



Population  
**1,667**



Households  
**762**



**Settlement Hierarchy**  
**Smaller Towns & Villages**

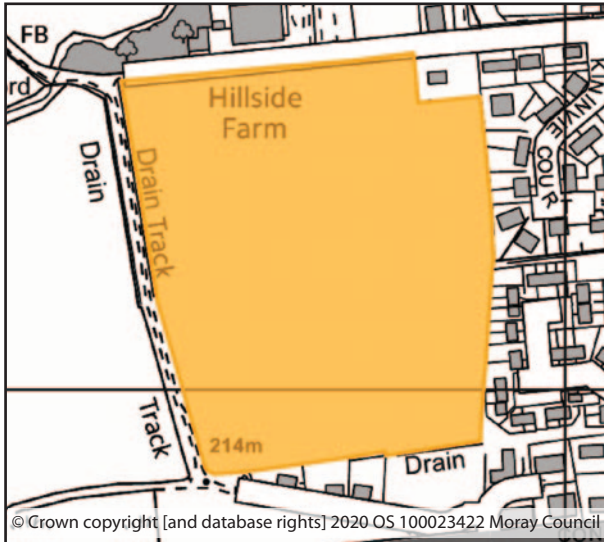
### **Development Strategy / Placemaking Objectives**

- 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.

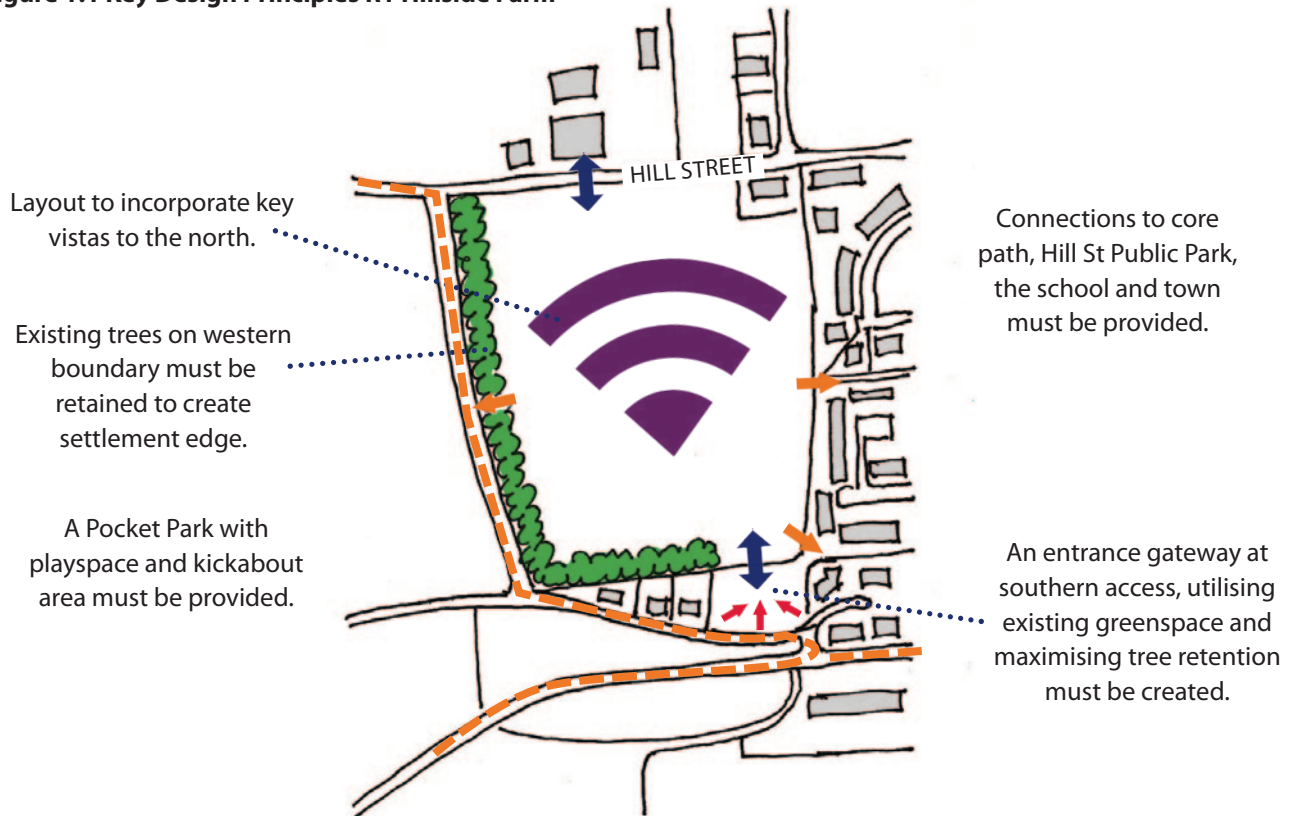
## HOUSING

### 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



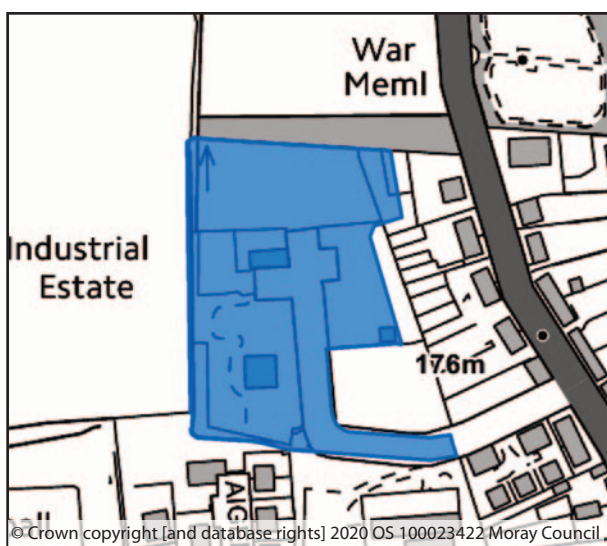


# R1 Hillside Farm 4.3ha 100 units



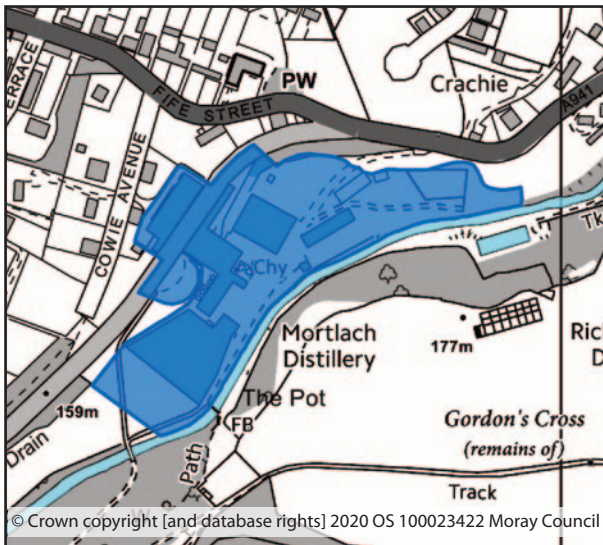
## EMPLOYMENT

### 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.

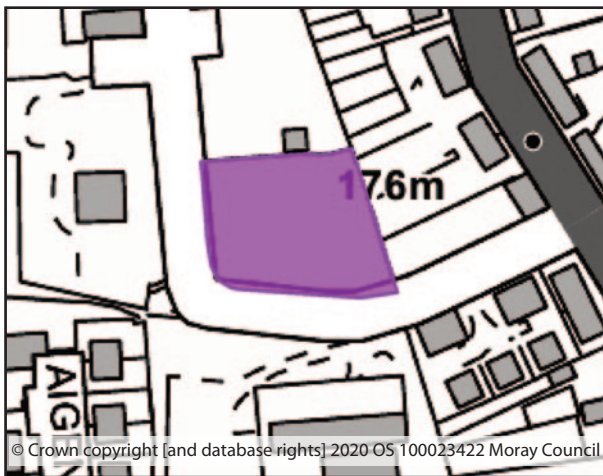
## 12 Mortlach Distillery Existing Business Land



- 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



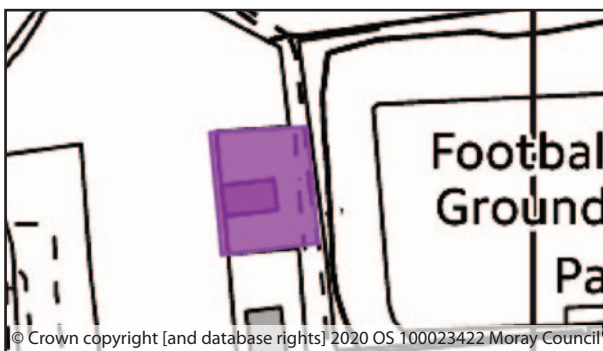
##### Suitable Uses

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

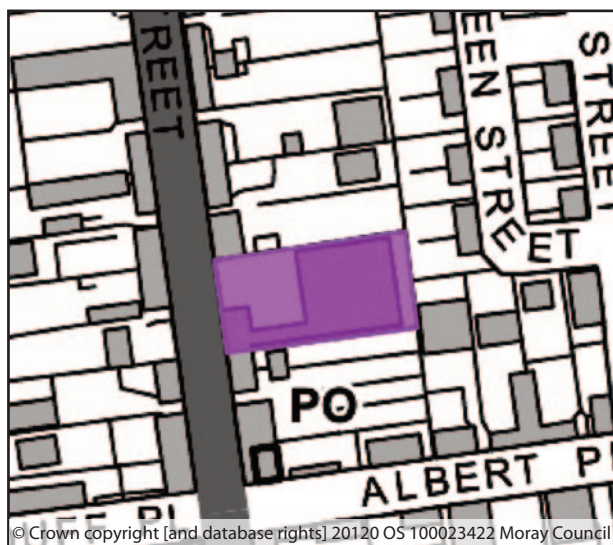


##### Suitable Uses

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
<b>SAC</b>	Special Area of Conservation	River Spey
<b>SLA</b>	Special Landscape Area	Ben Rinnes

## INFRASTRUCTURE

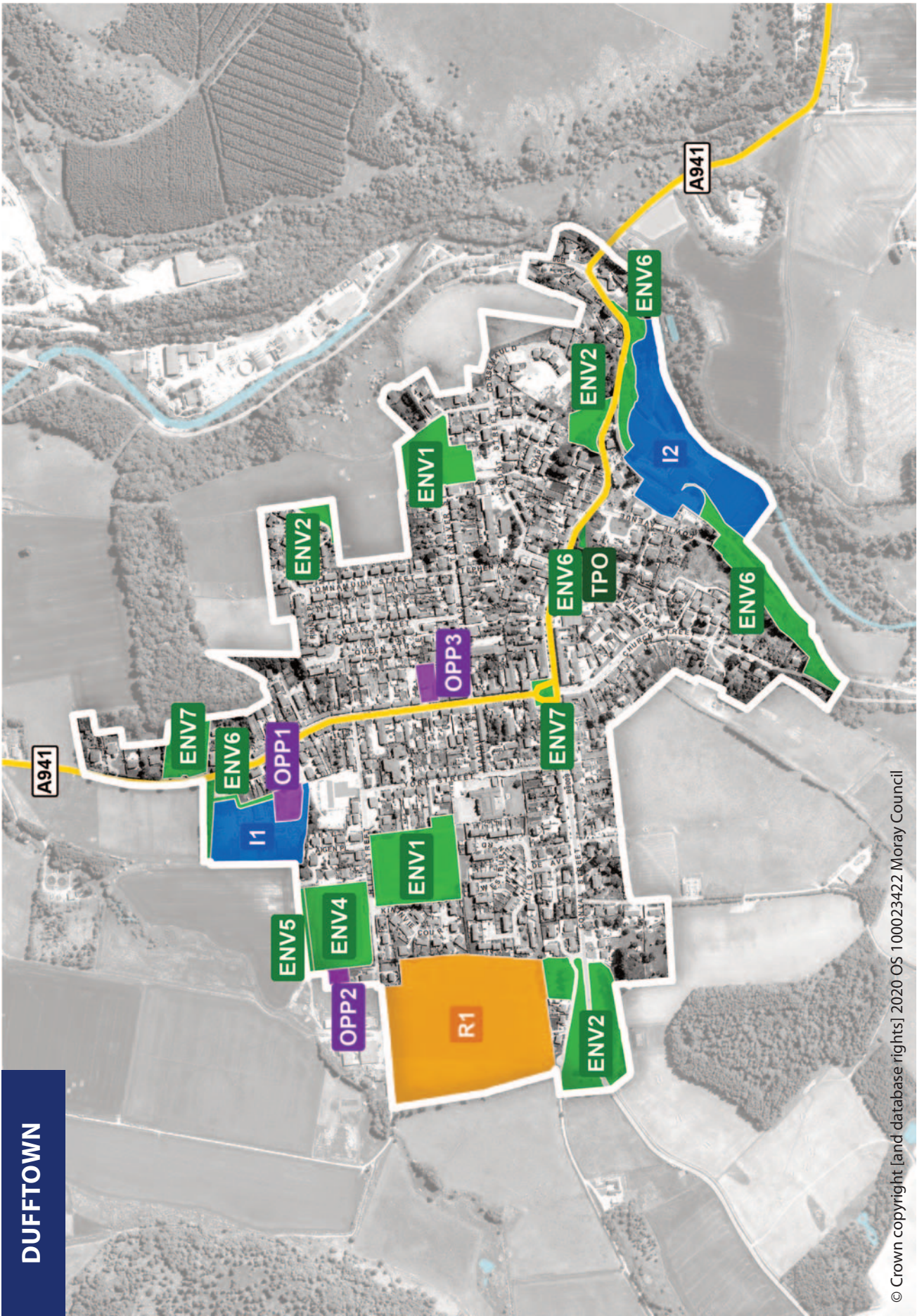
Sites identified will be required to contribute to and/or provide the infrastructure identified below and shown on the Transport Proposal (TSP) Map to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development 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









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