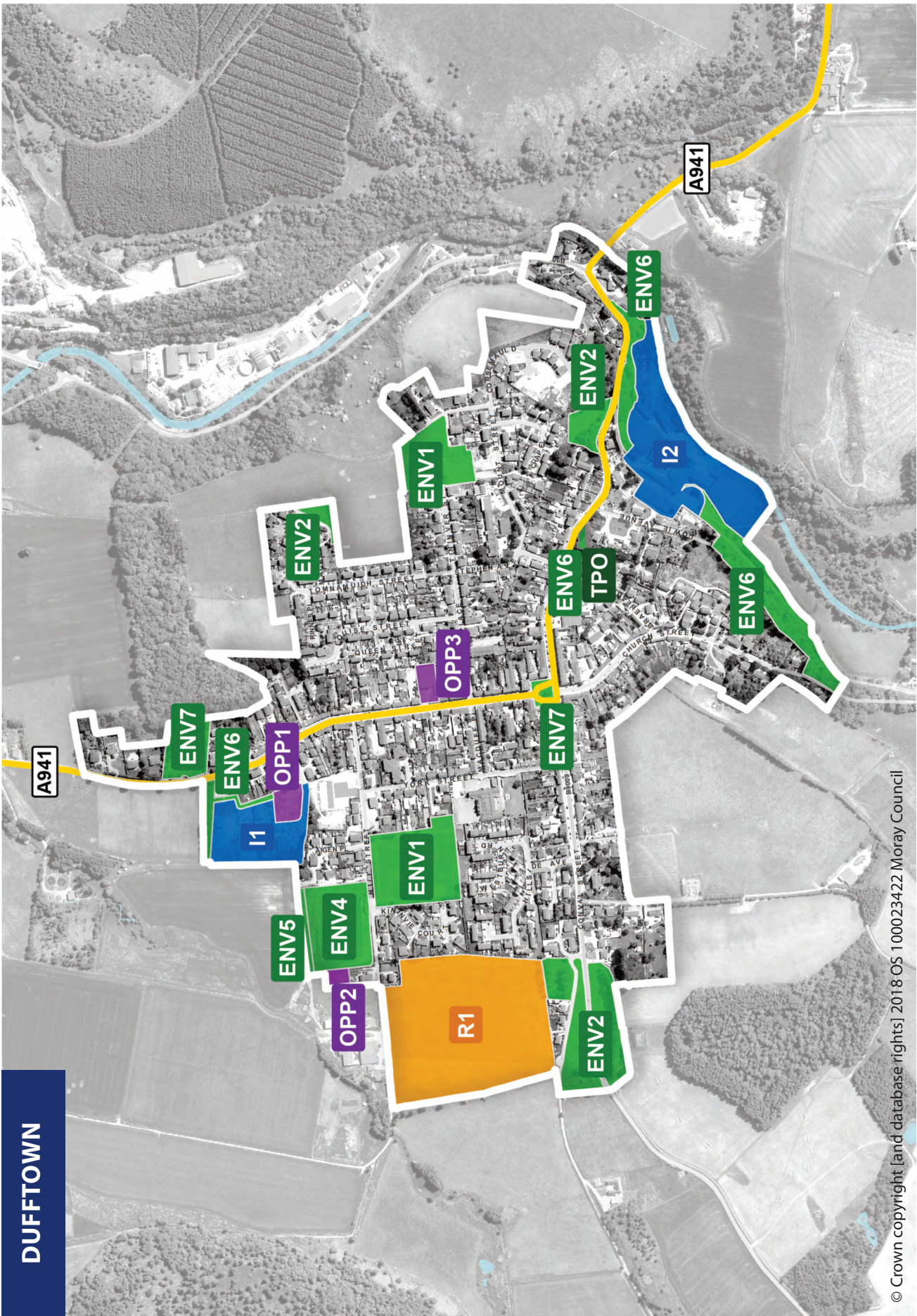
DUFFTOWN TSP



TSP1 Hill Street – improvements (including road width, surfacing, drainage, footways and lighting) to serve site R1

TSP2 Conval Street/Conval Crescent – new junction arrangements required to support release of site R1

TSP3 Hill Street/Balvenie Street – junction improvements



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DUFFTOWN





Population
329



Households
133



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

- To curtail further growth of the village.
- To conserve and enhance the distinctive built heritage of Duffus.



Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

HOUSING

No development sites for housing are identified.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Duffus will be safeguarded from development that is not related to their current use as set out in the table below:

REF	Type of Open Space	Location
ENV3	Playspace for Children and Teenagers	Play Area
ENV4	Sports Areas	Recreation Area
ENV9	Cemeteries and Proposed Extensions	Church Grounds





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DUFFUS







Population
200



Households
92



Settlement Hierarchy
Smaller Towns &
Villages

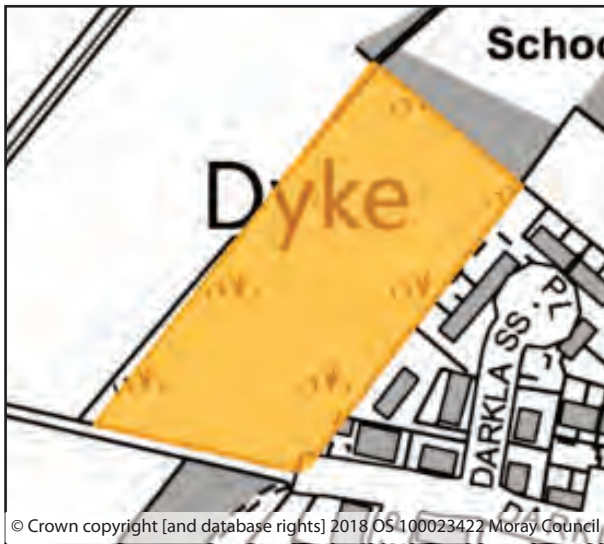
Development Strategy / Placemaking Objectives

- To prevent ribbon development outwith the settlement boundary along the main road entering the village from the south.
- To maintain and enhance the environment and character of the village.

Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

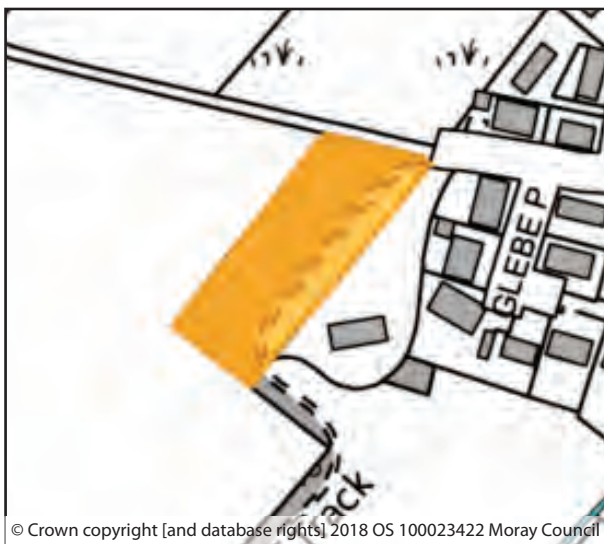
HOUSING

R1 North Darklass Road 1.29 ha 12 units



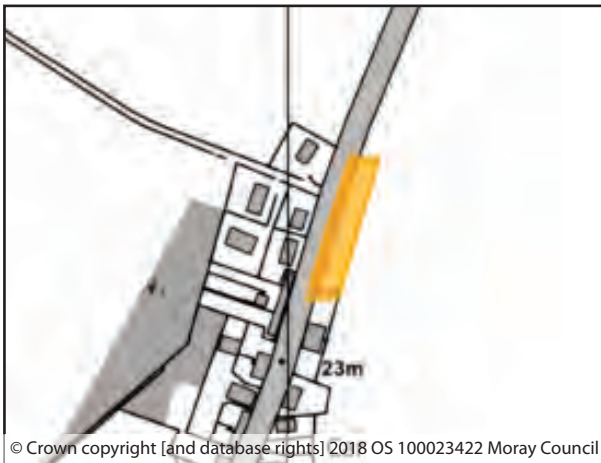
- A landscaped edge incorporating trees must be provided along the north-west edge of the site to continue the tree lined boundary of the village.
- Widening of C7E to a minimum of 5.5m between Dyke and the Barleymill Junction (C7E/U76E) required.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.

R2 South Darklass Road 0.44 ha 5 units



- A landscaped edge along the south and west boundaries must be provided to create distinguishable long term settlement boundaries and maintain the character of the entrance into the village.
- Access must be taken off Darklass Road and take into account access requirements for R1 North Darklass Road.
- A second point of road access or an emergency access will be required once the total number of housing units served by the C1E Main Road/U167E Darklass Road Junction exceeds fifty (counting both existing and new development).
- Localised widening and/or passing place provision on C7E between Dyke and the Barleymill Junction (C7E/U76E) required.
- Junction improvements required to Barleymill Junction (C7E/U76E).
- Drainage Impact Assessment (DIA) required.
- Archaeological evaluation required.
- Phase 1 Habitat Survey required.



R3 Fir Park Road 0.18 ha 3 units


- Advanced landscape planting along the eastern and northern boundaries of the site required.
- Houses must front onto the C7E and create a gateway into the village.
- Localised widening and/or passing place provision on C7E between Dyke and the Barleymill Junction (C7E/U76E), proportionate to the scale of development required.
- 30mph limit to be relocated beyond the extent of the site and additional street lighting must be provided.
- Drainage Impact Assessment (DIA) required.

TOURISM
T1 SUSTRANS Cycle Route

- The SUSTRANS National Cycle Route passes through Dyke and will be safeguarded from inappropriate development.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Dyke will be safeguarded from development that is not related to their current use as set out in the table below:

REF	Type of Open Space	Location
ENV3	Playspace for Children and Teenagers	Play Area
ENV4	Sports Areas	Recreational Area
ENV11	Other Functional Greenspace	Church Grounds
TPO	Tree Preservation Order	Church Grounds

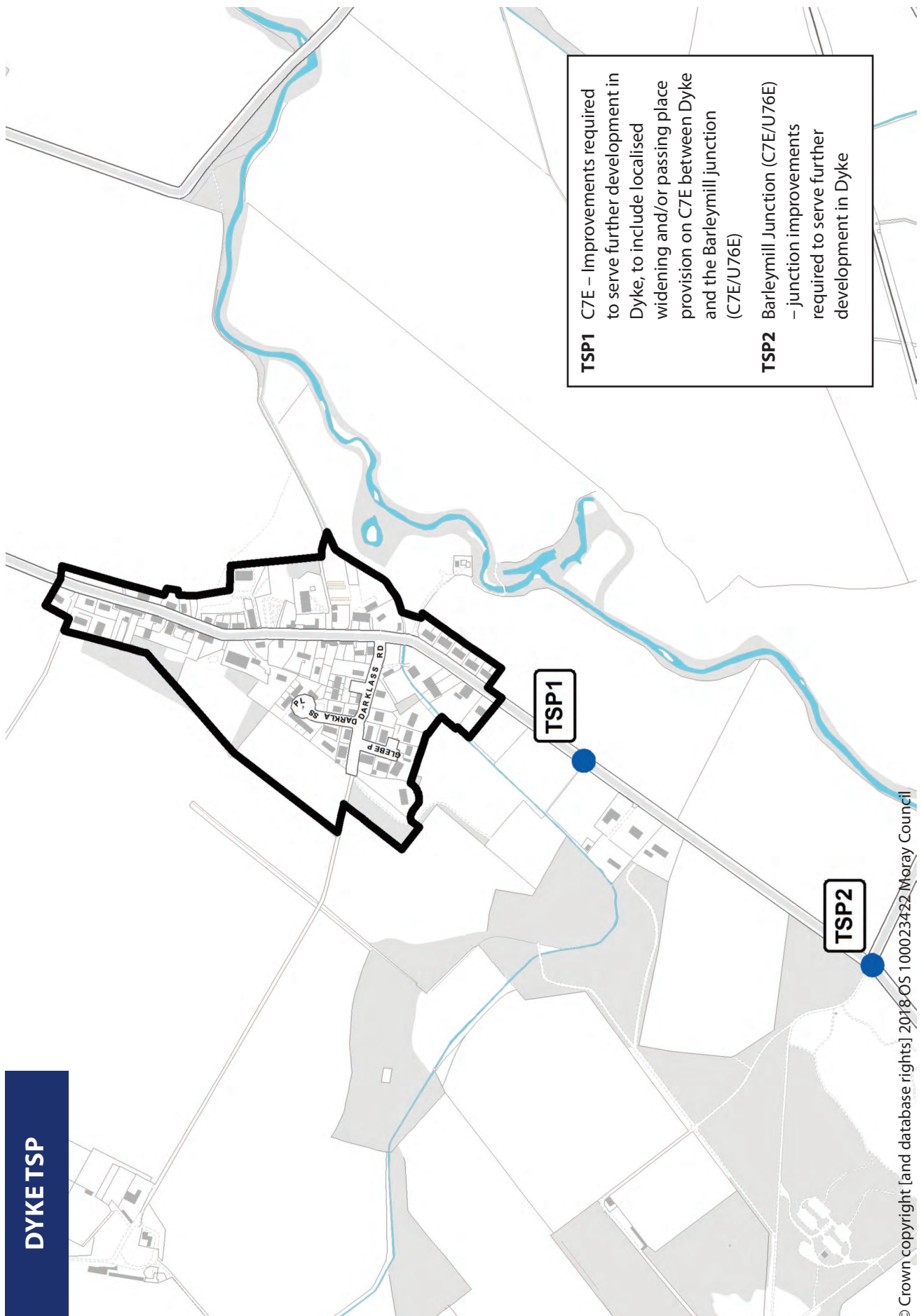


INFRASTRUCTURE

Sites identified will be required to contribute to and/or provide the infrastructure identified below and shown on the Transport Proposal (TSP) Map to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

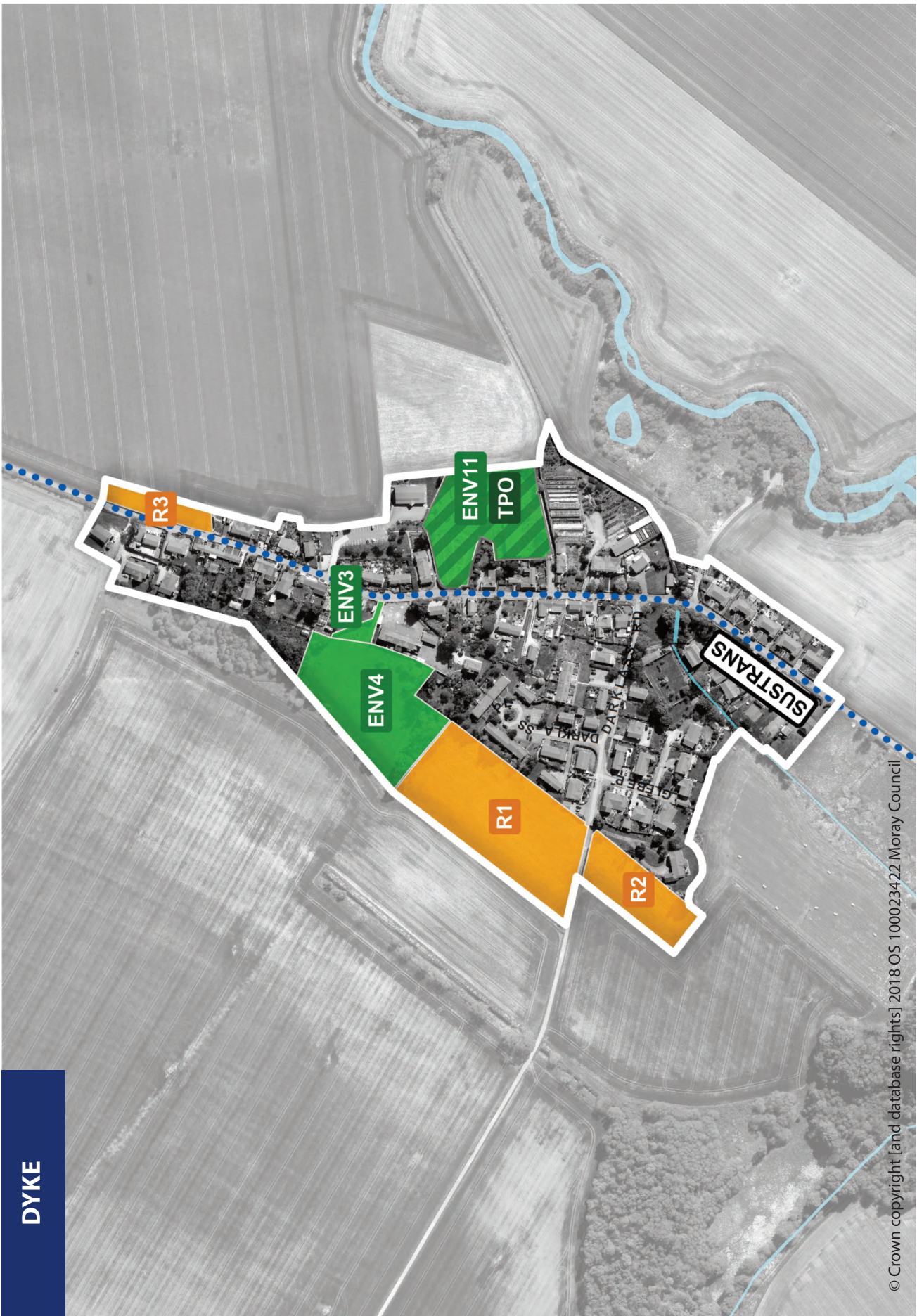
Type of Infrastructure	Mitigation Measure	Sites
Education	Extension to Forres Academy or alternative provision	R1, R2, R3
Healthcare	Extension to Forres Health and Care Centre or alternative provision	R1, R2, R3
Healthcare	2 x Additional Dental Chairs	R1, R2, R3
Healthcare	Reconfiguration of Pharmacy Outlet(s)	R1, R2, R3
Sports and Recreation	Enclosed, floodlit synthetic turf (4G) pitch	R1, R2, R3





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