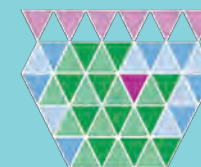




Moray Local Development Plan 2020

MODIFIED PLAN

VOLUME 3 Rural Groupings



moray
council



Berryhillock

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Longmorn

How to use the Rural Groupings

The Rural Grouping Statements set out the current and proposed land uses. In general the land use designations indicate the types of uses that will be acceptable under the terms of the Plan.

Placemaking

Quality Placemaking is a priority for the Scottish Government and Moray Council. It is essential that developers discuss proposals at a very early stage with Council officers. Details of the Council's Quality Auditing process are available www.moray.gov.uk/moray_standard/page_102159.html along with contact information for early design advice.

Water/ Wastewater

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 will work with developers to ensure that new development can be accommodated.

Transportation

A number of potential transportation improvements (TSP) have been identified for each settlement. These are intended to be of assistance to developers and advise generally of improvements that are likely to be needed to support the development, including any off site improvements.

These requirements are not exhaustive and do not pre-empt anything that might result from the Transport Assessment process. It is essential that developers contact the Council's Transportation team at an early stage, especially where the need for a Transport Assessment has been highlighted in the text.

Flooding/ Drainage

Developers are advised to contact the Moray Flood Risk Management Team to discuss drainage and flooding issues where highlighted and to take account of Policy EP12 and the Flood Risk and Drainage Impact Assessment for New Developments Supplementary Guidance. All water attenuation solutions must be above ground.

Developer Obligations

Obligations will be sought towards infrastructure improvements required to support development. Details are set out in the Developer Obligations Supplementary Guidance. It is essential that developers contact the Council's Developer Obligations officer at an early stage.

Landscaping definitions

Some of the site designations refer to landscaping requirements which will assist new development integrate into the landscape. Policies also refer to various standards of trees. The terminology used is as follows;

Structure planting- the planting of shelter belts, small woodlands or substantial clumps of trees, to provide strategic planting, visual containment and screening. This must be woodland type density and reflect woodland pattern in the surrounding area and soften the built development. It needs to be visually and physically significant to achieve that and include a path network linking people to places. Structural planting should be of native species, including, as appropriate to the site, oak, beech, pine, birch and rowan. Proposals must be accompanied by a planting and maintenance plan.

Feature trees- These are single trees planted in a more decorative way, to add interest and create detail and definition of space within a development. These could be planted to create avenues or points of interest in streets, open spaces and hard landscaped areas. These could be a wide variety of species from native species to more decorative species of rowan and birch and more exotic species of maple, chestnut or beech where a larger tree is suitable. Species choice will relate to the location and scale of the feature; the proximity of houses; the need for autumn colour, flowers, berries or other decorative elements to complement the tree.

EXTRACT FROM POLICY DP4 RURAL HOUSING

a) A rural development hierarchy is identified, whereby new rural housing is directed to rural groupings that will accommodate the majority of rural housing development, followed by the re-use and replacement of traditional stone and slate buildings in the countryside and lastly to the open countryside.

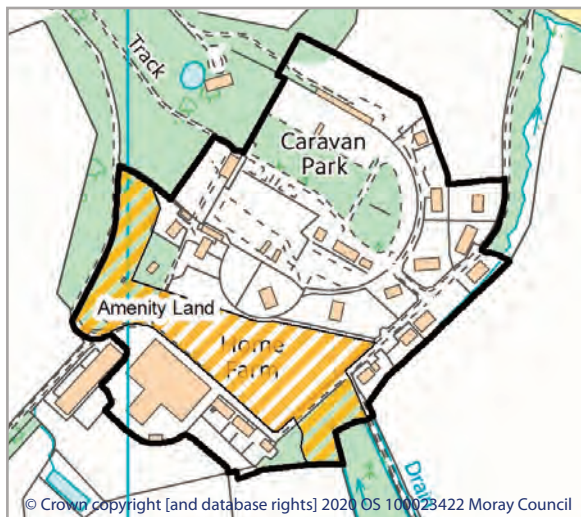
Proposals must meet siting and design criteria to ensure development is low impact, integrates sensitively into the landscape, reflects the rural character of the area and is of a high design quality.

b) Rural Groupings

Identified rural groupings create a sustainable network of groupings across Moray, some have identified development opportunities, whilst others restrict development to safeguard the character and appearance of a particular grouping. All proposals for new houses in Rural Groupings must be of a traditional design or a contemporary interpretation incorporating traditional form, proportion and symmetry. Proposals must meet the design criteria of this policy. Specific requirements for each grouping and accompanying mapping have been prepared (see volume 3). Proposals must also meet the terms of DP1 – Development Principles and other relevant policies.



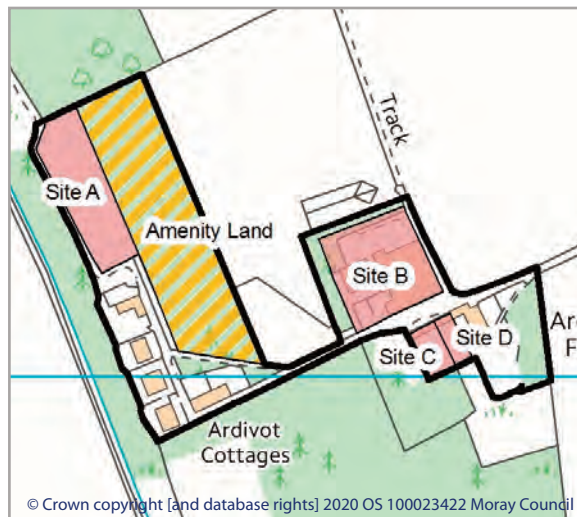
Aberlour Gardens



Due to the unsuitability of local ground conditions for additional soakaways, all new development is curtailed and further consents will not be granted within the present boundary.

Any proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

Ardivot



Opportunities exist at four sites in Ardivot. Site A has planning consent for the development of 2 houses, Site B provides an opportunity for a steading conversion with additional houses and Sites C and D are opportunities for single houses.

Development on Site B must retain the existing steading which will require a level 1 standing buildings survey prior to conversion. The sympathetic conversion/rehabilitation of the steading that respects the character of the original building will be supported.

All proposals must meet the requirements for Reuse/Replacement or Individual Houses in the Countryside as set out in DP4 Rural Housing.



For all allocations, development to demonstrate that there will be no adverse effect on the integrity of Loch Spynie Special Protection Area (SPA) e.g. by demonstrating that there will not be an adverse effect on the integrity of the SPA through diffuse pollution from non-mains sewage treatment changing water quality and by preventing pollution reaching watercourses during construction.

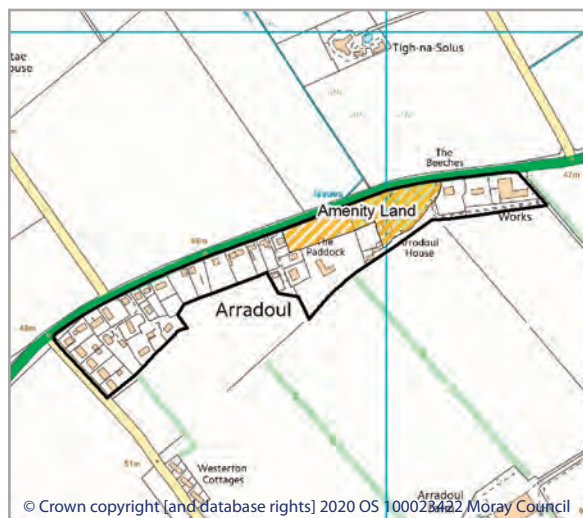
Sites A and B are within the MoD's 63-66dBA aircraft noise contour zone, and therefore a Noise Impact Assessment must be submitted to support any planning application. A public water supply is available but public drainage is not.

The access road and junction with the A941 requires to be upgraded.

Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.



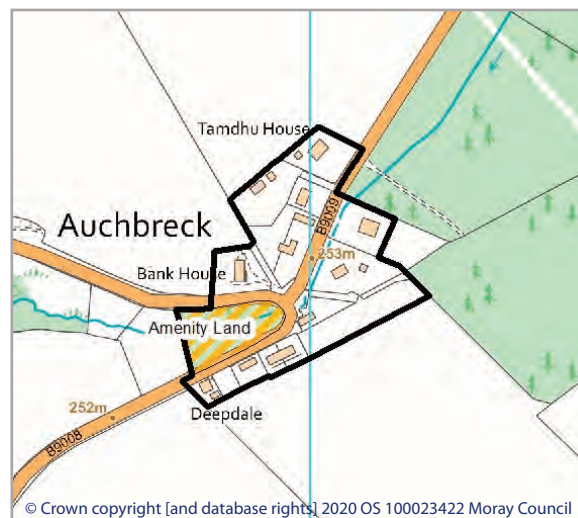
Arradoul



Additional accesses onto the A98 will not be permitted. Poor ground conditions for drainage also restrict the scope for further development. Opportunities are restricted to replacement of houses on a one to one basis, using an existing septic tank and soakaway, and an existing access.

The wooded area around Arradoul House provides visual amenity to the village.

Auchbreck

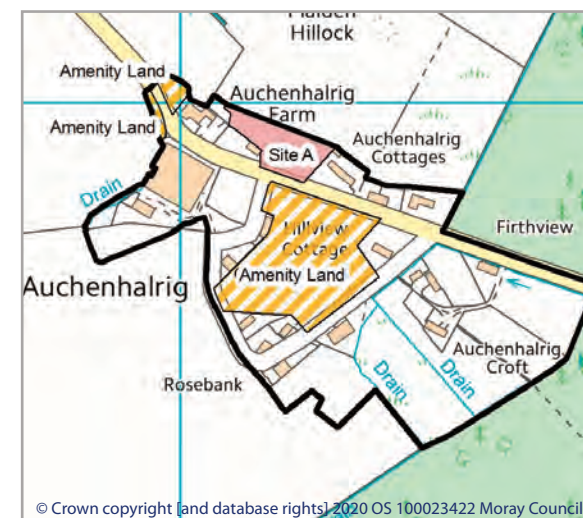


Development within this community is restricted on the grounds of access and flooding. Opportunities are limited to replacement and renovation only.

A public water supply is available but public drainage is not. Proposals must be supported by a Flood Risk Assessment.

Proposals must 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.

Auchenhalrig



The character of the village is one of random single storey traditional houses, dispersed and set within open spaces. A number of single houses have been introduced which respect the random distribution of plots and which do not diminish the central open spaces which are integral to the grouping character and amenity.

Site A has been identified as suitable for development up to 3 houses, one house has been built and there is planning permission for a barn conversion.



Auchenhalrig cont.

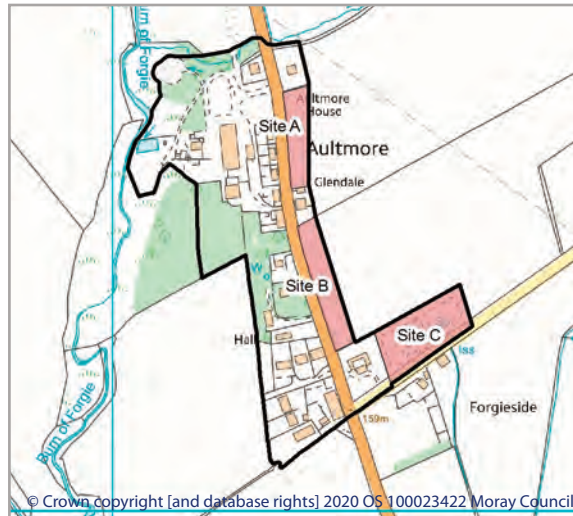


The roadside beech hedging must be retained and incorporated in all development proposals, subject to meeting the requirements to provide visibility splays in both directions at the access onto the public road.

Parts of Auchenhalrig are at risk of flooding and applications for development may require a Flood Risk Assessment. Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.

The crofts to the east must not be subdivided beyond "Auchenhalrig Croft" to protect the crofting nature of the community.

Aultmore



Opportunities for infill and gap site development, especially to the east of B9016 road through the village, where Site A has a previous consent for 6 houses and Site B has been identified.

Site C is the site of the former nursery, where re-use for housing would be acceptable in principle. There is a spring on site which might affect drainage on site.

For Site C road improvements will be required at the junction with B9016/C74H to improve visibility and this will require third party land. A footpath along the site frontage will need to be provided, for Sites A, B and C.

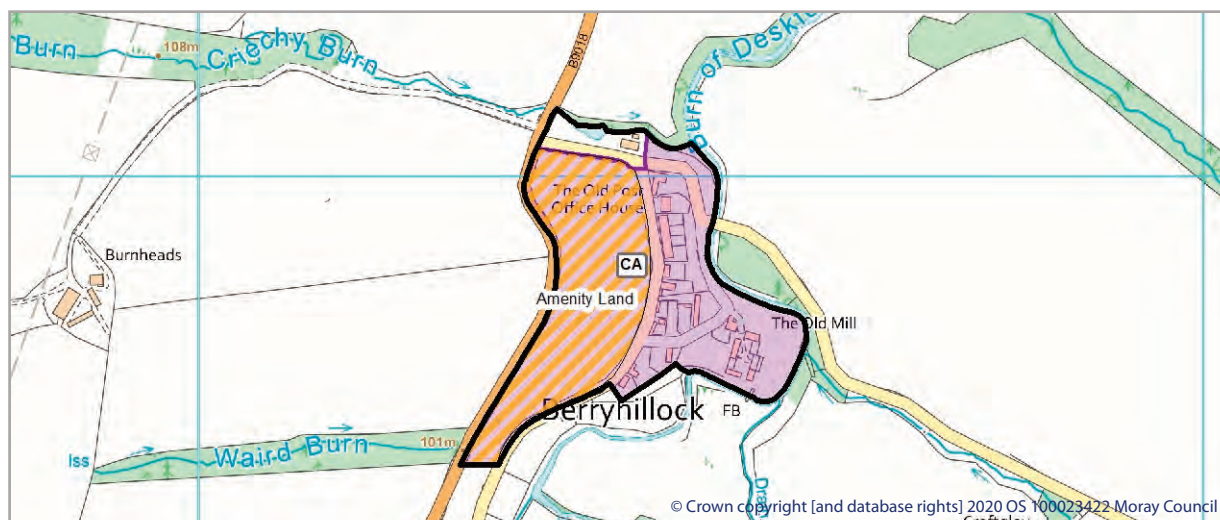


Parts of Aultmore are at risk from flooding and applications for development may require a Flood Risk Assessment, the outcomes of which may affect the developable area of a site.

A public water supply is available but public drainage is not. Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.



Berryhillock

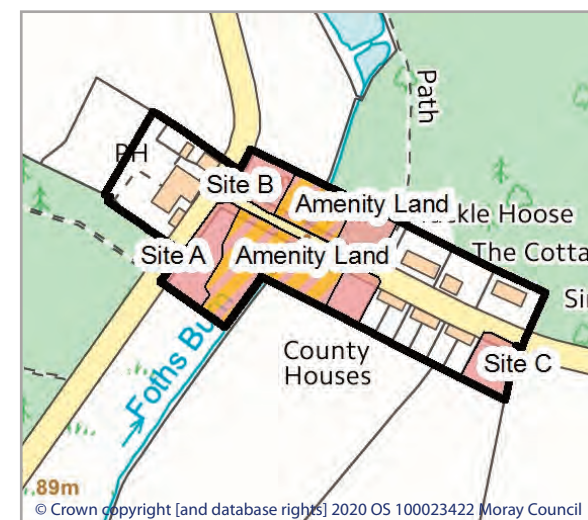


The majority of the village is designated as a Conservation Area. New development as well as alterations or other redevelopment must reflect the traditional character and appearance of existing buildings in the conservation area and comply with Built Heritage policies.

The Old Mill is at risk of fluvial and pluvial flooding. Proposals will have to be accompanied by a Flood Risk Assessment which may reduce the developable area of the site. Opportunities on this site are restricted to replacement and renovation only, which do not result in a change of use to a more vulnerable use.

A public water supply is available but drainage for any new development must be served by new septic tanks and mounds/soakaways. Where discharge indirectly to ground is not suitable the potential to develop the site may be limited.

Birnie



There are a number of identified development opportunities for housing. All proposals must replicate the established settlement pattern of primary elevations fronting onto the public road.

Site A is identified for up to 4 houses. Development proposals must include details of the delivery and long term maintenance of the identified amenity areas within the designation and the creation of a nature area.

Site B identifies individual sites either side of the Foths Burn. Proposals for the plot immediately adjacent to Muckle House must ensure there is no impact on the path leading into the woodland. Tree removal to accommodate development must be minimised and supported by a tree survey.



Birnie cont.

The survey must identify trees to be retained and removed and measures to safeguard and protect retained trees and trees bordering the site.

Site C is a development opportunity for an individual house that has previously been granted planning permission.

Minimum visibility splays of 2.4 metres by 90 metres, in both directions, are required at each access onto the public road.

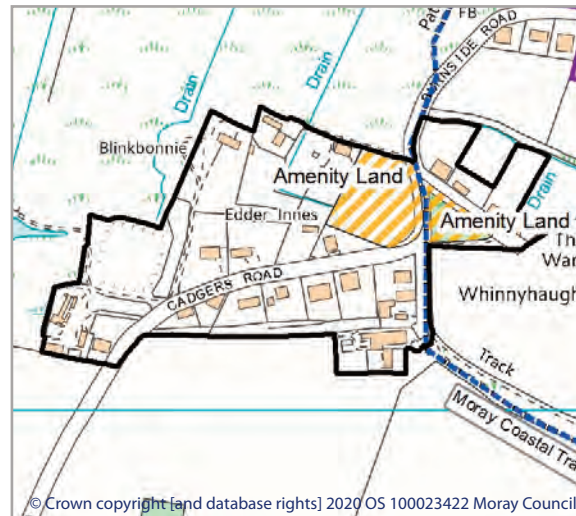
An assessment of provision of passing places on the single track roads leading from the A941 to the site/s is required to identify the locations of the required passing places that will be required to support planning applications.

All development must be located on land outwith the floodplain, either in accordance with the Flood Risk Assessments (FRAs) previously submitted or with the support of an additional FRA which adequately demonstrates the avoidance of flood risk.

Due to the proximity of a distillery there is potential for noise and odour issues.

Options for waste water drainage must be thoroughly investigated as there is no suitable watercourse for disposal.

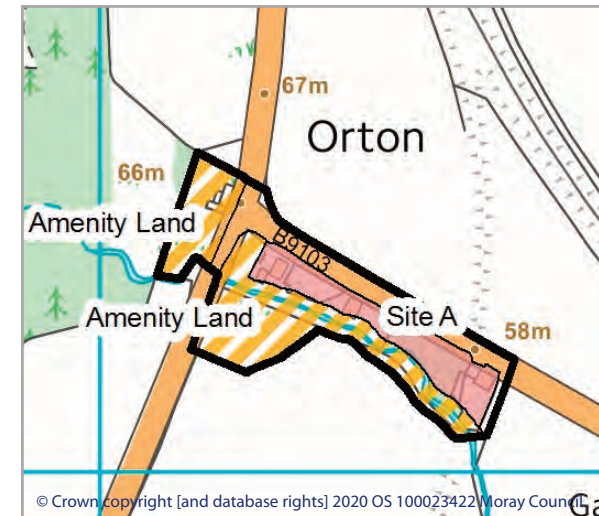
Blinkbonnie



Further development within this community is restricted on the grounds of poor access and existing character. There is no public drainage and development will depend on the suitability of ground conditions for soakaways.

Proposals must demonstrate that there will not be adverse effects on the integrity of the Moray & Nairn Coast Special Protection Area (SPA), River Spey Special Area of Conservation (SAC), Lower Spey – Spey Bay SAC for example through changes to water quality (e.g. diffuse pollution from septic tanks) or disturbance to species.

Boat O Brig



Development opportunities exist for the rehabilitation/replacement of 3 derelict houses at Site A. The developer/s will have to undertake building recording and prepare a photo survey or subject benchmark statement. There are also infill opportunities for a further 3 houses.

All proposals will require provision of new accesses with visibility splays of 2.4 metres by 160 metres in both directions (or as far as the B9015/B9013 junction for dwellings closer to the junction). Access to 'Burnside' to be at least 40 metres from B9015/B9013 junction. All accesses will require servicing laybys.



Boat O Brig cont.

All proposals must replicate the established settlement pattern of primary elevations fronting onto the public road.

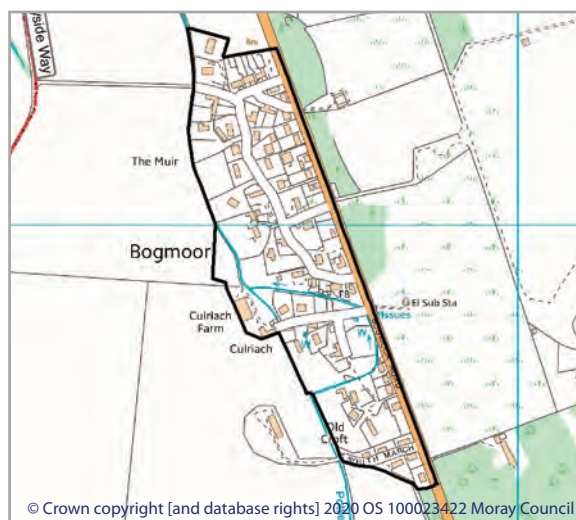
Proposals must be supported by a Flood Risk Assessment, the outcomes of which may affect the developable area of a site.

Proposals must 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.

The redevelopment of the derelict house west of the B9015 will not be permitted due to access constraints.



Bogmoor

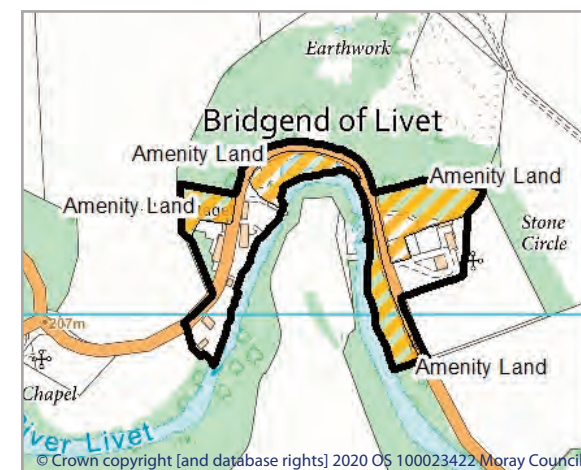


Opportunities exist for gap site development within the community, however further development on the main road frontage (B9104) is restricted for road safety reasons. A public water supply exists but there is no public drainage.

There are drainage difficulties in some areas. Where discharge indirectly to ground and dilution in adjacent watercourses are not suitable the potential to develop sites may be limited.

Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

Bridgend Of Glenlivet



Due to the importance of the existing character, development within this community is limited to replacement and renovation only which will be carefully controlled.

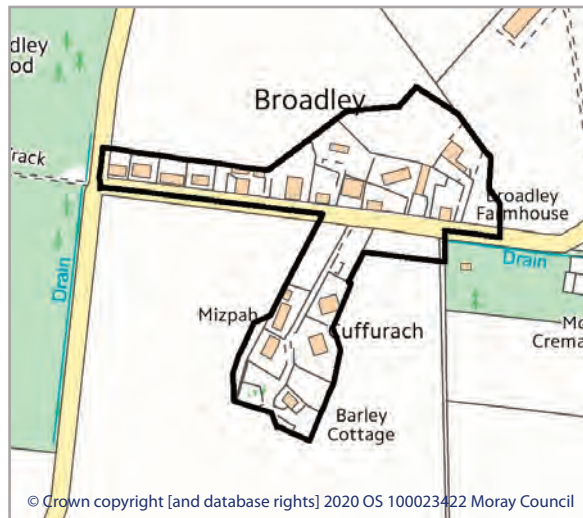
A public water supply is available but the existing public drainage system (septic tank serving only part of the community) is operating to capacity.

Parts of the community are at risk of flooding and proposals must be supported by a Flood Risk Assessment.

Proposals must 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.



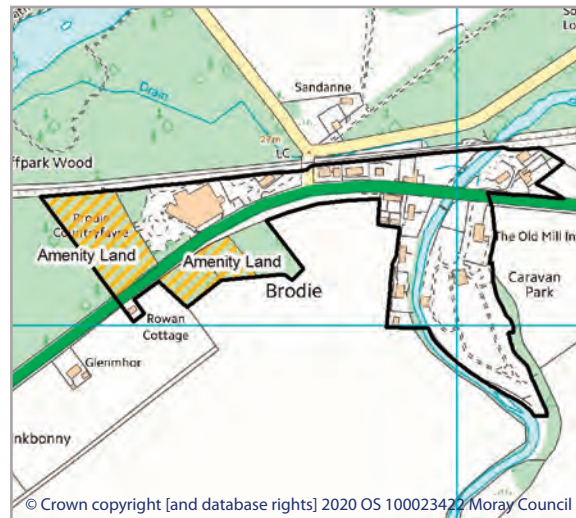
Broadley



Small community of two distinct parts. Gap site opportunities exist, primarily to the south of the village in the Cuffurach area.

A public water supply exists but no public drainage. There may be difficulties in achieving suitable ground conditions for septic tank drainage, and no discharge will be permitted to the adjacent watercourse. This may limit the opportunities for new development.

Brodie

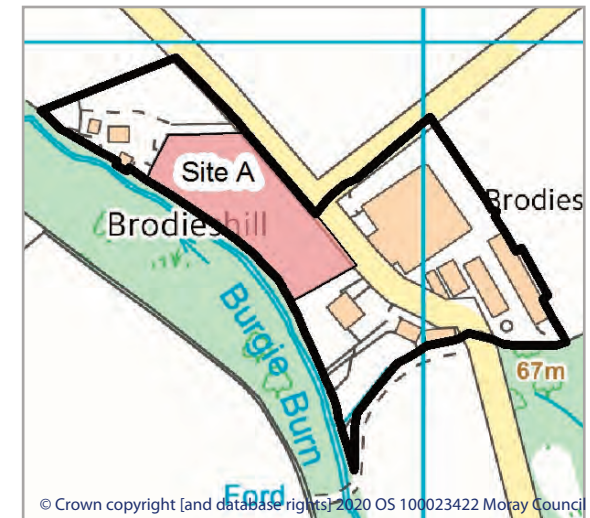


The Council will not permit further housing development within Brodie (beyond one for one replacement) due to existing access problems onto the A96 Trunk Road.

Following any de-trunking of the A96 (T), opportunities for further development may become available.

Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

Brodiesshill



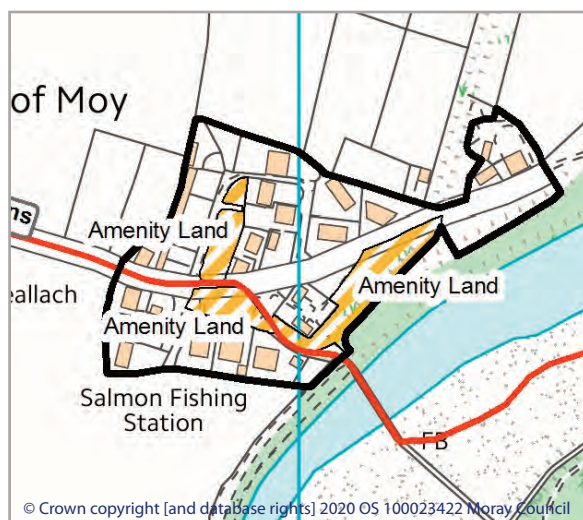
Site A is identified for up to 3 houses. Access(es) must be positioned at least 15 metres from the C4E/U94E Junction, with minimum visibility splays of 2.4 metres by 90 metres in both directions. Development must not impact on Burgie Burn and woodland adjoining the western boundary.

Proposals must be accompanied by a Flood Risk Assessment, the outcomes of which may affect the developable area of the site.

Foul drainage may limit development. There are abstractions from the Burgie Burn immediately downstream of the site and disposal to the burn is unlikely to be appropriate without demonstrating there will be no impact on these abstractions. Disposal to land is the preferred option and porosity must be investigated.



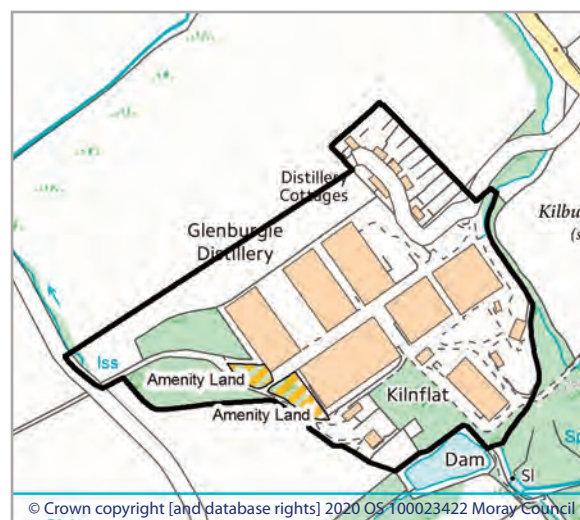
Broom of Moy



Parts of Broom of Moy are at risk of flooding and proposals may require a Flood Risk Assessment, the outcomes of which may reduce the developable area of a site. Opportunities are restricted to replacement and renovation only, which do not increase the footprint of the development and do not result in a change of use to a more vulnerable use.

Ground conditions are uncertain and scope for development will depend heavily on the suitability of ground conditions for soakaways.

Burgie



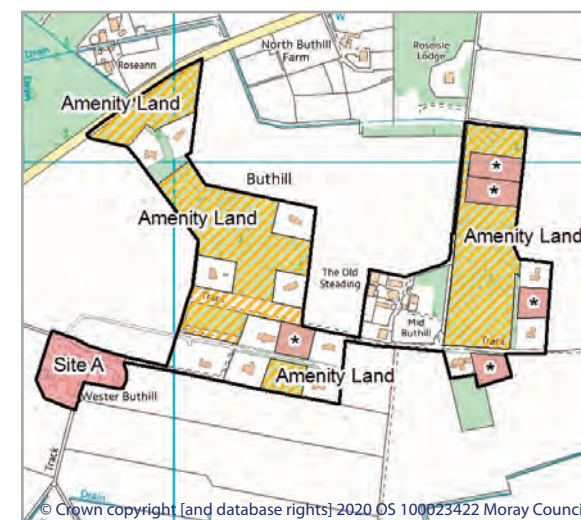
A distillery complex within which the provision of gap sites is limited because of the predominantly industrial character of the grouping.

A public water supply exists but public drainage does not. Development may depend on the suitability of ground conditions for soakaways.

Any future residential development must consider the potential for excessive noise from existing noise sources in the vicinity. Applicants must have regard to noise measurement criteria which are appropriate.

Proposals must be accompanied by a Flood Risk Assessment, the outcomes of which may affect the developable area of the site.

Buthill



A boundary has been tightly drawn around the existing house sites. Other than those sites identified with an asterisk as already having gained planning consent, no further development will be permitted within the woodlands. The remaining areas of woodland are identified as amenity land.

Accesses onto Public Road to be upgraded in accordance with conditions attached to existing planning permissions, including provision of visibility splays and communal bin storage areas.

The sympathetic conversion/rehabilitation of the derelict steading complex at Wester Buthill (Site A) that respects the character of the original building will be supported.



Buthill cont.

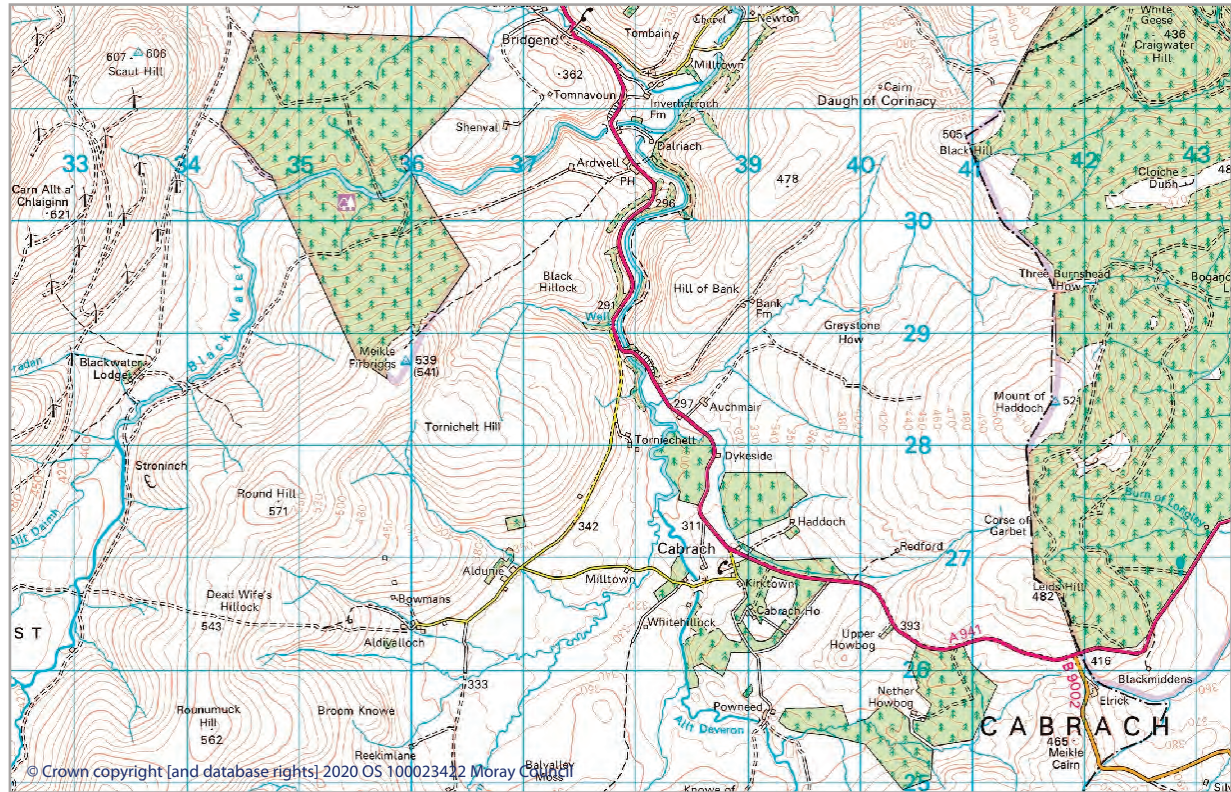


Proposals must meet the requirements for Reuse/Replacement set out in DP4 Rural Housing.

Foul drainage may limit development. There are no suitable watercourses for disposal. Disposal to land is to be likely the only option and porosity must be investigated.

Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

Cabrach

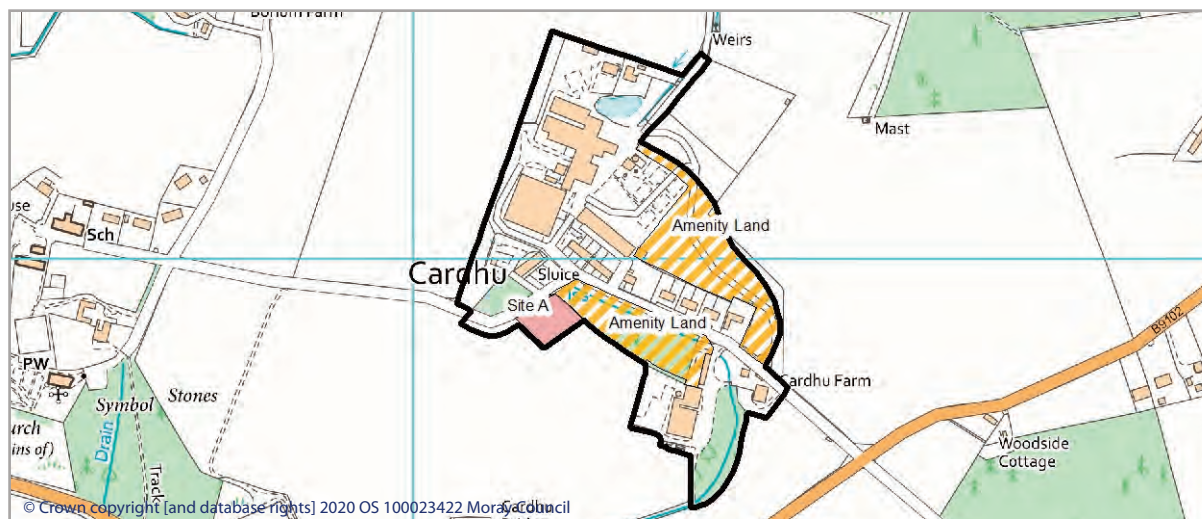


In order to try and facilitate development within Cabrach, low impact and modest scale proposals for regeneration of the community including housing, employment and low and zero carbon generating technologies will be supported in the open countryside, subject to proposals meeting the terms of other relevant policies.

Development within or in the area surrounding the Hill of Towanreef Special Area of Conservation (SAC) must demonstrate that there will be no adverse effect on the integrity of the SAC from development activity causing damage to habitats or changes to drainage that alter the hydrology that the habitats rely on.



Cardhu



Site A provides an opportunity for up to 2 houses in the field to the south of the public play area. New housing here must be single storey and reflect Victorian (distillery) architecture and detailing which is a dominant feature of the grouping. To be in keeping with this traditional character, development is restricted to the existing road frontage. To be in keeping with this traditional character, development is restricted to the existing road frontage.

Road widening to 5.5 metres will be required along the frontage of the site.

Any future residential development must consider the potential for excessive noise from existing noise sources in the vicinity.

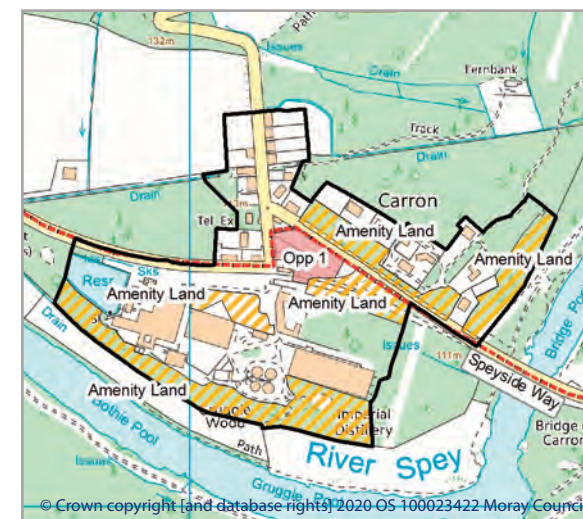
Applicants must have regard to noise measurement criteria which are appropriate.

Development will largely depend on the suitability of ground conditions for soakaways. A public water supply is available but the public drainage system (which serves only part of the community) is at present working to capacity.

Proposals must 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.

The land enclosed by the new access road to the distillery is to remain as landscaped amenity land.

Carron



OPP1 is considered suitable for residential/commercial use.

If developed for residential use, the site is within a prominent location and buildings must be designed to reflect the Victorian architecture and detailing which is a dominant feature of the grouping.

Buildings must front onto the road along the east entrance to the village. Soft landscaping and boundary treatments will also enhance this entranceway and integrate development into the site. This entranceway is currently characterised by mature trees and is a key character feature of the site which must be preserved.



Carron cont.

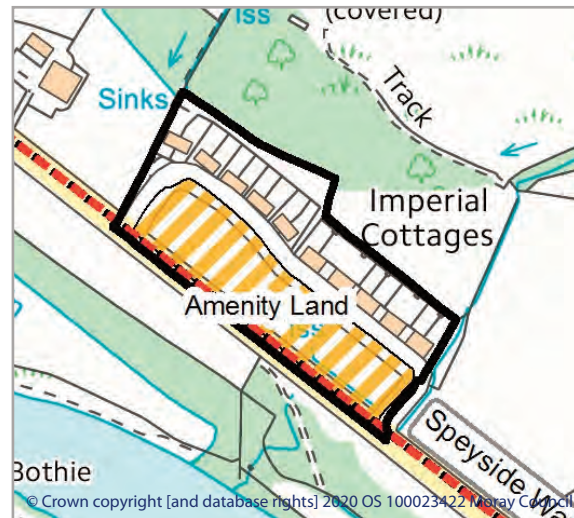
Proposals must be supported by a Flood Risk Assessment, the outcomes of which may affect the developable area of the site.

Development proposals will have to take the Speyside Way into consideration. Road widening along the northern frontage of the site and relocation of the Speyside Way will be required as necessary. The site is on old railway land. A contamination assessment and, if necessary, remediation plan will be required as part of any planning application for residential use.

Development will largely depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

The banks of the watercourse immediately adjoining the community will remain amenity land and protected from development, this should avoid disturbance to the breeding, feeding and resting areas of the otter.

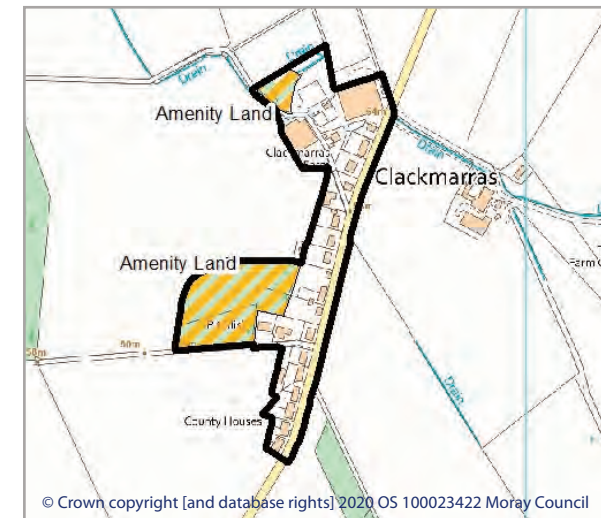
Carron Imperial Cottages



Expansion of housing at Imperial Cottages will not be permitted.



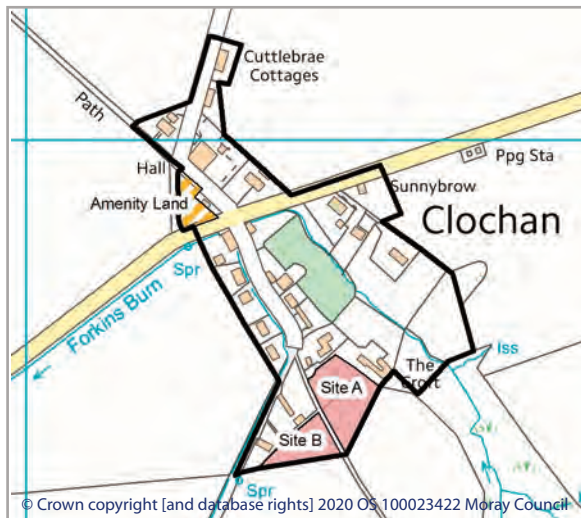
Clackmarras



Opportunities for infill to the west side of the road only. A public water supply is available but development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.



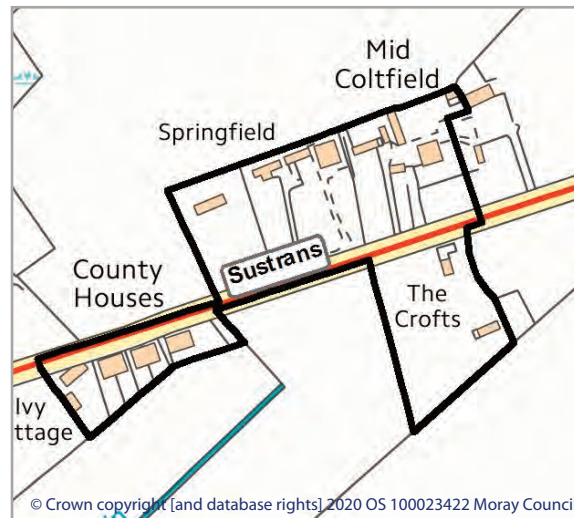
Clochan



There are limited opportunities for new development, which have been identified as Sites A and B. Road access into these sites will require the upgrading of the existing track. The grassy area around the telephone exchange/call box must remain as an amenity feature.

A public water supply is available but public drainage is not, and foul drainage will require to be by septic tanks and soakaways. Development will largely depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Coltfield

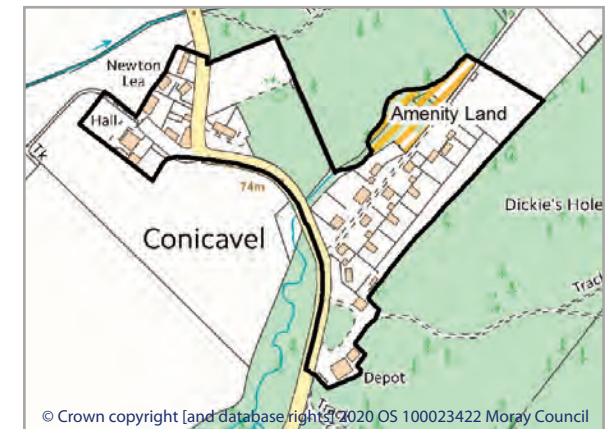


The existing character of Coltfield is single houses set back on long narrow plots. Development must respect the established settlement pattern and be of single plot depth only.

A public water supply is available but the public drainage (which serves only part of the community) is at present at working capacity. New development will largely depend on the suitability of ground conditions for soakaways.

Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

Conicavel



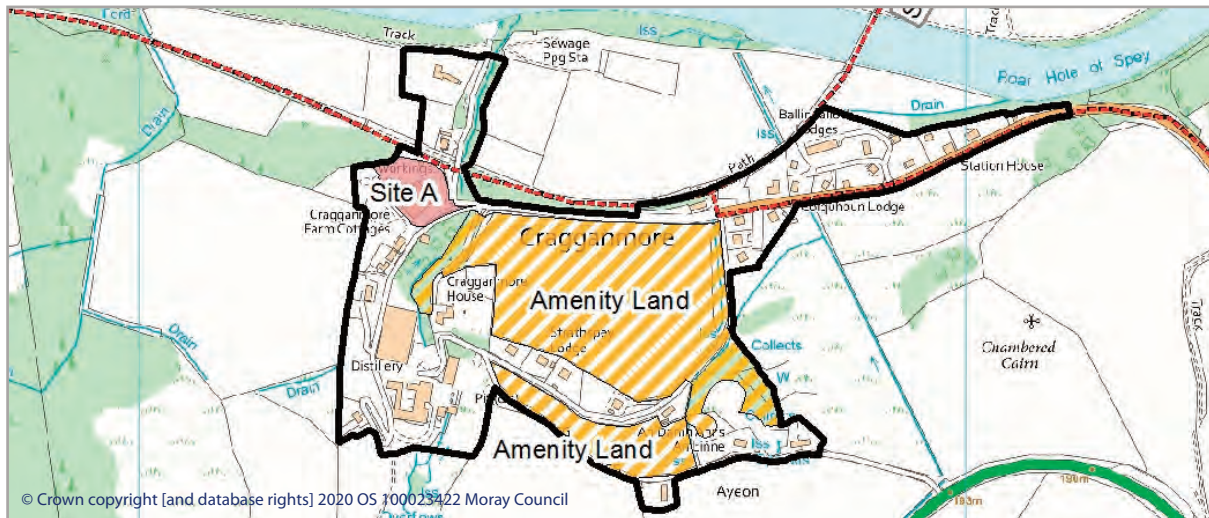
Opportunities for development are available at the old nursery site for a low density development and for single additions to the row of houses leading to Cooperhill Farm. Further development here must respect the 'open' character and staggered building line of the existing housing.

Development must not encroach into the Darnaway & Lethen Forest Special Protection Area, which adjoins the eastern boundary of the settlement.

There is a public water supply available but no public drainage. New development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Proposals may need a Flood Risk Assessment and must be supported by a Drainage Impact Assessment.

Cragganmore

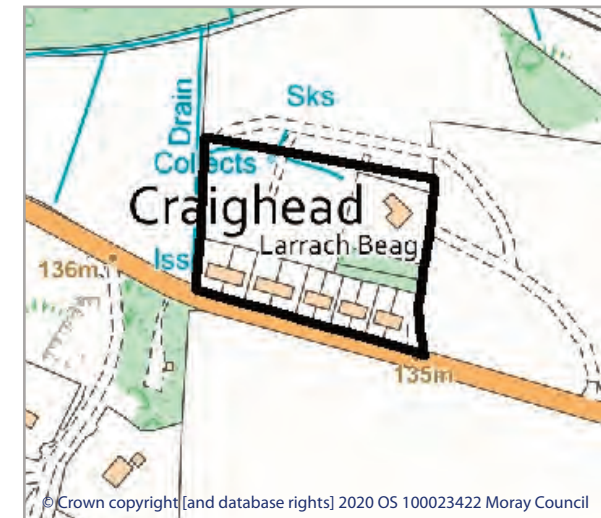


Site A has been identified for 5 houses which includes the conversion of the steading building. The sympathetic conversion/rehabilitation of the steading that respects the character of the original building will be supported.

Proposals must 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.

Parts of Cragganmore are at risk of flooding and applications for development may require a Flood Risk Assessment, the outcomes of which may reduce the developable area of a site.

Craighead

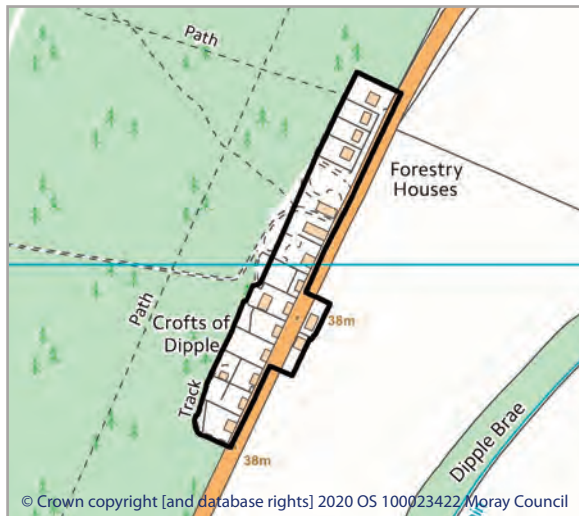


Opportunities are limited to replacement and renovation only.

Proposals must replicate the established settlement pattern of primary elevations fronting onto the public road.



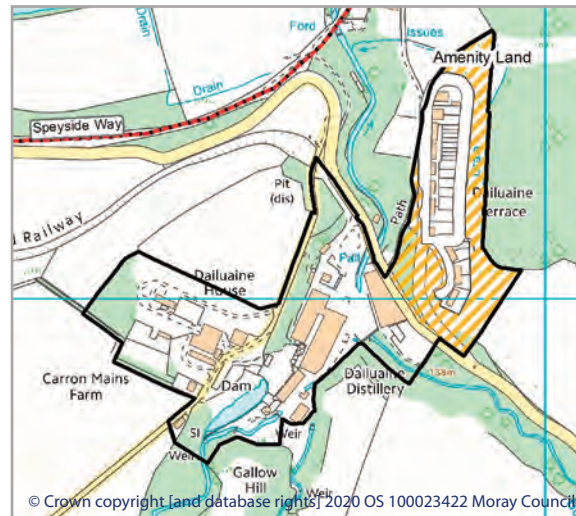
Crofts of Dipple



Opportunities are limited to replacement on a one for one basis and redevelopment of the joinery works for a maximum of four single house units.

A public water supply is available but public drainage is not. New development will depend on the suitability of ground conditions for soakaways.

Dailuaine



Physical landscape constraints, the designated amenity land that is covered by a Tree Preservation Order, and the predominantly industrial character of the grouping limit the provision of gap sites.

There is no public water supply or public drainage. Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Proposals must 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.

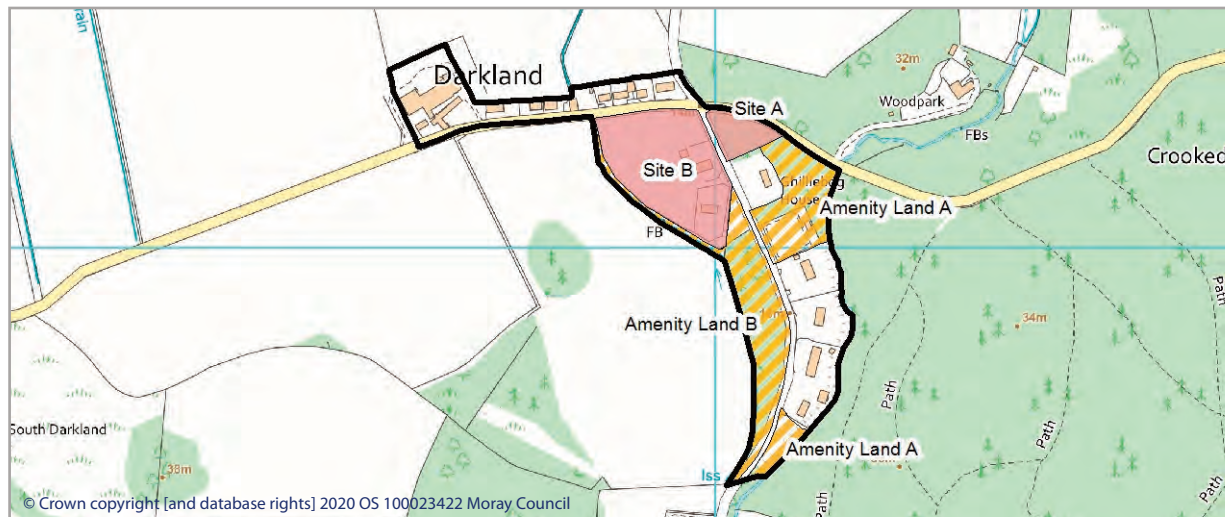


Any future residential development must consider the potential for excessive noise from existing noise sources in the vicinity. Applicants must have regard to noise measurement criteria which are appropriate. New housing here must reflect Victorian (distillery) architecture which is a dominant feature of the grouping.

Parts of Dailuaine are at risk of flooding, proposals must be supported by a Flood Risk Assessment, the outcomes of which may affect the developable area of a site.



Darklands (North)



Site A has been identified to accommodate one house. Screen planting must be provided at the northern boundary. A visibility splay of 4.5 metres by 120 metres must be provided across the site for the adjacent U27E Meft Road/U30E Darkland Road junction.

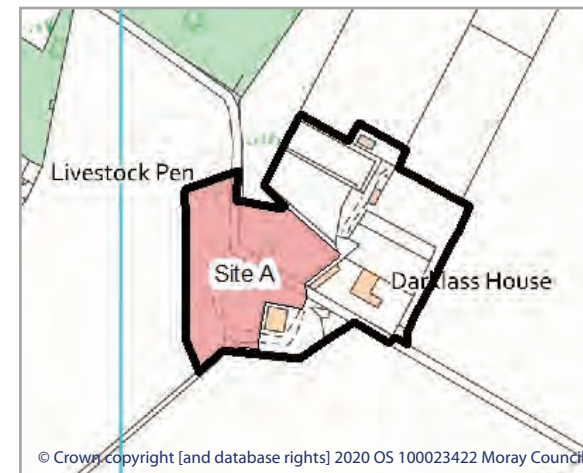
Site B has capacity for a total of 8 houses, and planning consent has been granted for four of these. Development of Site B requires the management, retention, and regeneration of the woodlands identified as Amenity Land B for the community, including public footpaths and access. Proposals must provide passing places on the public road and the provision of a visibility splay of 4.5 metres by 120 metres across the site for the adjacent U27E Meft Road/U30E Darkland Road junction.

Proposals must also be supported by a Flood Risk Assessment (FRA), the outcomes of which may affect the developable area of a site.

A public water supply is available but public drainage is not. Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Parts of Darklands North are at risk of flooding and applications for development may require a FRA, the outcomes of which may affect the developable area of a site.

Darklass



Planning consent has been granted at Site A to demolish the existing farm buildings and construct 7 houses.

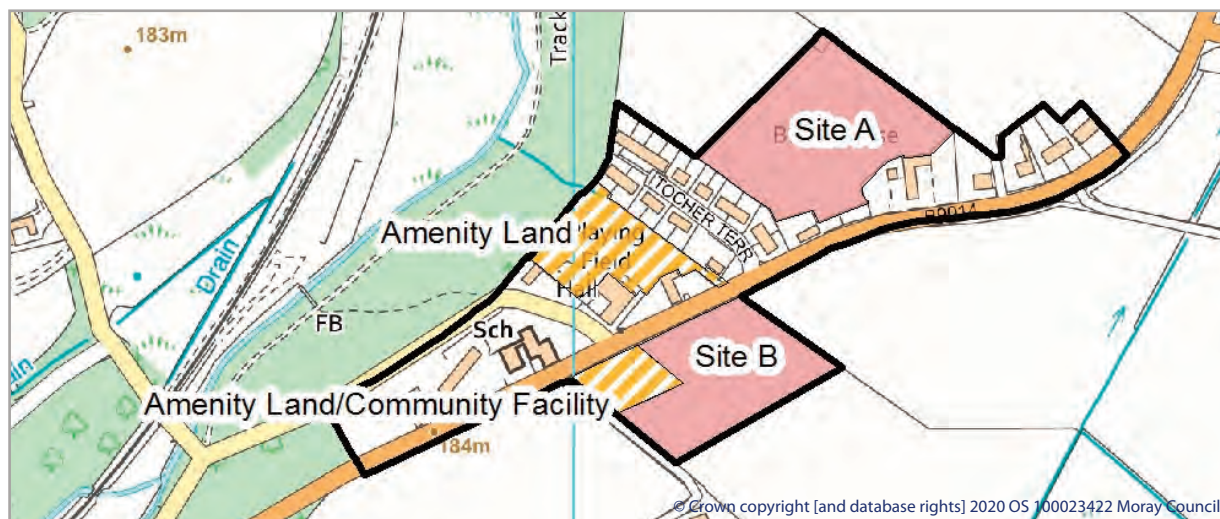
The layout, siting and orientation of buildings must reflect a traditional courtyard arrangement. High quality materials must be used such as timber cladding, wet dash harl, slate, zinc and natural stone.

Identified ground contamination must be appropriately remediated. The developer will be required to upgrade the track from the Dyke public road.

The preference is for a single treatment system shared by a number of properties rather than individual systems provided for each dwelling with such a system being adopted by Scottish Water.



Drummuir



Opportunities for multiple house development at Site A, which must provide a footpath link to the community woodland.

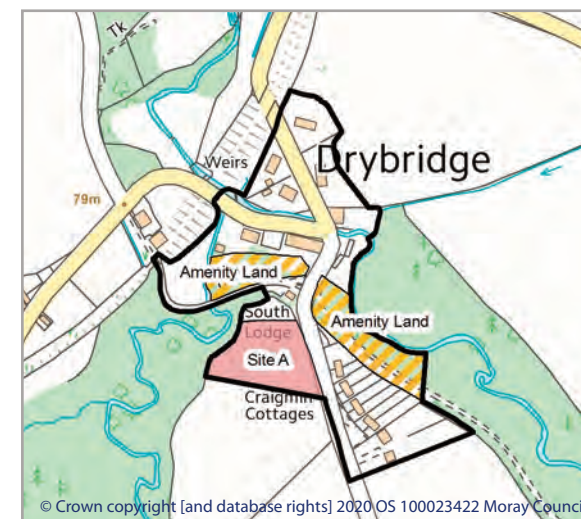
Site B has been identified as being capable of accommodating up to 8 houses. The former school playground at the western corner of the site must be retained as a community facility and upgraded to a car park with picnic area for the community.

Development of Site B will require significant improvements to the B9012 including road widening, footpaths and traffic island. A comprehensive layout for the whole site including road improvements will require to be submitted as

part of any application in order to establish the mechanisms for the delivery of road improvements. Early contact with the Council's Transportation Section is advised.

A public water supply is available. The public drainage system is nearing capacity and developers must contact Scottish Water at an early stage to discuss drainage arrangements.

Drybridge



Site A has been identified for a development of up to 3 houses.

Accesses onto the public road to serve the development will require a minimum visibility splay of 2.4 metres by 90 metres in both directions. New passing place provision will be required on the single track roads (U61L Greenbank Road and U61L Main Road) leading to the site.

A public water supply is available, but there is no capacity in the public drainage system. Any proposed development will either have to upgrade this system, or use septic tank and



Drybridge cont.

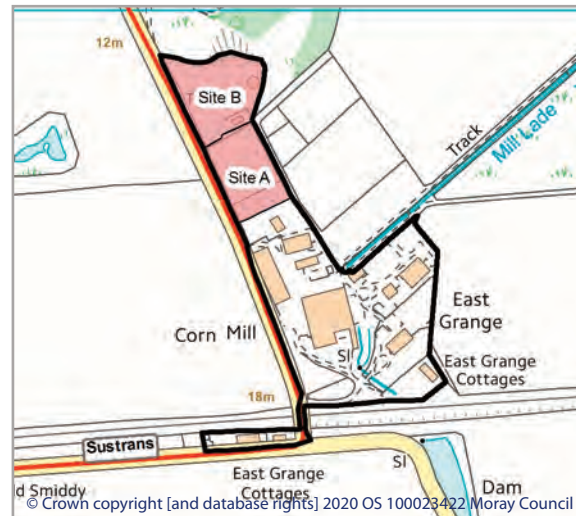
soakaways/mounds. SEPA has advised that effluent disposal for multi house developments will require considerable investigative work.

Part of the site includes some areas identified on the Ancient Woodland Inventory which any proposals must take account of. The areas of woodland within the village provide amenity and parts are covered by a Tree Preservation Order.

Parts of Drybridge are at risk of flooding and proposals must be supported by a Flood Risk Assessment, the outcomes of which may affect the developable area of a site. A flow path may need to be provided through the site to avoid future problems.

Cognisance of the existing roads drainage infrastructure must be taken in determining the location of any site access(es).

East Grange

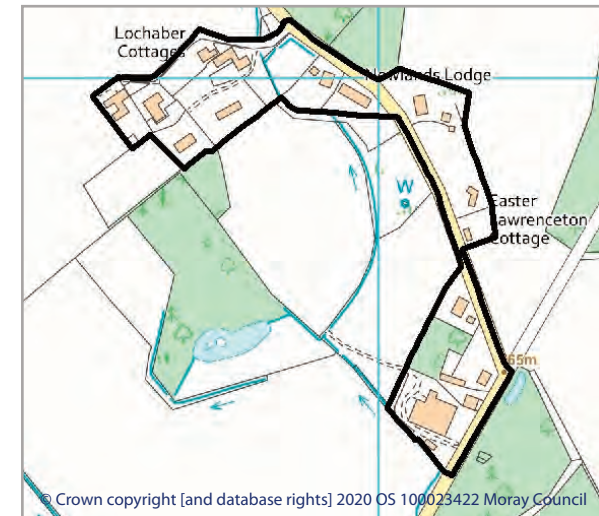


Opportunities exist for the development of Site A for up to 3 houses. Site B has been identified as being suitable for up to 4 houses. A public water supply is available but drainage is not. Passing places will be required on the single track road leading from the site to the A96(T).

Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

Easter Lawrenceton



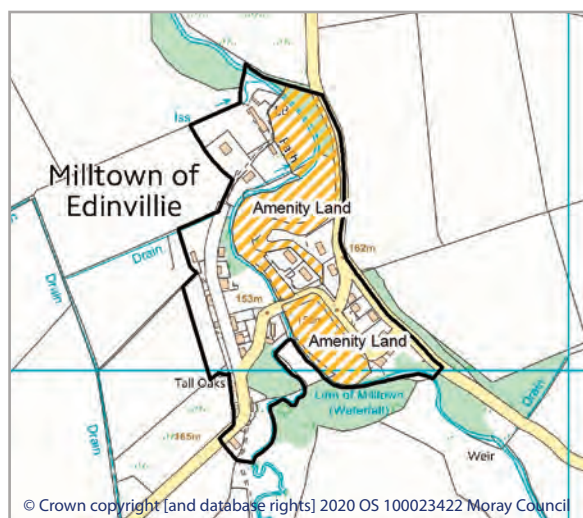
No new development will be permitted within the community.

A public water supply is available. Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.



Edinville



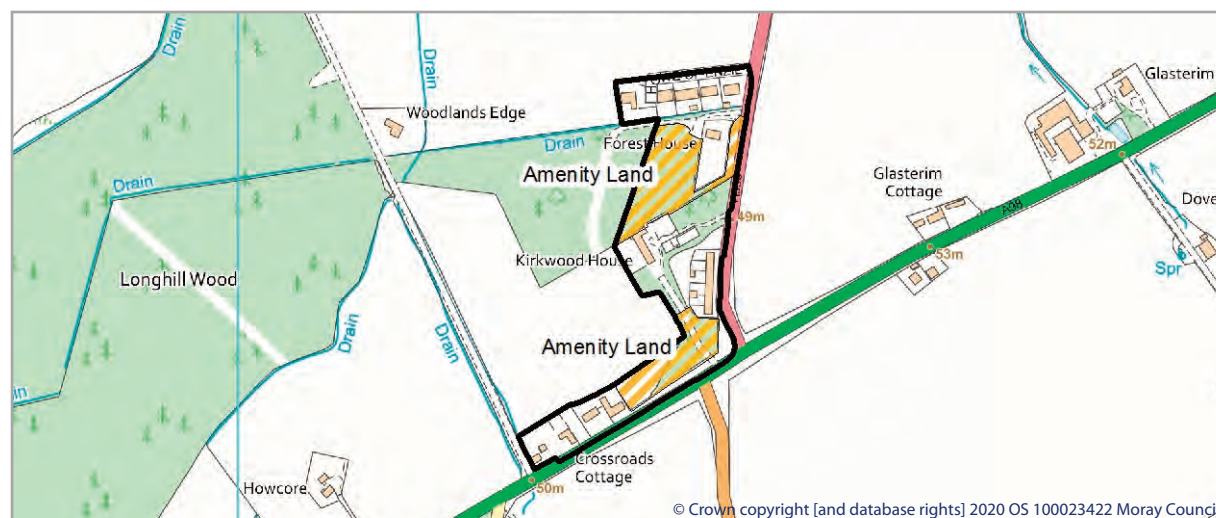
Opportunities exist for single plot development along the roadside to the west and at Smithy Cottage to the north.

Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

No public water supply or public drainage is available.

Parts of Edinville are at risk of flooding and proposals may be required to provide a Flood Risk Assessment, the outcomes of which may affect the developable area of a site.

Enzie



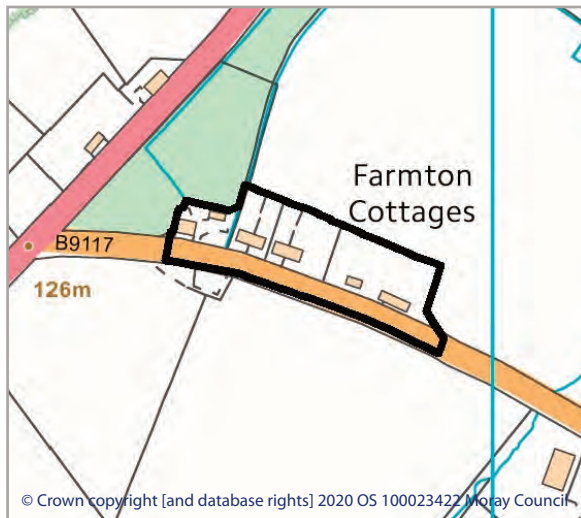
The community is set around the private grounds of the manse and contains significant areas of woodland which must be retained for their amenity value. A redundant church building, capable of rehabilitation for residential or office use, occupies a central location, immediately north of the single storey terraced housing.

Several woodland walks which are frequently used and worthy of protection, link the manse to the modern dwellings at the Howe of Enzie. No further development on the A98 road frontage will be permitted, in the interests of road safety.

A public water supply is available but the existing public drainage system (which serves only part of the community) is operating to capacity. New development will require to be served by septic tank, and depend on the suitability of ground conditions for soakaways. Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.



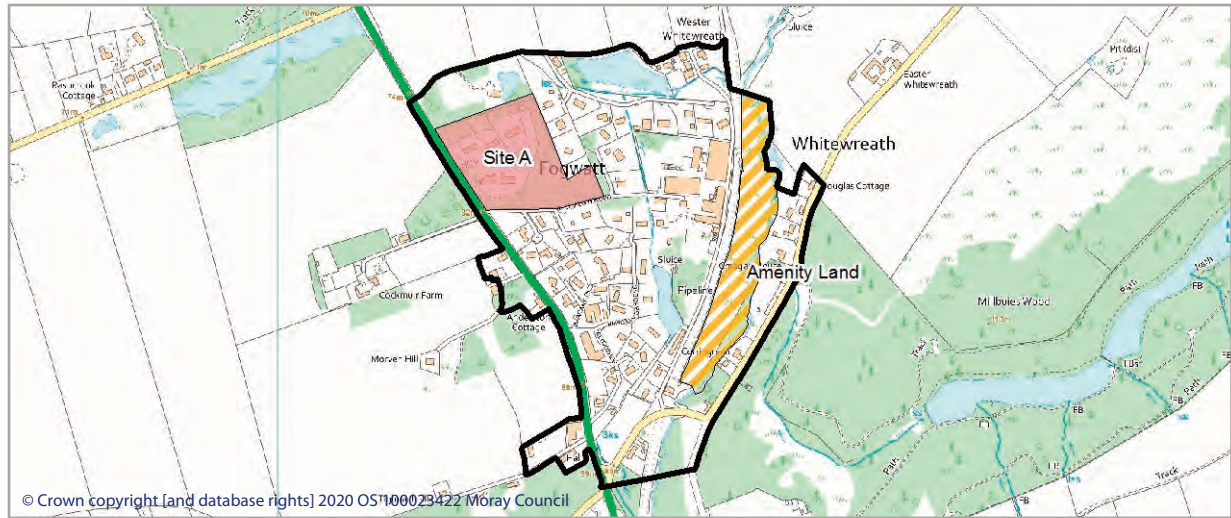
Farmton, Grange



Opportunities are limited to replacement and renovation only.

Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Fogwatt



Site A has planning consent for a total of 9 houses and is under construction. The site is covered by a Tree Preservation Order and any development must retain the maximum number of trees.

Options for waste water drainage must be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways.

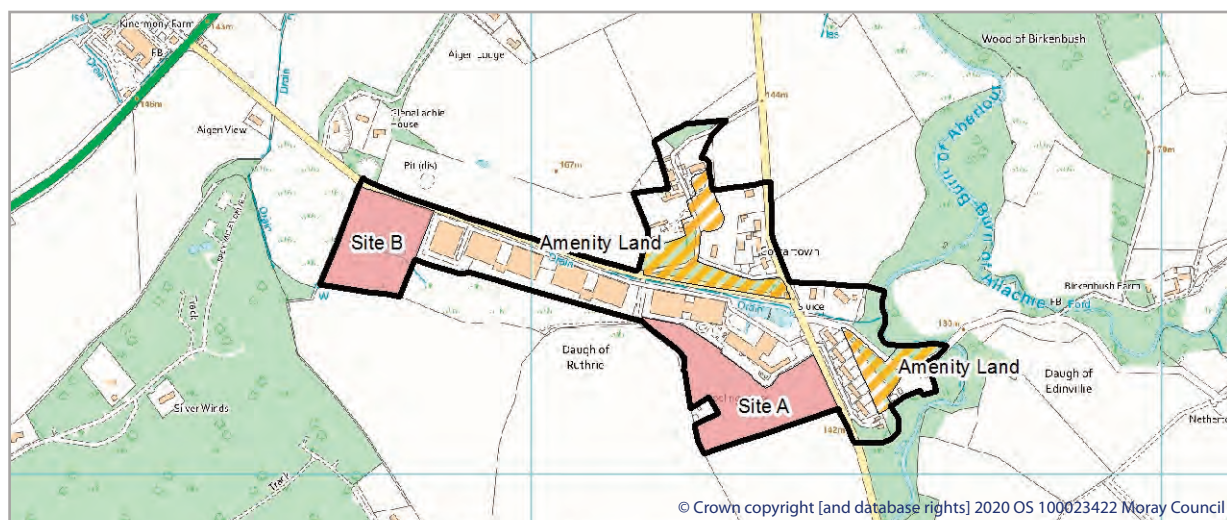
For road safety reasons, no further housing development shall be permitted which proposes to use the access point onto the A941 at Neil Millers Garage.

The amenity area partly overlies the Scaat Craig geological Site of Special Scientific Interest. Development of this area is unlikely to be supported.

Parts of Fogwatt are at risk of flooding and proposals may require a Flood Risk Assessment, the outcomes of which may affect the developable area of a site.



Glenallachie



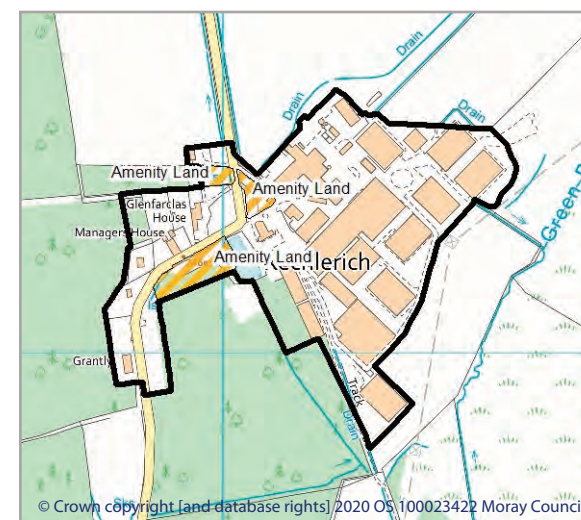
Opportunities for development and rehabilitation at Ruthrie Farm. Sites A and B are identified for mixed uses relating to the operations of Glenallachie Distillery, including tourism. Upgrading of the U103H Ruthrie Road from the A95(T) to the sites will be required. The extent of the upgrading will be dependent on the proposed development and may include road widening, passing place provision and edge strengthening.

Any future residential development must consider the potential for excessive noise from existing noise sources in the vicinity. Applicants must have regard to noise measurement criteria which are appropriate.

There is no public water supply or drainage. There is a public sewer network to south side of Glenallachie and a cost-benefit analysis must be carried out to assess the opportunity to connect to this system. Options for waste water drainage must be thoroughly investigated as options for discharges to the water environment are limited.

Parts of Glenallachie are at risk of flooding and proposals may require a Flood Risk Assessment, the outcomes of which may affect the developable area of a site.

Glenfarclas



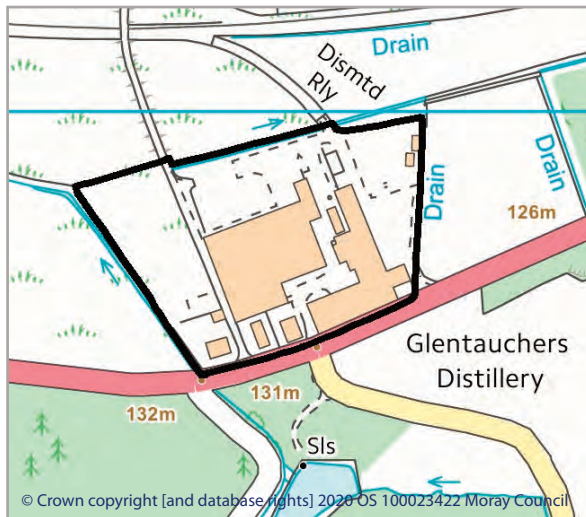
A distillery complex where development is limited to replacement and renovation only to protect the predominately industrial character of the community.

No public water supply or drainage system.

Parts of Glenfarclas are at risk of flooding and proposals must be supported by a Flood Risk Assessment.



Glentauchers



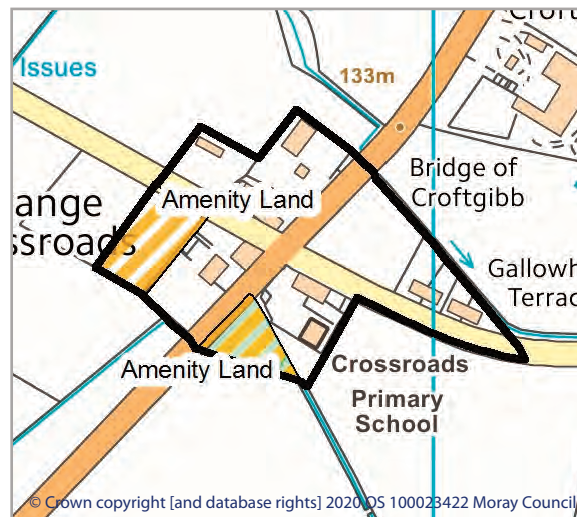
A distillery complex within which housing provision is limited because of the predominantly industrial character of the grouping and potential noise conflict.

Opportunities are available to replace the now demolished distillery cottages.

No public water supply or drainage available. Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.

Parts of Glentauchers are at risk from flooding and proposals may require a Flood Risk Assessment, the outcomes of which may affect the developable area of a site.

Grange Crossroads

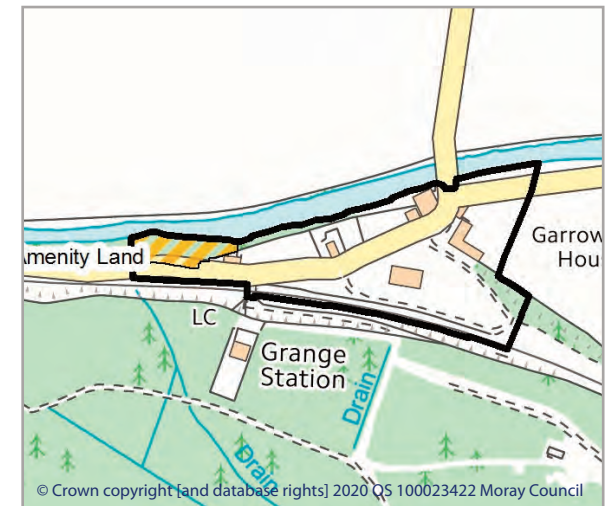


Opportunities for gap site and infill development.

A public water supply is available but drainage is not. Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

Grange Station



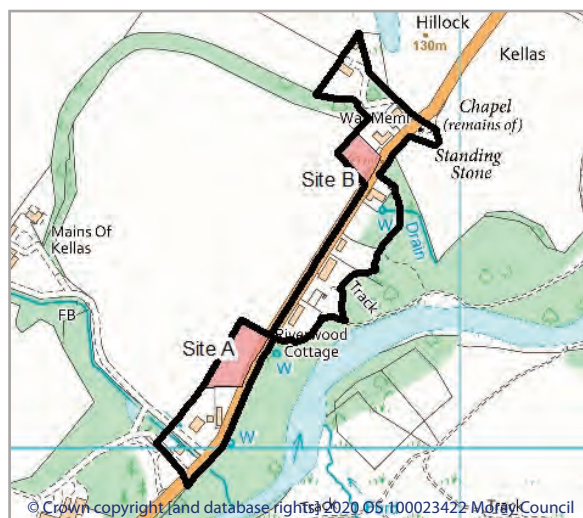
Opportunities exist for a further three house plots on the derelict railway siding. Any residential development on the former stores will require a contamination assessment as part of any planning application.

Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Grange Station is at risk of flooding and proposals may require a Flood Risk Assessment, the outcomes of which may affect the developable area of a site.



Kellas

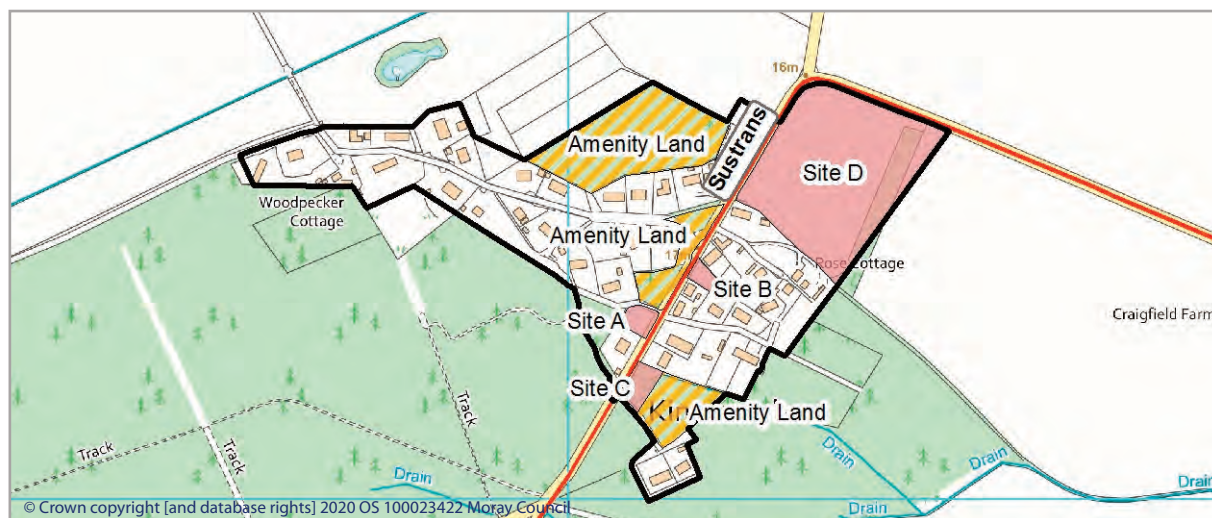


A small community with limited opportunities for development. Site A is appropriate for two houses and Site B for one. Minimum visibility splays of 2.4 metres by 120 metres in both directions will be required at the accesses onto the public road.

A private water supply is available but public drainage is not. Options for waste water drainage must be thoroughly investigated as options for discharge to the water environment are limited.

Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

Kintessack



Sites A & B are suitable for single houses, Site C can accommodate two houses and Site D has consent for 3 houses and can accommodate a further 3 houses.

Site D has a belt of advanced planting on the south eastern boundary of the site, which will require time to mature to provide containment and a new edge to Kintessack. Due to the entrance gateway location of the site, buildings must be of a high design quality and incorporate traditional materials and slate roofs.

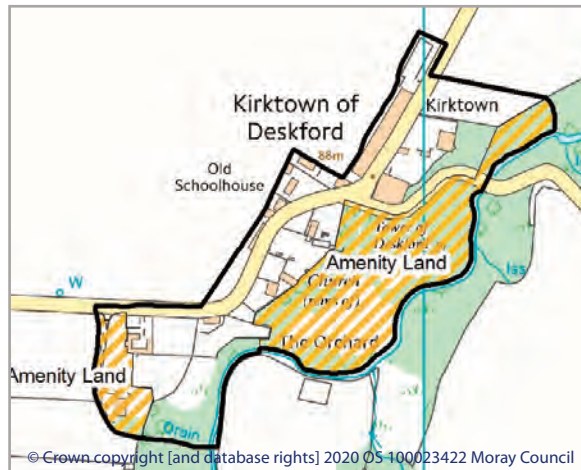
In addition to the advanced planting provision, landscaping must be provided on the north boundary of the site to visually screen it when travelling into the village. Feature hedge planting is a part of the character of the village and must be

incorporated along the road frontage on the western edge of the site outwith the required visibility splays. There will be a requirement for passing places to be provided. Within the site itself, open space and landscaping must be utilised to create a setting for new development.

Options for waste water drainage must be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways. Part of the site is potentially at risk of surface water flooding and this must be addressed as part of the site drainage investigation. Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.



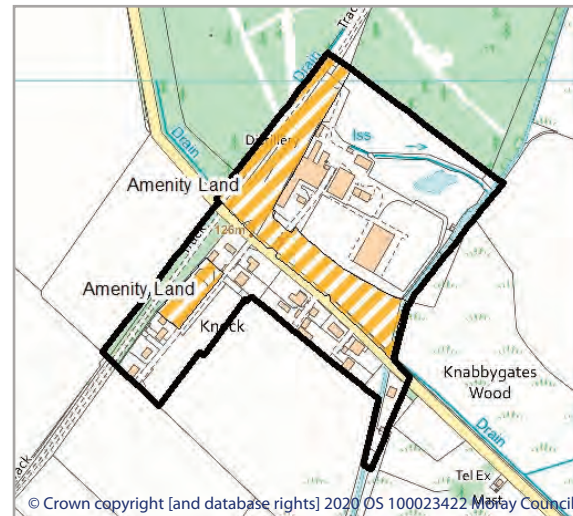
Kirktown of Deskford



Opportunity for conversion/renovation of traditional steadings at the manse with the discreet introduction of new build. Some prospects for infill and renovation/replacement within the grouping. All trees within the grounds to the manse must be safeguarded as are other wooded areas which provide some amenity. A public water supply is available but the public drainage system (septic tank, which serves only part of the community) is at present working to capacity. Options for waste water drainage must be thoroughly investigated as options for discharge to the water environment are limited.

Parts of Kirktown of Deskford are at risk of flooding and proposals may require a Flood Risk Assessment, the outcomes of which may affect the developable area of a site.

Knock



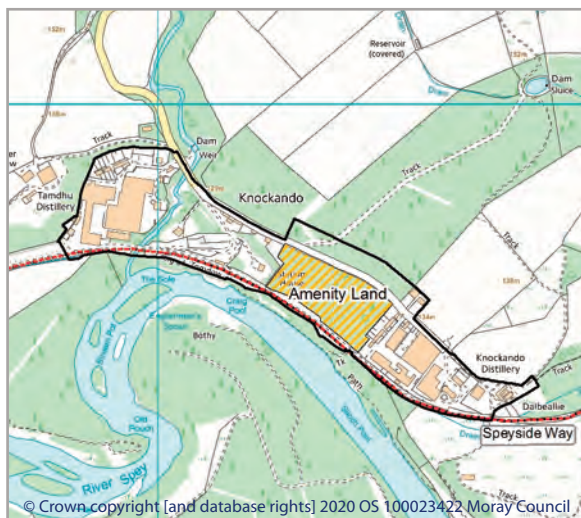
Development in this distillery complex is limited to replacement and renovation only to protect the character of the community.

A public water supply is available but the existing public drainage system (septic tank serving only part of the community) is operating to capacity.

Parts of Knock are at risk of flooding and proposals may require a Flood Risk Assessment.



Knockando (Lower)



A distillery complex within which the provision of gap sites is limited because of the predominantly industrial character of the grouping.

A public water supply is available but the public drainage system (septic tank, which serves only part of the community) is at present working to capacity.

Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Proposals must demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from

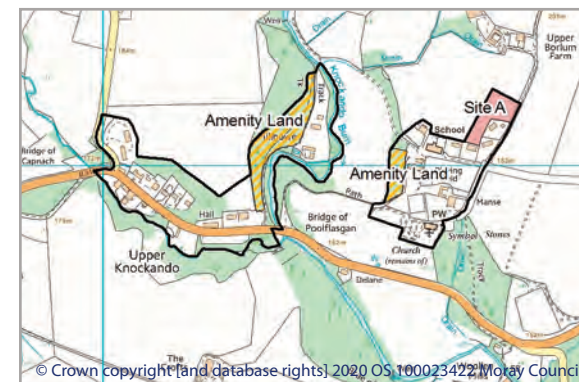


development activity either causing disturbance to other that may be using the watercourse and banks, pollution or sediment to reach the SAC, or changes to water quality and quantity.

Any future residential development must consider the potential for excessive noise from existing noise sources in the vicinity. Applicants must have regard to noise measurement criteria which are appropriate.

Parts of Knockando (Lower) are at risk of flooding and proposals may require a Flood Risk Assessment, the outcomes of which may affect the developable area of a site.

Knockando (Upper)

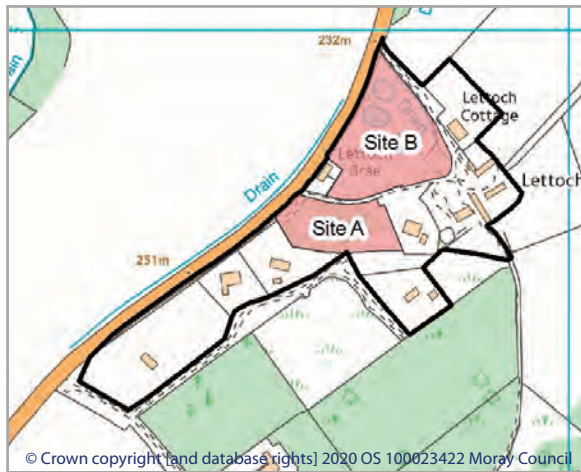


Limited opportunities for infill development within the grouping. Two houses can be accommodated at Knockando School (Site A). Passing places will be required on the single track road leading to the site. A public water supply is available but the public drainage system (which serves only part of the community) is at present working a capacity.

An opportunity for the redevelopment of Millhowe Fish Hatchery exists with the potential addition of some new build (maximum of 3 house units) to the north. However, this site cannot discharge directly into the burn so development would depend on the suitability of ground conditions for soakaways.

Parts of Knockando (Upper) are at risk of flooding and proposals may require a Flood Risk Assessment, the outcomes of which may affect the developable area of a site.

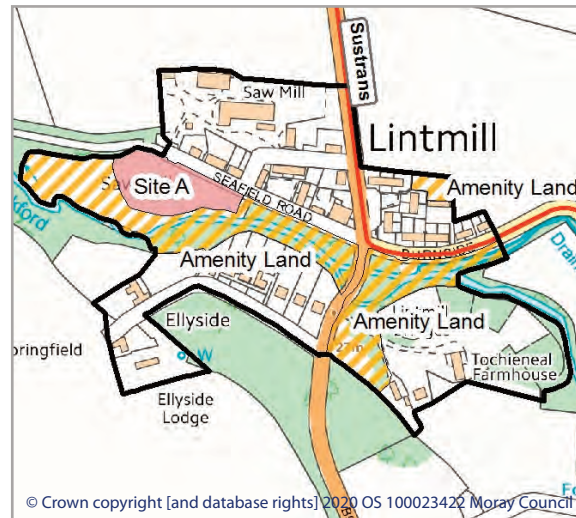
Lettoch



A boundary line has been identified in order to consolidate growth. Opportunities for development exist on Site A. Site B has planning consent for 8 houses.

Due to the prominent nature of the location, further development is restricted. There is no public water supply or public drainage available. Development is dependent upon the suitability of ground conditions for soakaways. Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

Lintmill



Subject to ground conditions, an opportunity may exist to introduce a number of roadside plots at Site A. A communal refuse collection point and a turning area for refuse vehicles will be required at the eastern end of the site. The site is possibly upfilled ground and any residential development will require a contamination assessment as part of any planning application. Ground conditions are uncertain and the development may have to connect directly to the existing public septic tanks (which serve only part of the community) which are understood to be operating near capacity.

Development utilising private drainage will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.



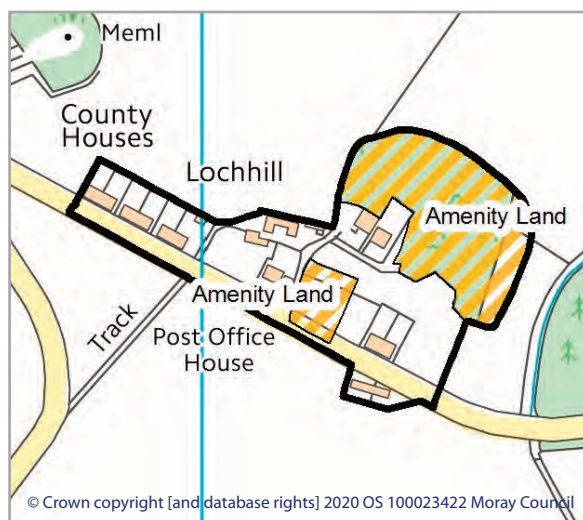
Infill and gap site opportunities exist elsewhere in the community.

Amenity land is designated to protect trees and hedging as well as the burn banks which are subject to change and flooding. As parts of Lintmill are at risk of flooding, proposals may require a detailed Flood Risk Assessment.

Part of Lintmill lies within the Garden and Designed Landscape designation for Cullen House and proposals must take account of this.



Lochhills



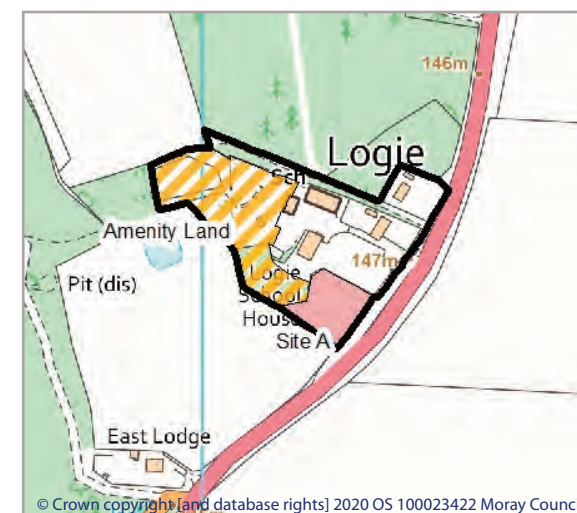
A number of infill opportunities exist but ground conditions for soakaways are problematic. A public water supply is available but the public drainage system (septic tank, which serves only part of the community) is at present operating to capacity.

Options for waste water drainage must be thoroughly investigated as options for discharge to the water environment are limited.

Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.



Logie

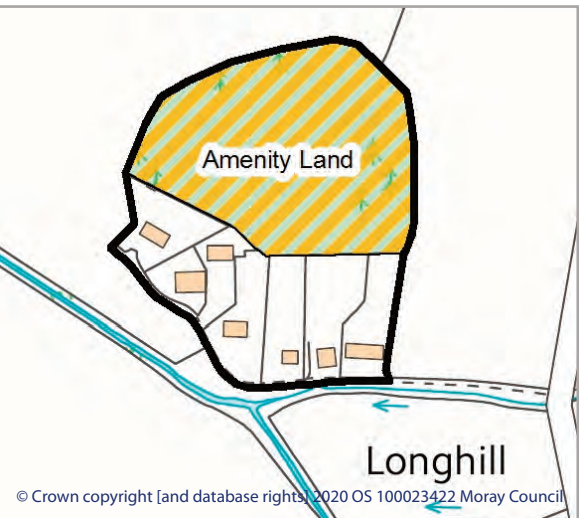


Opportunity to develop two houses on Site A. New houses on this site must be sensitively designed to complement the Victorian estate architecture which is a dominant feature of the grouping.

The existing access requires to be upgraded and proposals must include new native tree planting.

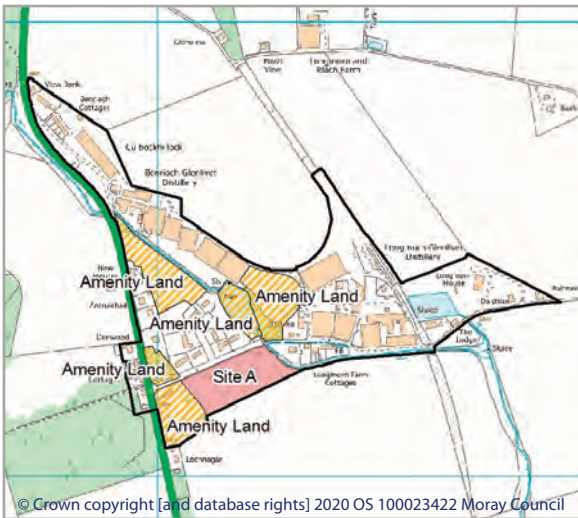
Foul drainage must be disposed of by means of septic tanks and soakaways/mounds. Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution. Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

Longhill



Opportunities for replacement and renovation only. No new house building will be permitted within this grouping. Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

Longmorn

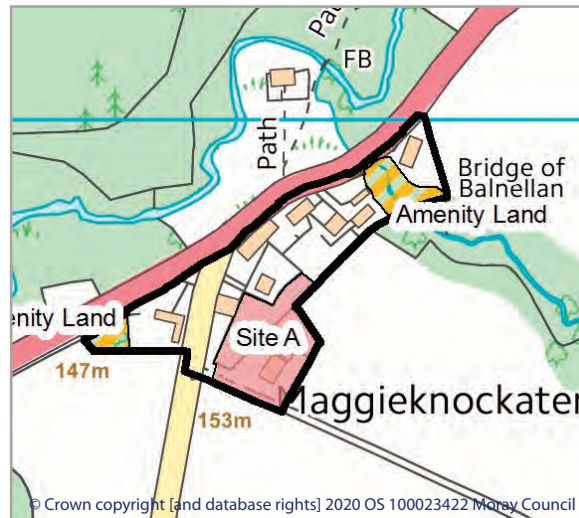


Land designated as amenity land to the north is not considered suitable for residential development on grounds of noise pollution.

Site A has planning consent for 6 houses and is under construction. Landscaping must be provided along and within the southern boundary of the site.

Opportunities for infill elsewhere are limited. Development will depend on the suitability of the ground conditions for drainage. A public water supply is available. Parts of Longmorn are at risk of flooding and proposals may be asked to carry out a detailed Flood Risk Assessment which may affect the developable area of the site.

Maggielockater

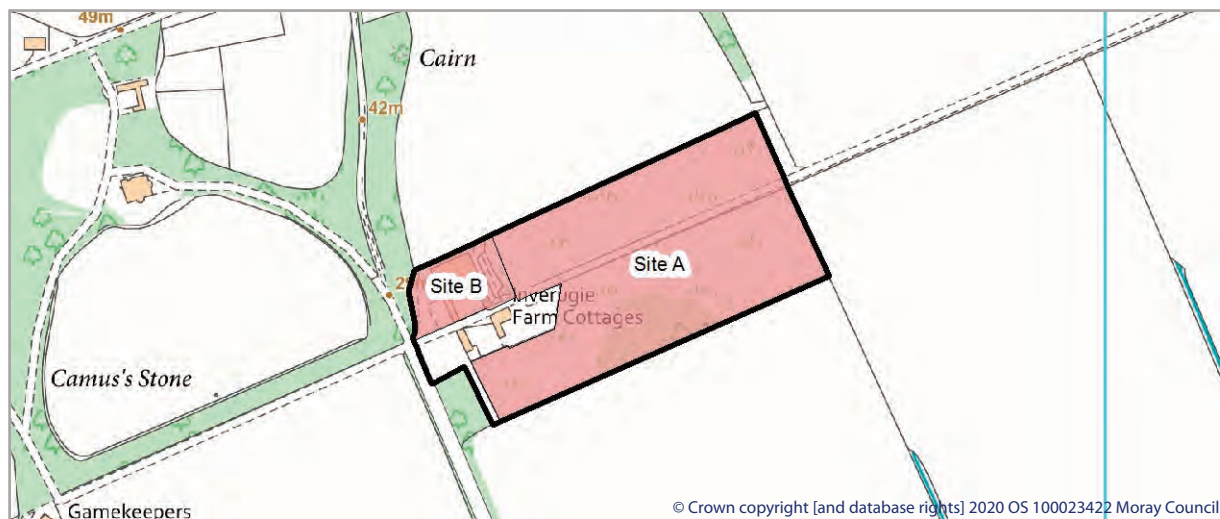


A single house has been built on Site A and there is scope for a further dwelling on the site. Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

A public water supply is available and development will depend on the suitability of ground conditions for soakaways.



Mains of Inverugie



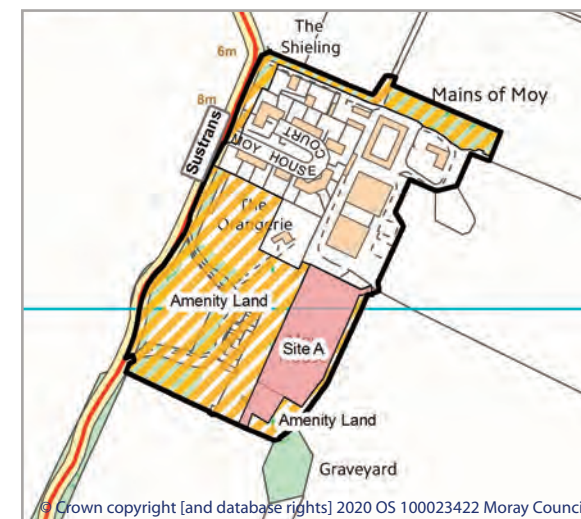
Site A is identified for up to 15 houses. Proposals must respect the rural character of the area, buildings must be of a traditional design or a contemporary interpretation incorporating traditional form, proportion and symmetry. The layout, siting and orientation of buildings must reflect a traditional courtyard arrangement and be set around an attractive greenspace. High quality materials such as timber cladding, wet dash harl, slate, zinc and natural stone must be used.

Site B is for a sympathetic conversion of the derelict steading. Development that reflects the character of the original building will be supported. Proposals must meet the requirements for Reuse/Replacement set out in DP4 Rural Housing.

Access is to be taken from the B9012 Duffus – Williamston Road and the developer/s will be required to install bollards to restrict vehicular access onto the U94E Kearn Road from the private road.

A Flood Risk Assessment will be required to support any planning application and may impact on the developable area of the site.

Mains of Moy



Moy House is included within the grouping in an effort to encourage restoration or redevelopment of this important Category "A" listed building.

Site A could accommodate a low density residential development which respects the character, setting and design of Moy House. Site A can only be developed in association with the restoration or redevelopment of Moy House. A masterplan for Site A and Moy House must be prepared by the developer/applicant.

There will be a requirement for passing places to be provided on the public road leading to the site from the A96(T).



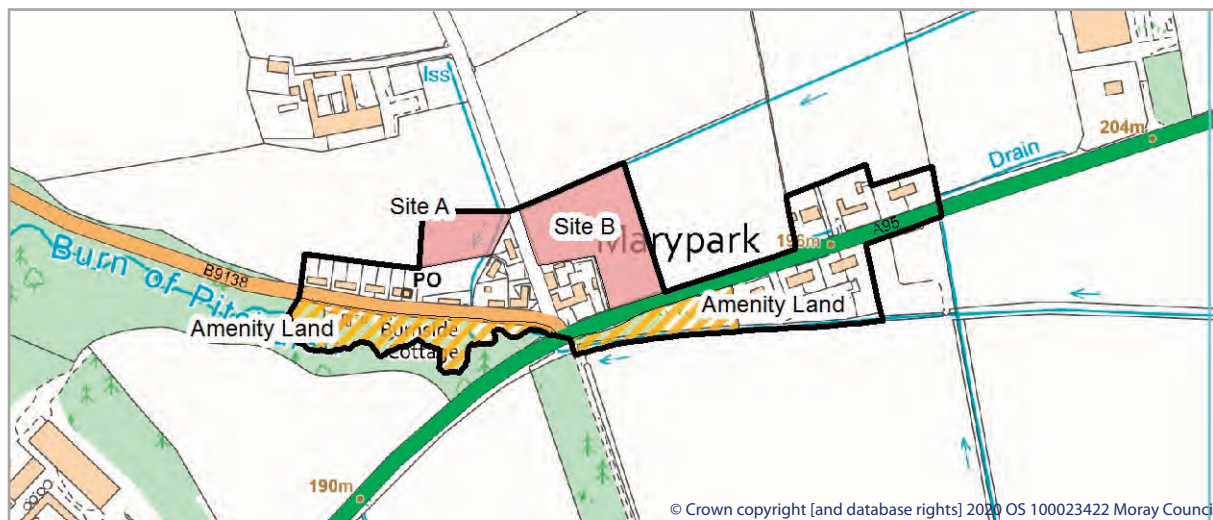
Mains of Moy cont.



Parts of Mains of Moy are at risk of flooding and proposals may require a Flood Risk Assessment, the outcomes of which may affect the developable area of a site.

Foul drainage may be disposed of by means of septic tanks and soakaways/mounds. New development will depend on the suitability of ground conditions for soakaways.

Marypark



Site A has planning consent for 3 houses and Site B has planning consent for 9 houses.

Development on Site B will require landscaping adjacent to the A95 and along the eastern boundary. The layout of any proposal must allow for future access to the remainder of the field to the east. A Flood Risk Assessment may be required to assess risk from the small watercourse which runs along the site boundary.

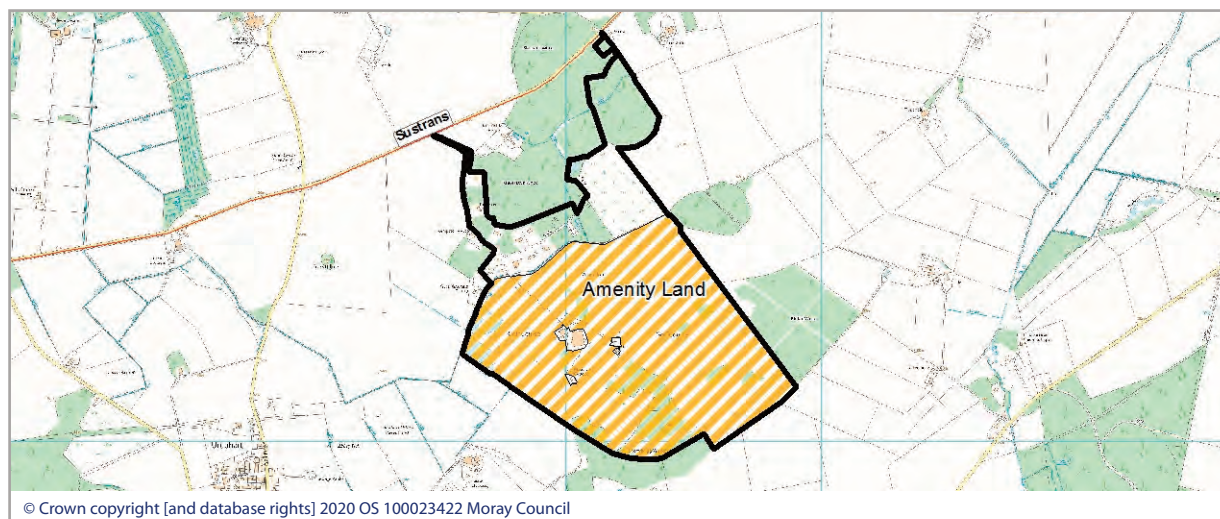
It must be demonstrated that the site can be satisfactorily serviced in terms of surface water drainage arrangements.

Proposals must 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.

A public water supply is available but may have limited capacity available for new demand and therefore the developer should discuss the development directly with Scottish Water. The public drainage system (which serves only part of the community) currently has capacity.



Maverston



Maverston has an extant planning consent for 40 houses, two golf courses, and leisure facilities.

Part of the site includes woodland some of which is listed on the Ancient Woodland Inventory.

Development proposals must retain existing mature trees and further woodland removal will not be supported beyond that already consented in line with Policy EP7 Forestry, Woodlands and Trees.

There is an opportunity to redevelop the site of the existing steading buildings. No more than 16 houses will be permitted and development should be in keeping with the scale and proportions of the original steading building. The layout, siting and design of any new development should be in

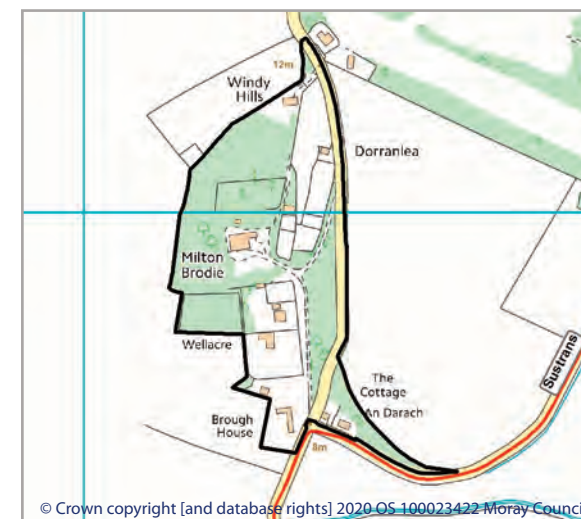
keeping with the character of the area and must reflect traditional design and layout. No further development opportunities for development have been identified or will be supported at Maverston.

Proposals must be supported by a Flood Risk Assessment the outcomes of which may affect the developable area of the site. A Drainage Impact Assessment is required.

Protected species are known to be present on site and a Phase 1 Habitat Survey is required. The innovative use of greenspace could assist with surface water drainage and accommodating species issues as they arise.

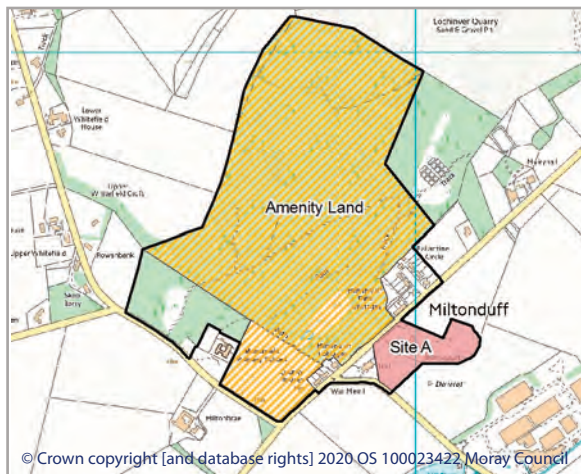
Connection to the public sewer is required.

Milton Brodie



No development opportunities are identified at Milton Brodie to protect the distinctive character of the grouping. Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

Miltonduff (North)

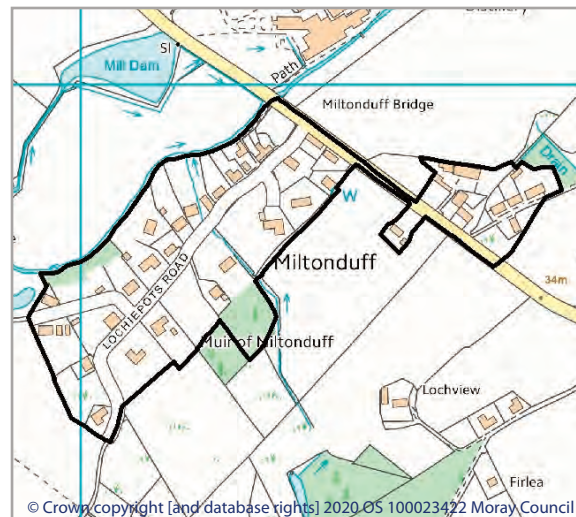


An opportunity exists for up to 13 (maximum) dwellings on Site A. New development will depend on the suitability of ground conditions for soakaways or connection/installation of public sewer network.

The trees on Site A along its north east boundary must be retained and planting along and within the northern boundary must be provided, as part of a landscaping plan for the site which addresses its exposed and elevated position. This must also include landscape screening between the Community Hall and the site. Access must be taken from the public road to the south of the site and will require a visibility splay of 4.5 metres by 120 metres to the south and 4.5 metres by 90 metres to the north.

Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

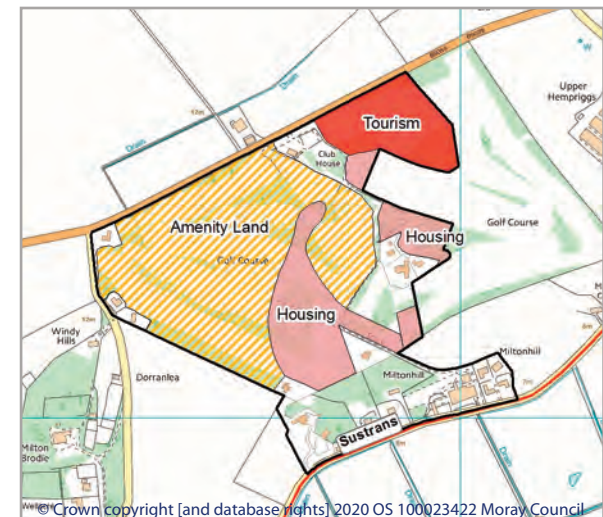
Miltonduff (South)



Development at Miltonduff (South) has reached its natural limits. There are ground condition and access limitations. The rural character would be compromised by further development. No further planning consents for new house sites will be granted within the grouping boundary.

Parts of Miltonduff (South) are at risk of flooding and proposals may be asked to carry out a detailed Flood Risk Assessment.

Miltonhill



A Masterplan has been prepared for Kinloss Golf Course. The Masterplan seeks to provide a framework for the development of 20 house plots, 16 tourism cabins and 6 glamping pods, sensitively integrated into the existing wooded surroundings and wider landscape. The development will be delivered on a phased basis across a 10 year time frame, with a delivery plan to be agreed with the Council.

Development proposals must meet the requirements set out within the Masterplan. Piecemeal proposals for individual plots submitted prior to the adoption of the Masterplan will not be permitted.

There are no further development opportunities beyond those identified.





Kinloss Golf Course Masterplan

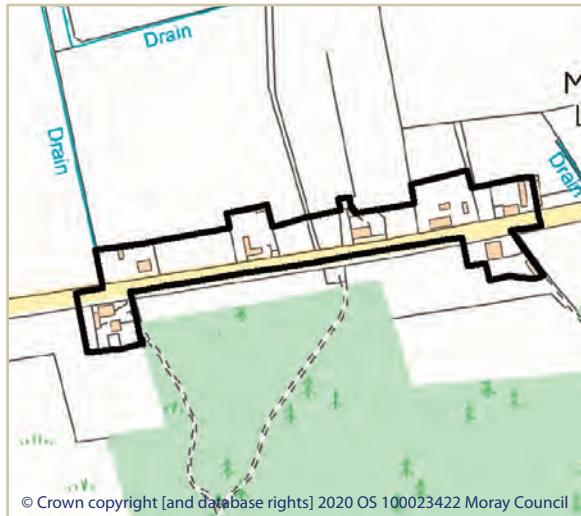
The golf course lies within Ministry of Defence noise contours associated with the formerly titled RAF Kinloss. A Noise Impact Assessment is required to support planning applications for permanent residential development.

Proposals must be supported by a Flood Risk Assessment to ensure no additional flood risk will be caused to surrounding areas or properties.

A Transport Statement is required to assess the impact of both the residential and tourism uses on the single track roads leading to the A96(T) to the north of the site.

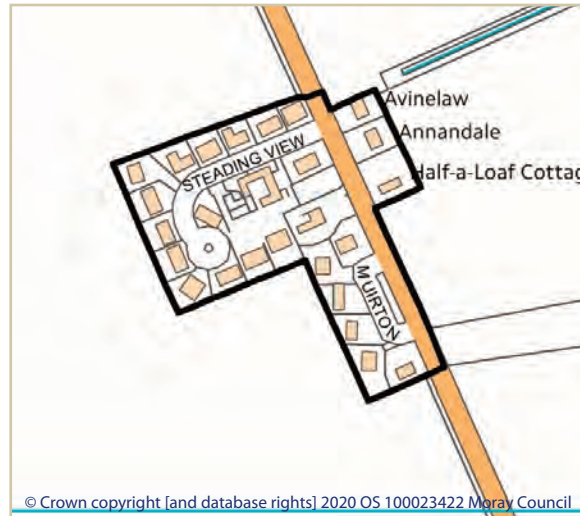


Muir of Lochs



Further development will not be approved as this would compromise the existing rural character of small evenly spaced croft holdings and create inappropriate ribbon development. Opportunities are therefore restricted to replacement and renovation only. Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

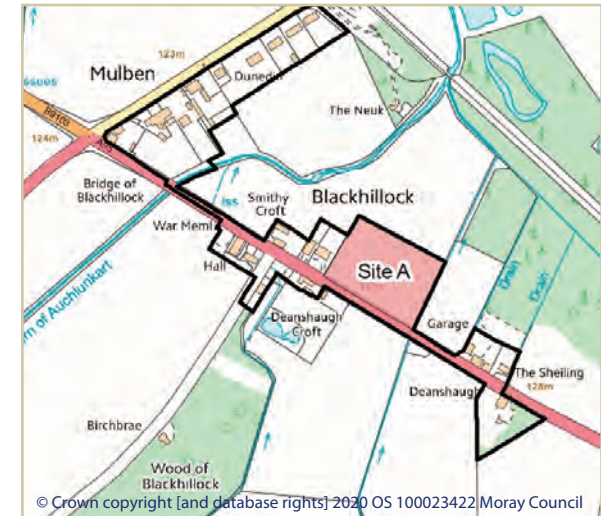
Muirton



The steading at Muirton was converted, in association with a number of new build properties on surrounding ground. No new housing sites will be supported and opportunities are restricted to replacement and renovation only.

Parts of Muirton lie within aircraft noise contours published by the Ministry of Defence (MoD). Developments within such areas will be subject to consultation with MoD.

Mulben



Site A has been identified to offer development opportunities within Mulben.

Proposals must be supported by a Flood Risk Assessment (FRA), the outcomes of which may affect the developable area of the site.

Opportunities for blue/green infrastructure should be identified to take pressure off of drainage systems and to help with flood risk management.

An indicative capacity has not been provided. Instead the capacity of the site will be determined by the required FRA.



Mulben cont.

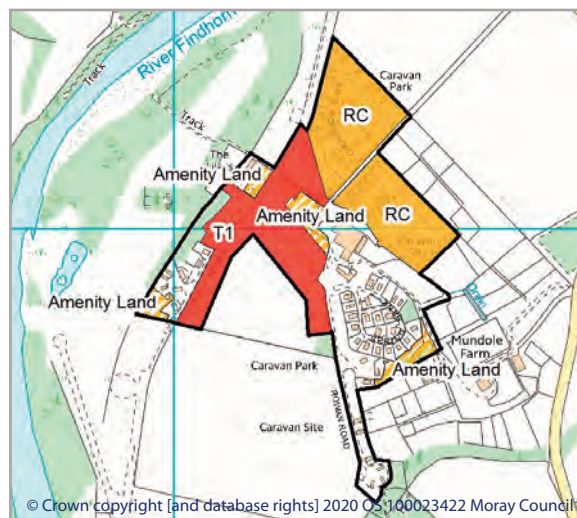


The site is a flat agricultural field and has no defined landscape boundaries making the site visually prominent. Proposals must incorporate landscaping along the eastern edge of the site to help integrate it into the surrounding environment. Properties adjacent to the A95 (T) must have their frontages overlooking it to maintain the existing character of the grouping.

There is a public water supply, but no public drainage. Options for waste water drainage must be thoroughly investigated as no discharge to the watercourse will be permitted.

A new access will be required onto the A95(T). The location and design of this access must be agreed with Transport Scotland as the Trunk Road Authority.

Mundole

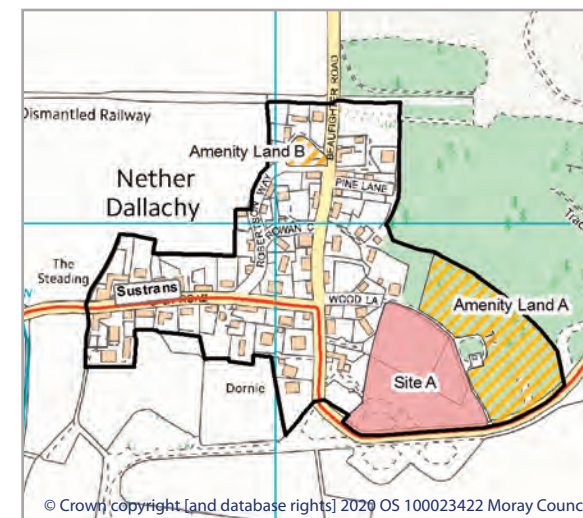


The Council will support proposals for the redevelopment of Mundole where the proposals are primarily for holiday accommodation. Area T1 must be retained for tourism use and the amenity areas safeguarded. Areas RC must be retained for residential caravans.

Opportunities for infill development exist within the boundary. Parts of Mundole are at risk of flooding and proposals may require a Flood Risk Assessment, the outcomes of which may affect the developable area of the site.

Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Nether Dallachy



Site A has been identified for development with an indicative capacity of 5 houses.

Existing character dictates generous plot sizes and a random disposition of new development. The layout of Site A must reflect the existing pattern of development and character of the grouping. Access must be taken primarily from the public road from the south east of the site. Any other vehicle access must meet Council standards in terms of design and provision of visibility splays.

Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.



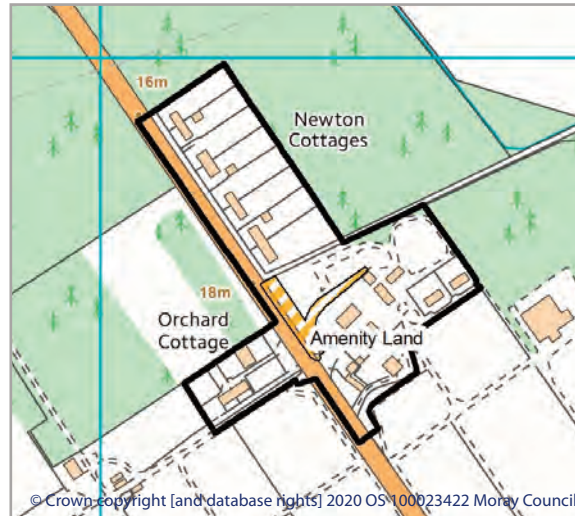
Nether Dallachy cont.



Given the site's former use as a military airfield, radium 226 may be present due to its use in aircraft dials during WWII. Potential radioactive contamination must be investigated.

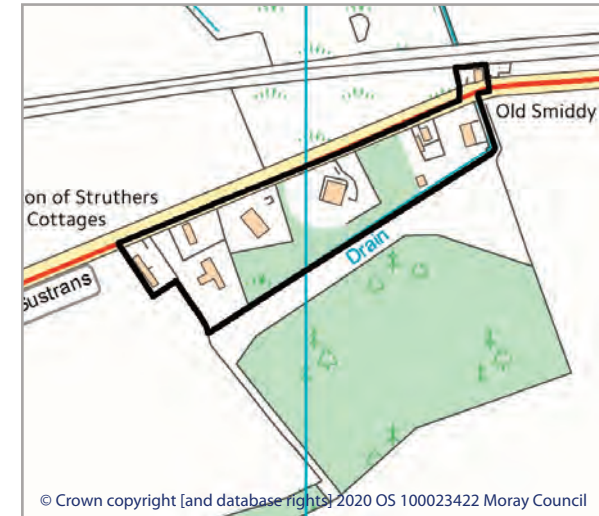
A public water supply is available but public drainage is not. Options for waste water drainage must be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways.

Newton



There are limited opportunities for new infill development. Access for new development must meet Council standards in terms of the provision of visibility splays. A public water supply is available but public drainage is not. Development will also depend on the suitability of ground conditions for soakaways.

Newton of Struthers



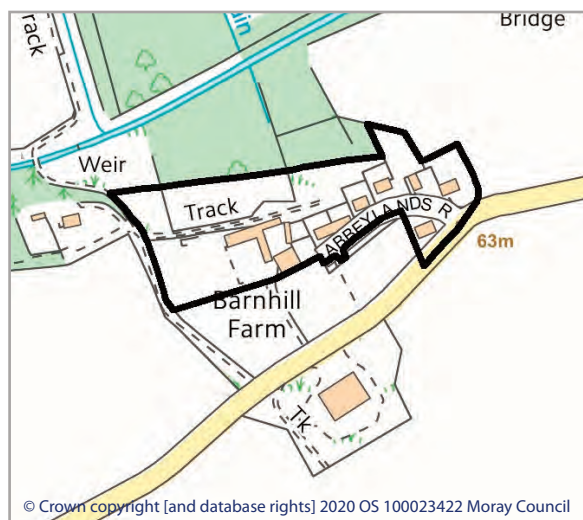
Opportunities for subdivision and replacement only.

Parts of Newton of Struthers are at risk of flooding. Proposals must be supported by a Flood Risk Assessment, the outcomes of which may affect the developable area of a site.

A public water supply is available but public drainage is not. Options for waste water drainage must be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways.



Pluscarden

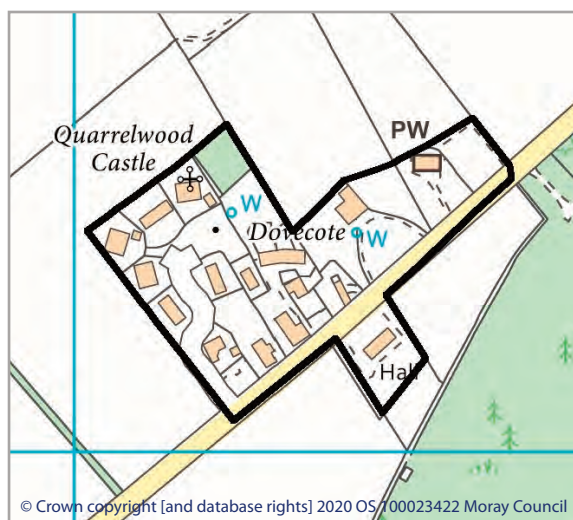


Opportunity exists for the renovation of the existing steadings at Barnhill Farm. An area to the west of the steading has been included within the boundary, to provide land to meet any demand for new housing.

Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Proposals must reflect the traditional styles and scale of the existing buildings at Barnhill. The layout must seek to include a steading/courtyard layout particularly on the south west portion of the site. Buildings must have slate roofs and have a maximum height of 1 ½ storeys. White render is not an appropriate material finish.

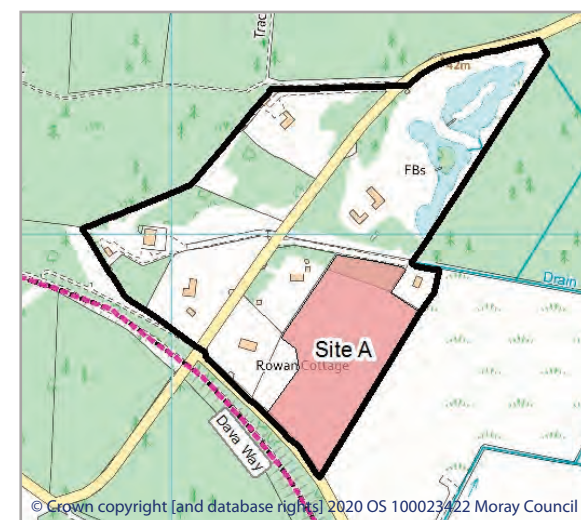
Quarrywood



Further opportunities are restricted to the rehabilitation of existing properties. Options for waste water drainage must be thoroughly investigated as options for discharge to the water environment are limited.

Parts of Quarrywood lie within aircraft noise contours published by the Ministry of Defence (MoD). Developments within such areas will be subject to consultation with MoD.

Rafford Station



Site A can accommodate up to 3 large house plots in keeping with the character and scale of surrounding properties. There are visibility constraints for any access onto the public road due to the railway abutment and new planting along the public road frontage associated with new houses. Third party land will be required to address these constraints.

In order to create containment and enclosure a 5 metre band of mixed native woodland planting (whips and feathered trees approximately 1.5 metre in height) at density of 1 per 4 square metres must be provided along the southern and eastern boundaries in advance of any planning application. Native hedge planting must be provided along the road frontage of the site outwith the required visibility splays.



Rafford Station cont.

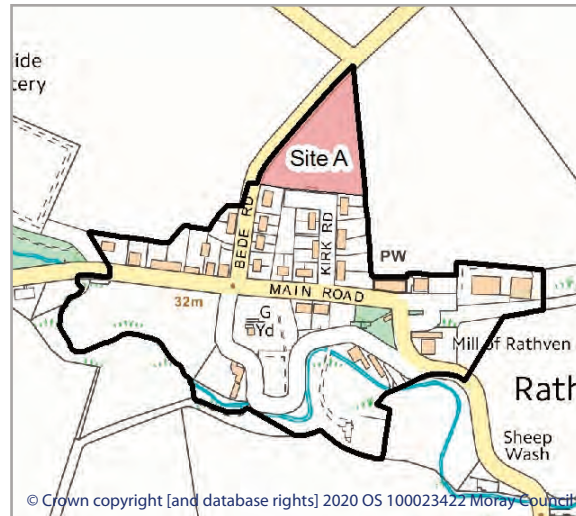


Proposals must be supported by a Flood Risk Assessment which may affect the developable area of the site.

Options for waste water drainage must be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways.

Peat soils are present on site and proposals may need to be supported by a peat survey to establish peat depths.

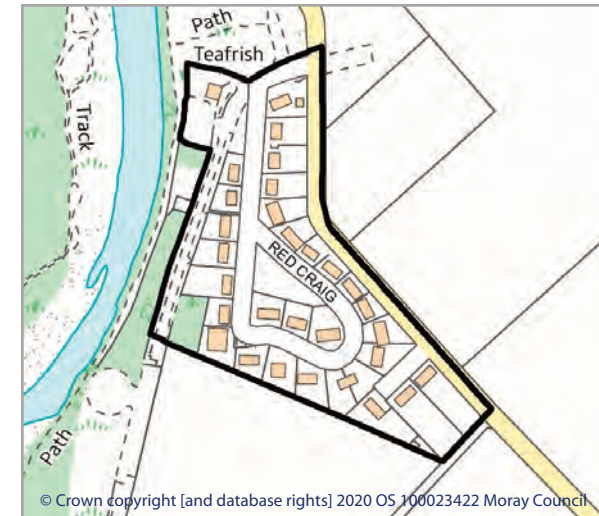
Rathven



Site A has been identified as an opportunity for development. If access is to be taken from the C33L (Findochty – Rathven Road) a minimum visibility splay of 4.5 metres by 95 metres is required in both directions. The extension of the existing footway from No 11 Bede Road to the site is also required to provide a safe access for pedestrians.

There are opportunities for redevelopment at the east end of the grouping. A public water supply is available, as is public drainage, and all development must be connected to the public sewer. Parts of Rathven are at risk of flooding and proposals may require a detailed Flood Risk Assessment.

Redcraig



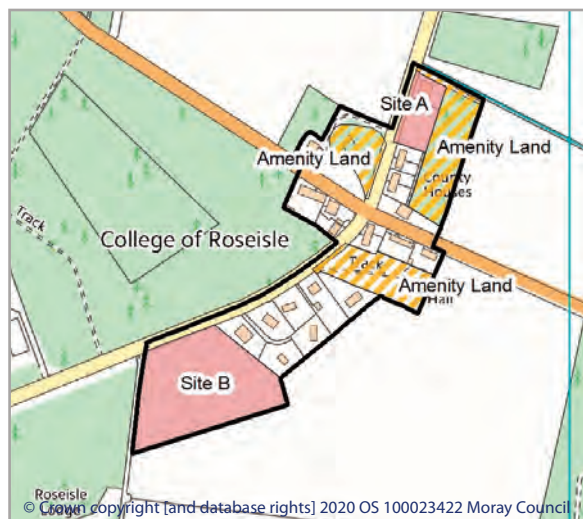
This is a self-contained grouping within which the Council will not permit further housing development. Opportunities are thereby restricted to replacement and renovation only.

A public water supply is available but the public drainage system (which serves only part of the community) is operating near capacity.

Parts of Redcraig are at risk of flooding and proposals may require a Flood Risk Assessment, the outcomes of which may affect the developable area of a site.



Roseisle



Opportunities for infill are limited. Site A has a single house built on it and can accommodate 2 further houses. Proposals for Site A must include the widening of the road and provision of a footway and extension of street lighting to roads authority specification along the entire frontage of the site.

Proposals must be supported by a Flood Risk Assessment, the outcomes of which may affect the developable area of the site.

Site B has consent for 5 houses. Proposals on this site must provide a 2 metre wide footpath along the northern edge of the site that connects to the existing village and the upgrading of the existing private road to the west of the site. Properties must be no higher than 1 ½ storeys to maintain the continuity and character of the settlement.

To integrate Site B into the existing grouping, properties immediately adjacent to C25E Roseisle Road must have their frontages overlooking it and have individual access points. Soft boundary treatments must be used for frontages of these properties. There is a fuel pipeline running through the site that will constrain development. No development will be permitted over the pipeline and a 3 metre buffer zone at each side of the pipeline will be required.

Proposals must incorporate landscaping along the eastern edge of Site B. This will help visually screen development when travelling west along the C25E Roseisle Road and would help to maintain the rural character of the grouping. Open space must be a feature of the site creating a safe and pleasant expansion of the village.

Parts of Roseisle lie within aircraft noise contours published by the Ministry of Defence (MoD). Developments within such areas will be subject to consultation with the MoD.

A public water supply is available but public drainage is not. Options for waste water drainage must be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways.

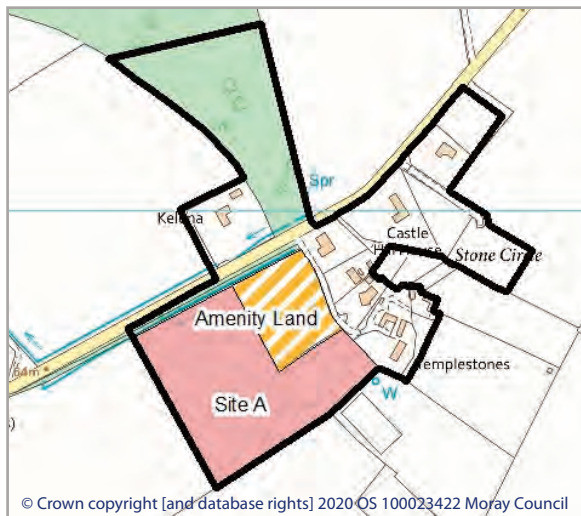
Slackhead



For road safety reasons, no further housing development will be permitted.



Templestones



Site A can accommodate up to four houses, set around identified amenity land. The site must be served by a new access with visibility splays of 4.5 metres by 120 metres to the north-east and 4.5 metres by 160 metres to south-west. The access must be 5.5 metres in width with provision of an access lay-by and communal bin storage area (out with required visibility splays).

An assessment of provision of passing places on the single track roads leading from the A96(T) and B9010 to the site is required to identify the locations of the required passing places and must be provided to support planning applications.

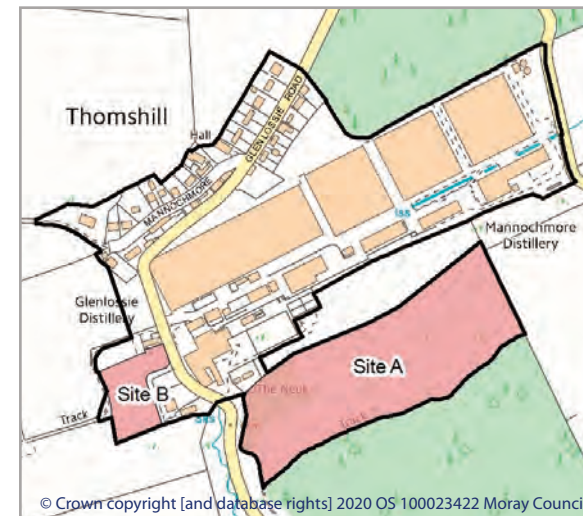
The row of mature trees along the road frontage of the site is a key feature of the grouping and therefore the maximum number of mature trees must be retained. It is accepted that there may be very limited tree removal to accommodate required visibility splays. Proposals for tree removal must be supported by a tree survey, setting out trees to be removed and retained and measures to protect those trees retained.

In order to create containment and enclosure a 5 metre band of mixed native woodland planting (whips and feathered trees approximately 1.5 metre in height) at a density of 1 per 4 square metres must be provided along the southern and eastern boundaries in advance of any planning application.

No further housing opportunities are identified and no further housing will be permitted within woodland.

A Flood Risk Assessment may be required which may affect the developable area of the site. A detailed drainage design must also be provided to demonstrate that suitable sustainable drainage arrangements can be achieved.

Thomshill



Consent has been granted for four houses on Site A.

Site B has been identified for residential development. The site is on a former sawmill and a review of existing information contained within the previous planning application for the site must be carried out in relation to gas protection measures. The applicant must demonstrate the suitability for residential use or propose suitable mitigation/remediation measures.

Proposals must be supported by a Flood Risk Assessment (FRA) the outcomes of which may affect the developable area of the site. Development must not occur on areas shown by a FRA to be at risk from flooding.



Thomshill cont.

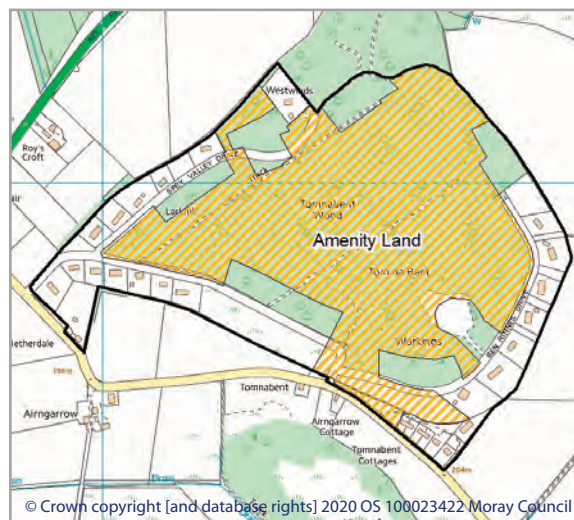
On account of the proximity of the distillery any proposal will require a detailed Noise Impact Assessment.

The site could potentially have Groundwater Dependent Terrestrial Ecosystems. A Phase 1 Habitat Survey would be needed to confirm the presence/absence of these wetlands. Badgers are very active in the wider area so the development of this site would need to consider surveying to confirm badgers presence/absence.

Buildings adjacent to Glenlossie Road must have their frontages overlooking it. There is an opportunity to integrate greenspace to assist with any flood issues.

An indicative capacity has not been given, instead the capacity of the sites will be determined by the required flood risk and placemaking policy requirements.

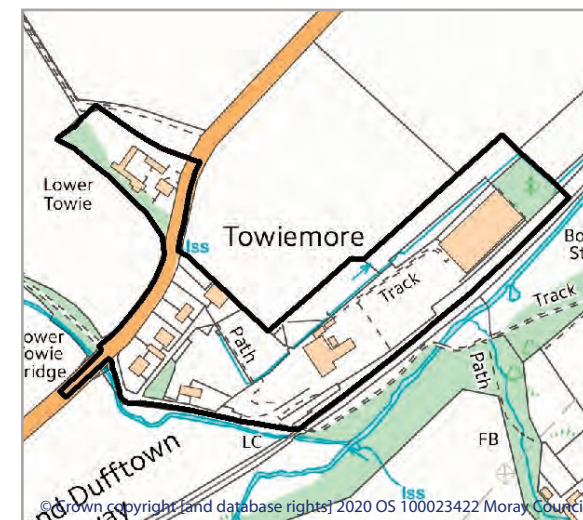
Tomnabent



A masterplan has been approved for the remaining undeveloped sites within this rural grouping. As part of this, there is a requirement to upgrade Spey Valley Drive to an adoptable standard as well as the provision of additional tree planting.

Development will largely depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Towiemore



Difficulties with access off the B9014 and flood risk restrict the scope for development.

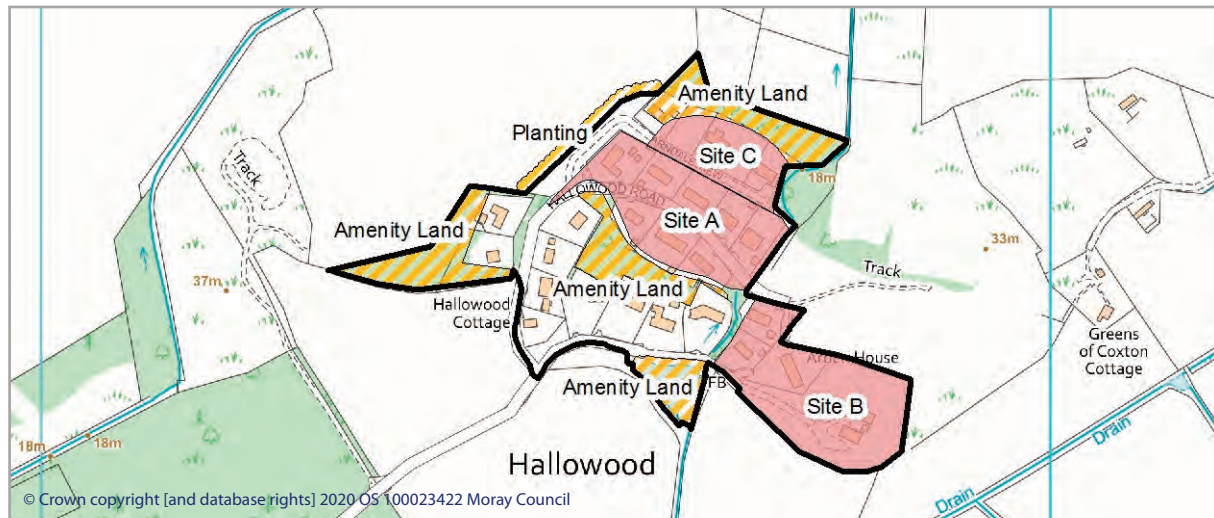
Proposals may require a Flood Risk Assessment, the outcomes of which may affect the developable area of the site.

Sites could potentially have ground water dependent terrestrial ecosystems. A Phase 1 Habitat Survey would be required to confirm the presence/absence of these wetlands.

Options for waste water drainage must be thoroughly investigated as options for discharge to the water environment are limited.



Troves



Site A is partially developed and has consent for a maximum of eight houses. A landscaping scheme must be implemented within and along the northern boundary of the site and a scheme for amenity land to the south implemented, in association with this development.

Within Site B, there is approval for two houses and further development within Site B will not be supported.

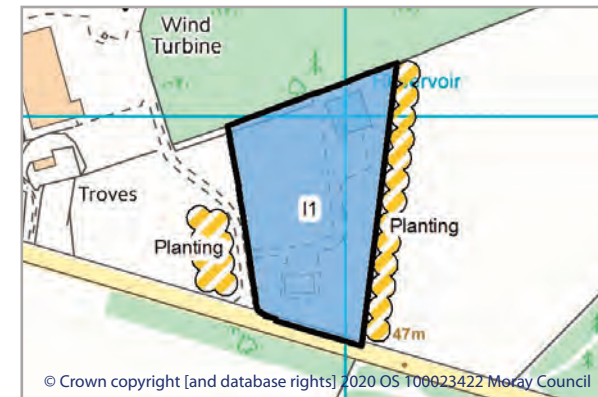
Site C is identified for up to five houses only. Development is restricted to the modified level platform only.

The steep slope, woodland and wetland within the

amenity land and surrounding the site should be undisturbed. The access should be sited close to the change in gradient and tucked against the field edge with woodland planting established to provide a setting for the road. A badger survey will be required.

Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited. Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

Troves Industrial Estate



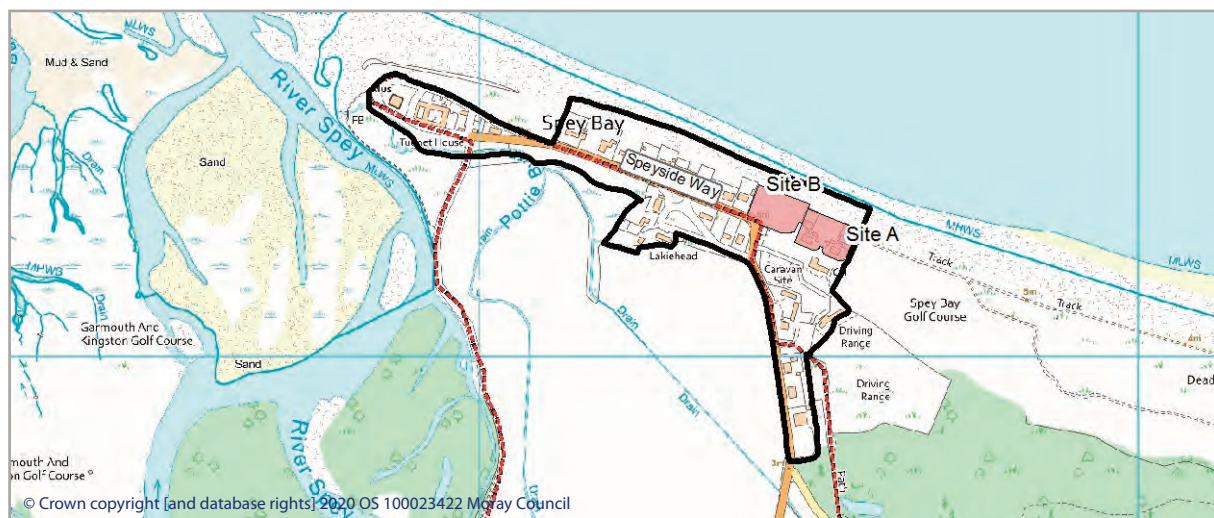
A site for industrial use is proposed close to Troves Industrial Estate. Development must unify the existing building pattern by providing a well ordered layout and woodland planting to provide a setting for development. The proposed buildings must be consistent in terms of materials, size/scale and overall design. Security fencing must be hidden behind shrubs and trees to mitigate visual impacts. Existing roadside planting should be formalised and consolidated to minimise visual impacts.

At detailed application stage consideration must be given to potential noise emissions associated with this development and this may necessitate the provision of a detailed Noise Impact Assessment (NIA).

Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.



Tugnet



Development opportunities at Site A where there is a planning consent for 6 houses. Site B is the site of the former Spey Bay Hotel which has been demolished and has planning consent for 5 houses. Slate roofs must be used and finishing colours must complement the surrounding buildings.

A public water supply is available but public drainage is not.

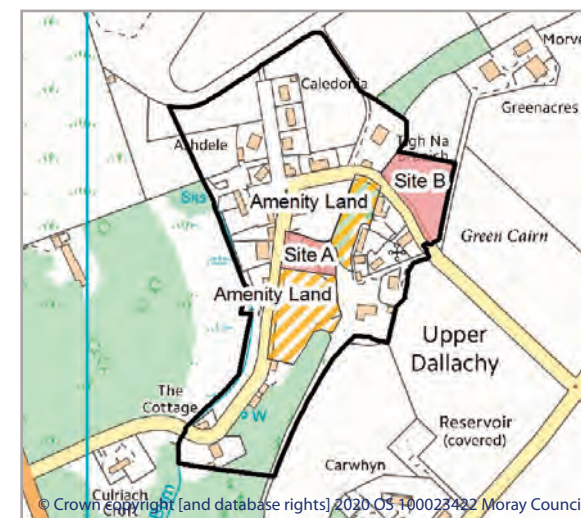
Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions from soakaways.

Proposals must demonstrate that there will not be adverse effects on the integrity of the Moray & Nairn Coast Special Protection Area (SPA), River Spey Special Area of Conservation (SAC), Lower Spey – Spey Bay SAC for example through changes to water quality (e.g. diffuse pollution from septic tanks) or disturbance to species.

Parts of Tugnet are at risk of flooding and therefore proposals must be supported by a Flood Risk Assessment the outcomes of which may affect the developable area of the site.

Lakiehead could potentially have ground water dependent terrestrial ecosystems. A Phase 1 Habitat Survey would be needed to confirm the presence/absence of wetlands.

Upper Dallachy



Development opportunities have been identified at Sites A and B. Site B has an indicative capacity of 4 houses. Planting along its eastern and northern boundaries should be provided as part of a landscaping plan for the site which reflects its elevated position adjacent to the countryside. Gap sites exist elsewhere and derelict buildings could be redeveloped/converted but the character of the central area should remain open.

A public water supply is available but public drainage is not. Options for waste water drainage must be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways.

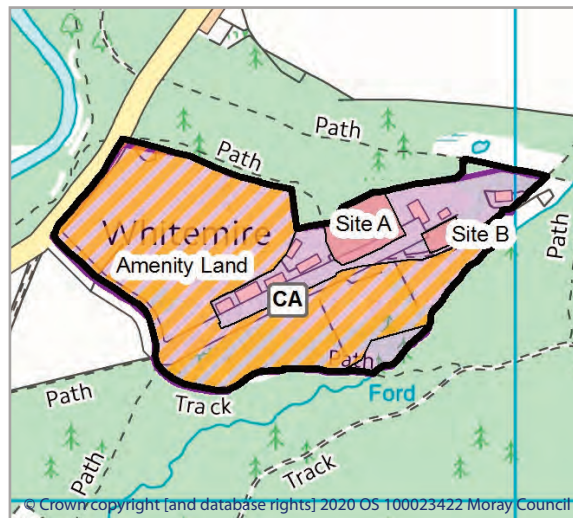
Upper Dallachy cont.



Given the site's former use as a military airfield radium 226 may be present due to its use in aircraft dials during WWII. Potential radioactive contamination must be investigated.

Flood Risk Assessments (FRAs) required.

Whitemire

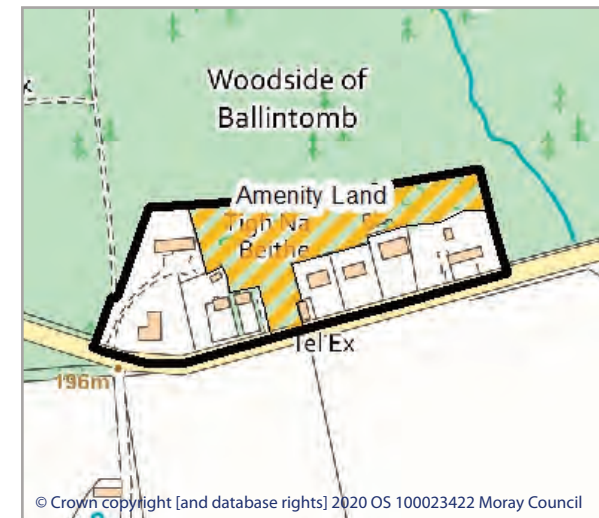


Most of Whitemire is a designated Conservation Area and Conservation Area policies apply. See Policy EP9 Conservation Areas.

An opportunity exists to introduce two houses on Site A and one on Site B. Proposals must reflect the design and be in keeping with the period style and uniformity of the existing estate cottages.

Development will depend on the suitability of local ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution. Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

Woodside of Ballintomb



Development within this community is restricted on the grounds of character and drainage. Opportunities are limited to replacement and renovation only.

There is no public drainage system. Options for waste water drainage must be thoroughly investigated as option for discharge to the water environment are limited. Proposals must be supported by a Flood Risk Assessment and Drainage Impact Assessment.

No development will be permitted within the ancient woodland.





