

Definitions

"Rural Community"

Rural communities were originally designated in the 1993-98 Local Plan. They were identified as small rural settlements which serve as a social focal point within the surrounding countryside, and must have comprised a recognisable built up area; a focal point; main street or central area. It should be established as a local centre, with perhaps a community facility such as a village hall, school, shop or post office. It can have an important employment role as a location of distillery or sawmill, or it can have historical links to the traditional industries of agriculture, estate management, fishing or forestry.

In subsequent plans, the requirement for community facilities has been reduced, and further rural communities have been designated based on their status as a cohesive, physical grouping of buildings. Consolidation of these groupings continues to be the preference as opposed to development in open countryside.

"Amenity Land"

Several rural communities have "amenity land" designations within them. "Amenity land" is defined as land within a Rural Community, which enhances the attractive setting of the community by virtue of its environmental contribution to the character of the community. This land may be formal or informal open space; may contain trees or woodland; be a distinguishing landscape feature or landmark.

Within these areas, the Council will not approve development which adversely affects the amenity value of the site (see also policy E4).

These designations do not imply any right of access/use of private land, nor do they commit the Council to any form of maintenance or upkeep of the site.

1. 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.

Character Description: *4 Estate Village*

Specific Character Features

- Group 'B' buildings dominant around Aberlour Home Farm Steading.
- Group 'C' buildings dominant only at the entrance to the walled garden.



2. ARRADOUL

The site identified in the previous plan has now been developed. Main road access and poor ground conditions for drainage restrict the scope for further development. Opportunities are essentially restricted to replacement of houses on a one to one basis, using an existing septic tank and soakaway, and an existing access. The introduction of a 50mph limit may have improved road safety, but additional accesses onto the A98 will not be permitted.

The wooded area around Arradoul House provides visual amenity to the village and proposals which involve felling of trees to provide development sites will not be permitted.

Character Description: *3 Hamlet/Clachan*

Specific Character Features:

- Group 'A' buildings dominate.
- Elongated plots averaging a quarter of an acre or less.



3. AUCHBRECK

Limited opportunities for development within this small community, but the site to the north east (Site A) may, if ground conditions permit, accommodate two single house plots. A site to the south east (site B) may also be suitable for up to 3 houses, ground conditions permitting. A public water supply is available but public drainage is not.

Character Description: *3 Hamlet/Clachan*

Specific Character Features

- Group 'A' and 'B' buildings dominant.



4. 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 village character and amenity. A site has been identified as suitable for development up to 3 houses (Site 'A'). The roadside beech hedging should be retained and incorporated in all development proposals. The crofts to the east should not be subdivided beyond "Auchenhalrig Croft" to protect the crofting nature of the community. Foul drainage may be disposed of by means of septic tanks and soakaways/mounds. Parts of Auchenhalrig are at risk of flooding and applications for development may be asked to carry out a Flood Risk Assessment.

Character Description: *2 Crofting Township*

Specific Character Features

- Group 'A' buildings dominate.
- Maintenance of open spaces between groups of buildings.
- Beech hedging for boundary demarcation.



5. AULTMORE

Opportunities for infill and gap site development especially to the east of the B9016 road through the village, where sites A and B have been identified. A public water supply is available but public drainage is not. Parts of Aultmore are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 5 Distillery Village

Specific Character Features

- Group 'B' buildings dominant.



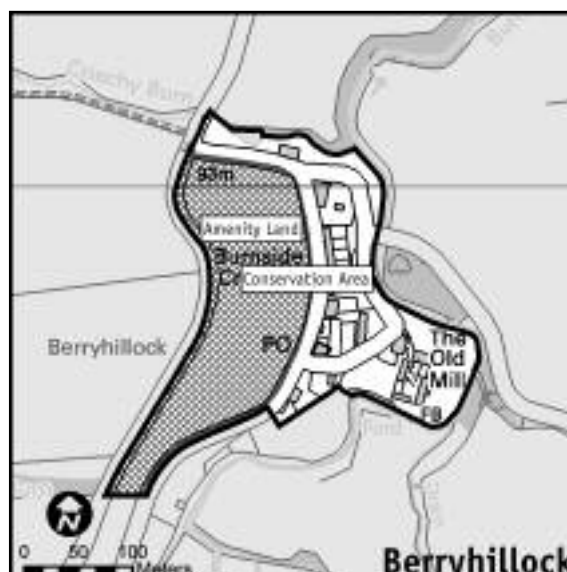
6. BERRYHILLOCK

The majority of the village is designated as a Conservation Area and Conservation Area Policies (BE3) will apply. An opportunity exists to redevelop the mill and outbuildings; a listed building which would require an upgrading of the access. A public water supply is available but drainage for any new development must be served by new septic tanks and mounds/soakaways. Parts of Berryhillock are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 1 Kirktown/Farmtown.

Specific Character Features

- Group 'A' buildings dominant.
- Open spaces/paddocks between buildings.



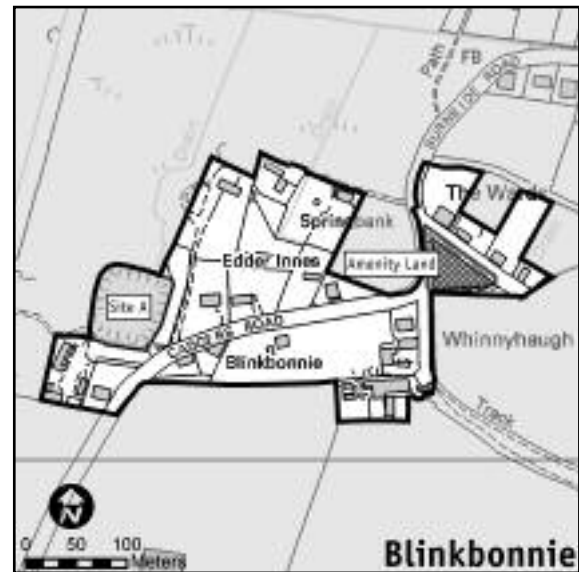
7. BLINKBONNIE (KINGSTON)

Four houses have been approved within the Community boundary. There is an opportunity for up to 3 houses on site A. Further development within this community is restricted on the grounds of poor access and existing character. Foul drainage may be disposed of by means of septic tanks and soakaways/mounds.

Character Description: *6 Post War Community.*

Specific Character Features

- Group 'C' buildings dominant.
- Open spaces/paddocks between buildings.



8. BOGMOOR

Opportunities exist for gap site development within the community, however the Council will restrict further development that requires new access roads to the main road frontage (B9104), for road safety reasons. A public water supply exists but no public drainage and there are drainage difficulties in some areas. Parts of Bogmoor are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: *2 Crofting Township.*

Specific Character Features

- Mix of Group 'A' and Group 'C' buildings - single - 1 1/2 storey.
- Informal road layout.
- Large plots - but compact groupings.
- Absence of building lines.
- Natural Areas and Hedging.



9. BRIDGEND OF GLENLIVET

A large site at the east end (Site A) has been included to allow for some low density housing, which should include a landscaped strip to the south. Archaeological remains may restrict the extent of development possible within the site. Due to the importance of existing character, all new development must be sensitively designed and replacement/renovation of existing buildings to the west end will be carefully controlled. A public water supply is available but the existing public drainage (septic tank) system (which serves only part of the community) is operating to capacity. New development will depend on the suitability of ground conditions for drainage. Parts of Bridgend of Glenlivet are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Any development would need to take into account the River Livet as part of the River Spey SAC.

Character Description: 3 *Hamlet/Clachan*

Specific Character Features

- Groups 'A' buildings dominant.
- Trees, woodland and riverside setting.



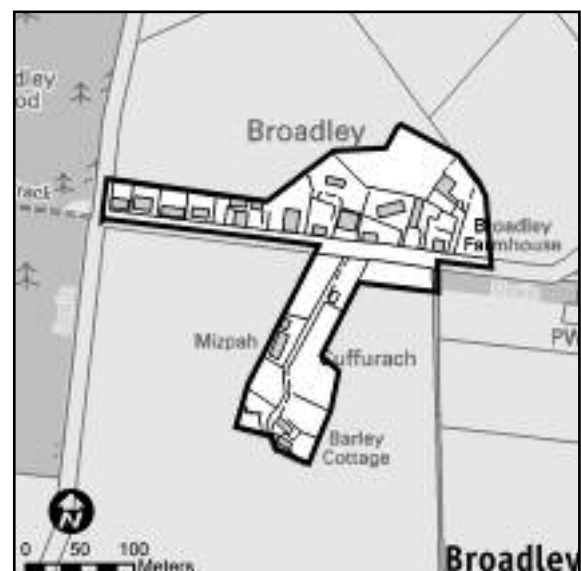
10. BROADLEY

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 options for new development.

Character Description: 6 *Post War Community*.

Specific Character Features

- Groups 'B' and 'C' buildings dominant to north.
- Group A buildings dominant to south.



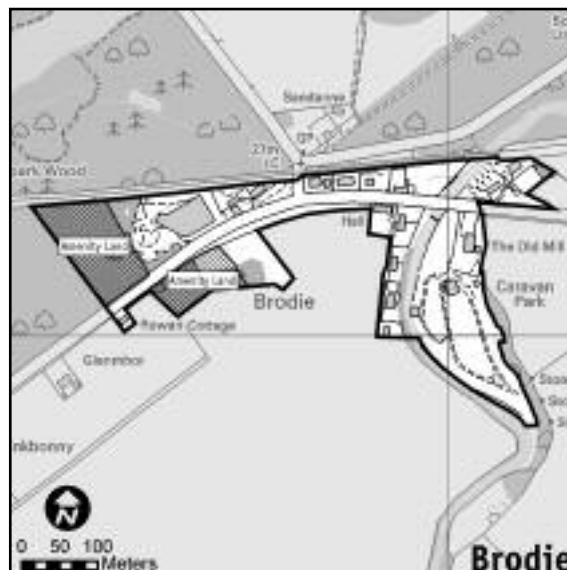
11. BRODIE

The Council will not permit further housing development within Brodie, (beyond one for one replacement) because of existing access problems onto the A96 Trunk Road. Parts of Brodie are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 4 Estate Village

Specific Character Features

- Group 'B' buildings dominant.



12. BROOM OF MOY

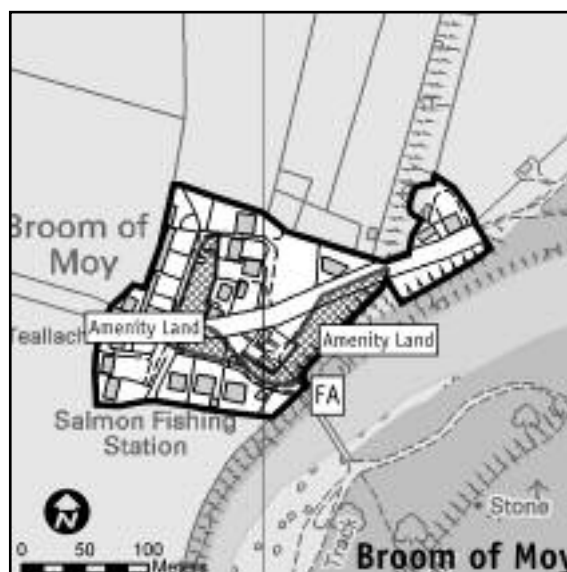
Ground conditions are uncertain and development will depend heavily on the suitability of ground conditions for soakaways. New dwellings and extensions should be single storey with gable widths not exceeding 5.5 metres. Parts of Broom of Moy are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

In recognition that the River Findhorn Flood Alleviation Scheme is yet to be finalised, areas likely to be required for its implementation are shown (FA). This may restrict the extent of areas that can be released for development.

Character Description: 4 Estate Village.

Specific Character Features

- Group 'A' buildings dominant.
- Drying greens remain open.



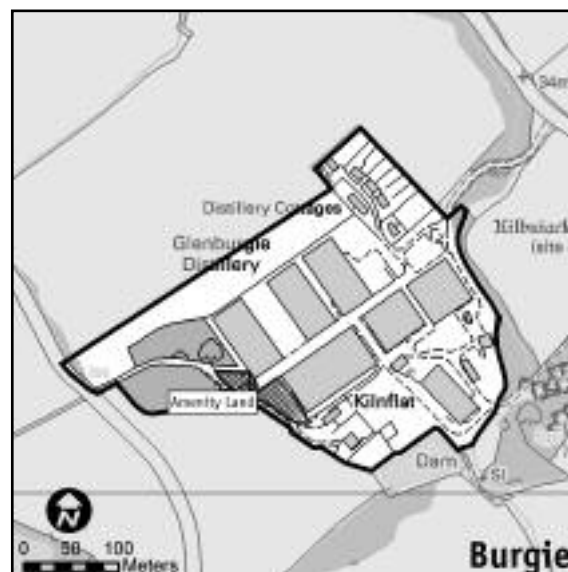
13. BURGIE

A distillery complex within which the provision of gap sites is limited because of the predominantly industrial character of the community. 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 should have regard to noise measurement criteria which are appropriate. Parts of Burgie are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 5 Distillery Village.

Specific Character Features

- Group 'B' buildings dominant.



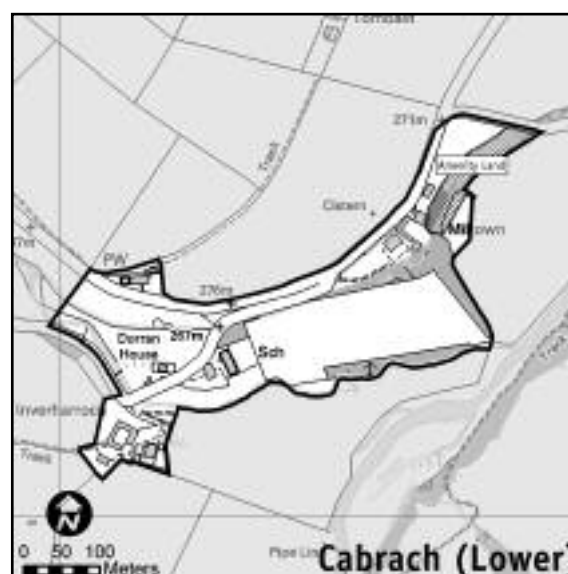
14. CABRACH (LOWER)

An extensive boundary to allow for a choice of sites. Development would have to be served by septic tanks and soakaways.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- Group 'A' and Group 'B' buildings dominant.



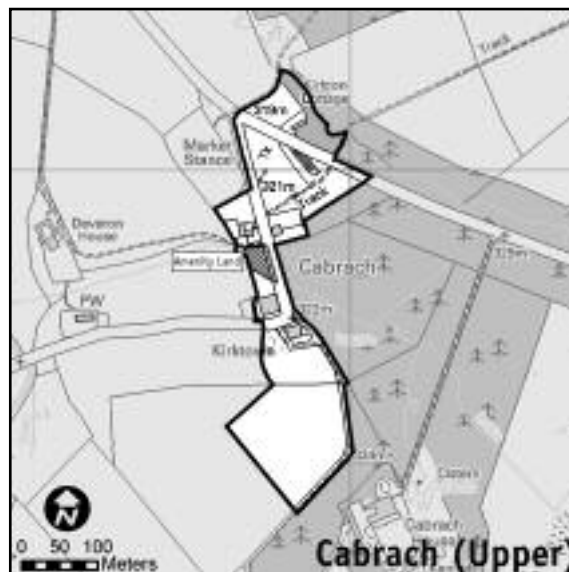
15. CABRACH (UPPER)

An extensive boundary to allow for a choice of sites. Specific sites may be able to drain to the River Deveron if ground conditions were unsuitable for a soakaway but elsewhere in the greater part of the community development would have to be served by septic tanks and soakaways.

Character Description: 3 *Hamlet/Clachan*.

Specific Character Features

- Group 'A' buildings dominant.



16. CARDHU

Opportunity for new development in the field to the south of the public play area which is being developed for recreational purposes by the local community. New housing here must be at single storey and reflect Victorian (distillery) architecture. 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. The land enclosed by the new access road to the distillery is to remain as landscaped amenity land.

Character Description: 5 *Distillery Village*.

Specific Character Features

- Group 'B' buildings dominant.



17. CARRON

Opportunity for infill alongside the former Post Office and for redevelopment of the sawmill site to the east end. Proposals for the latter must provide for the retention of existing mature trees.

Site A is appropriate for four individual roadside house sites to be sensitively developed given their central location. These sites should be set back from the road to allow for the retention of existing mature trees to a depth of 15m along the roadside. Individual trees may be removed to permit access but the mature wooded character at the main entrance to the village should be retained. House designs must reflect the Victorian architecture which is such a dominant feature of the village.

Site B is appropriate for a maximum of 5 houses and must be sensitively developed given their central location. House designs must reflect the Victorian architecture which is such a dominant feature of the village.

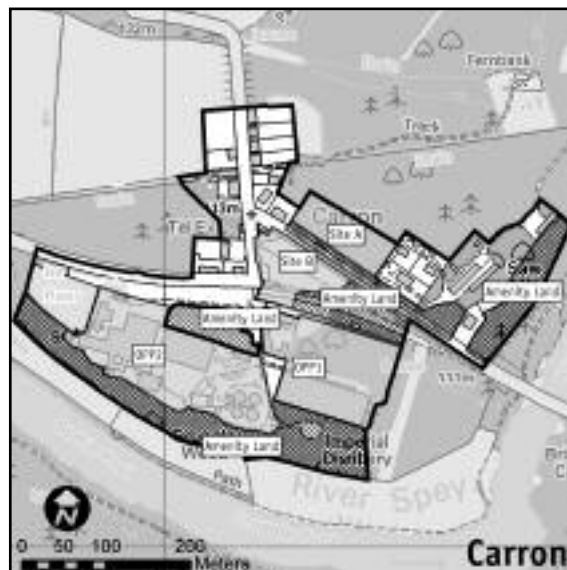
OPP1 and OPP2 are suitable for redevelopment for mixed residential/recreational/business use. Applications will not be permitted unless they cover the redevelopment of the whole site. A detailed construction method statement should be submitted with any development proposals for these sites due to the proximity of the River Spey SAC.

Parts of Carron are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment. Foul drainage may be disposed of by means of septic tanks and soakaways/mounds.

Character Description: *4 Distillery Village.*

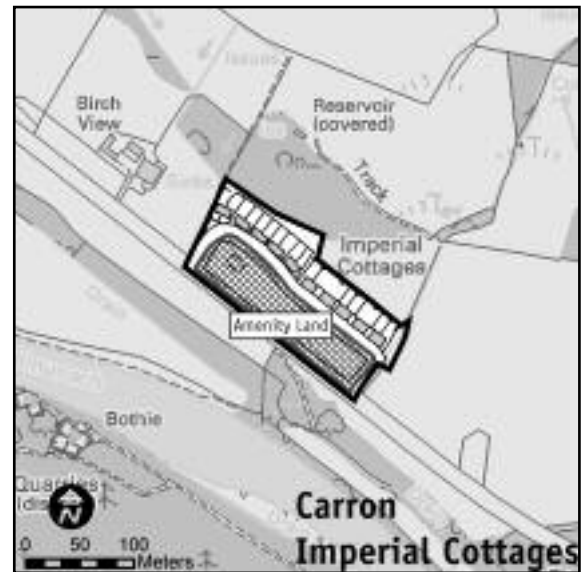
Specific Character Features

- Group 'B' buildings dominant.
- Mature trees at the sawmill site and east entrance.



18. CARRON IMPERIAL COTTAGES

The housing at Imperial Cottages should not be expanded.



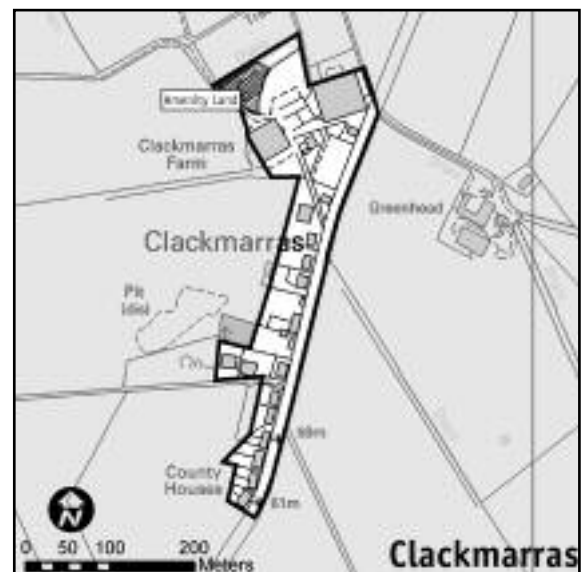
19. CLACKMARRAS

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.

Character Description: 1 Kirktown/Farmtown

Specific Character Features

- Group 'A' and Group 'B' buildings dominant.



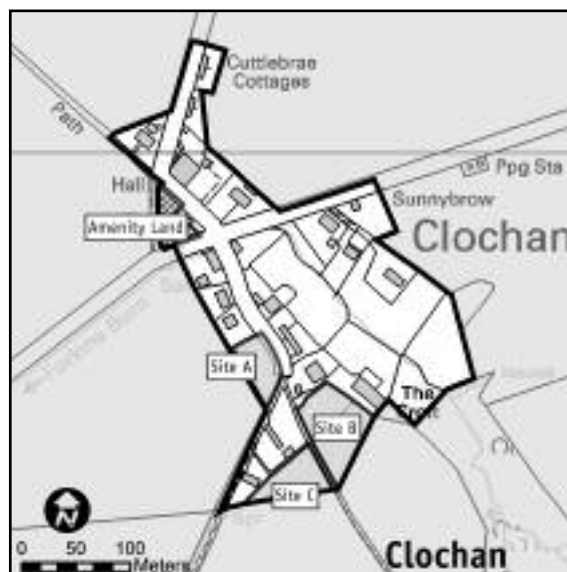
20. CLOCHAN

There are a limited number of opportunities for new development, which have been identified as areas 'A', 'B' and 'C'. Road access into sites 'B' and 'C' will require upgrading of the existing track. A public water supply is available but public drainage is not, and foul drainage will require to be by septic tanks and soakaways. The grassy area around the telephone exchange/call box should remain as an amenity feature.

Character Description: 3 Hamlet/Clachan

Specific Character Features

- Group 'A' and Group 'B' buildings dominant.
- Mostly single storey.



21. COLTFIELD

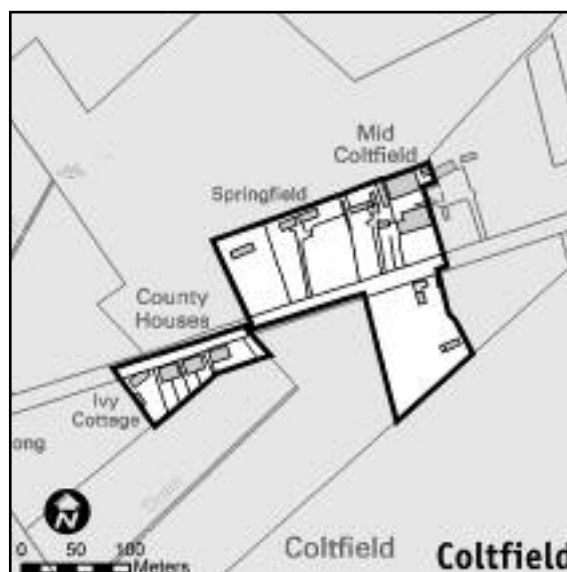
Existing character is one of single houses set back on long narrow plots. Proposed development should respect this pattern and be of single plot depth only. A public water supply is available but the public drainage (which serves only part of the community) is at present working to capacity. New development will largely depend on the suitability of ground conditions for soakaways.

Parts of Coltfeld lie within aircraft noise contours published by the Ministry of Defence. Developments within such areas will be subject to consultation with MoD, and consideration against policy EP7 regarding noise pollution.

Character Description: 2 Crofting Township.

Specific Character Features

- Group 'A' building dominant.



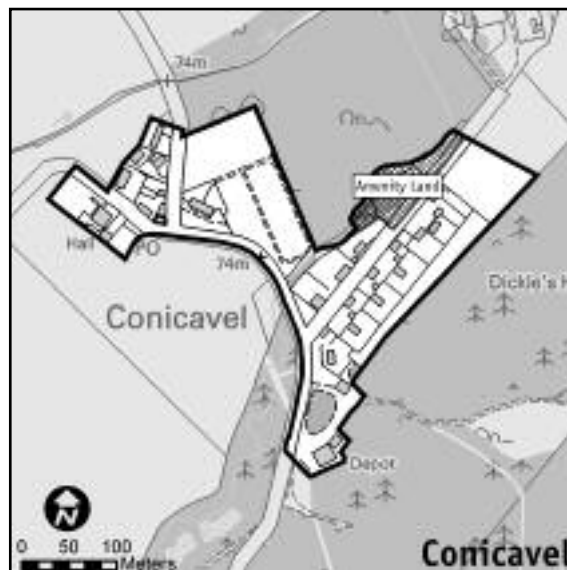
22. CONICAVEL

Opportunities for development of 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 should respect the 'open' character and staggered building line of the existing housing. There is a public water supply available but no public drainage. New development will depend on the suitability of ground conditions for soakaways.

Character Description: 4 Estate Village.

Specific Character Features

- Group 'B' buildings.
- Staggered building line with spaces between buildings and an absence of boundary demarcation on the road to Cooperhill Farm.



23. CRAGGANMORE

Consent has been granted for 25 holiday chalets at Site A. Outline consent has been granted for Site B (for 4 houses), Site C (2 houses), Site D (1 house) and Site E (4 houses). Development will 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 evaluate this through a Noise Impact Assessment.

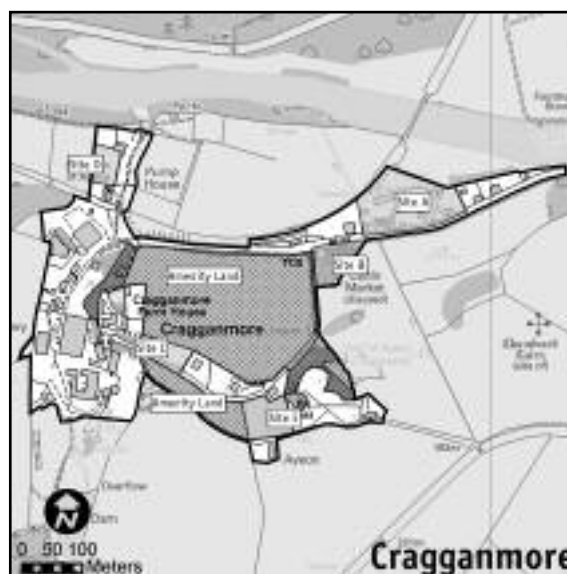
Development proposals should safeguard the integrity of the River Spey SAC.

Parts of Cragganmore are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 5 Distillery Village.

Specific Character Features

- Group 'B' buildings dominant.



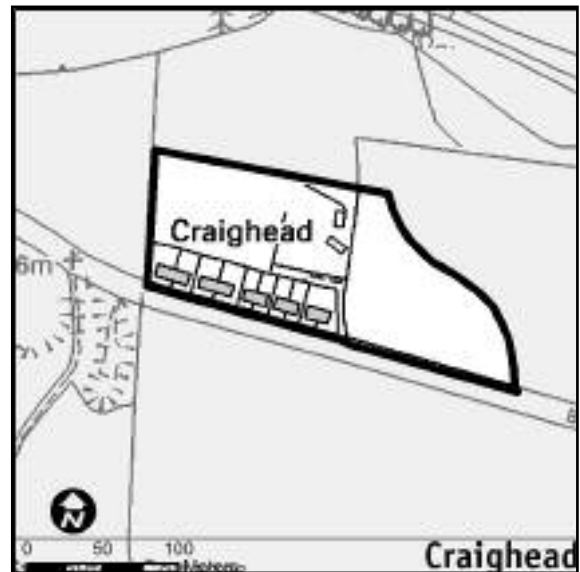
24. CRAIGHEAD

There is scope to consolidate the existing row of houses. Consent has been granted for 3 houses fronting the B9013.

Character Description: 6 *Post-war community.*

Specific Character Features

- Group 'C' building dominant.



25. CROFTS OF DIPPLE

Opportunities 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.

Character Description: 2 *Crofting Township.*

Specific Character Features

- Group 'A' buildings dominant - single storey
- Strong building line and orientation
- Large rear gardens.

