

26. DAILUAINNE

Physical landscape constraints, including the designated amenity land that is covered by a Tree Preservation Order (TPO), and the predominantly industrial character of the community 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. 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 Dailuaine 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.



27. DARKLANDS (NORTH)

Site A has been identified to accommodate one house, and screen planting is provided at the northern boundary. A maximum of up to 4 houses will be permitted within the area identified as Site B. This is conditional upon, inter alia, a provision of agreements to secure the management, retention, and regeneration of the woodlands identified as Amenity Land B, for the community, including public footpath and access. A public water supply is available but public drainage is not.

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

Character Description: *6 Post War Community.*

Specific Character Features

- Group 'C' buildings dominant.



28. DRUMMUIR

Opportunities for multiple house development at Site A, which should 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 should be retained as a community facility and its upgrading to a car park for the community will be sought as a developer contribution.

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 Roads Section is advised.

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

Character Description: 3 Hamlet/Clachan.

Specific Character Features

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



29. DRYBRIDGE

Many of the opportunities identified by the previous plan have now been developed, and few options now remain. The narrow road infrastructure constrains the capacity to accommodate further housing, and no extensions to the boundary or further sites are proposed.

A public water supply is available, but the public drainage system is at capacity. Any proposed development will either have to upgrade this infrastructure or use septic tank and soakaways/mounds.

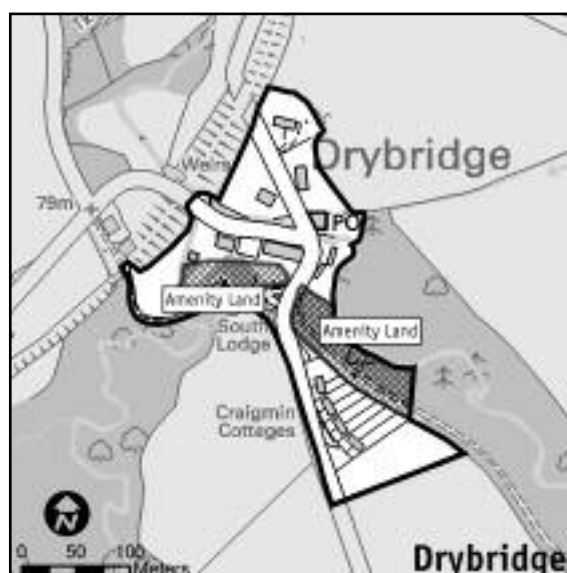
The areas of woodland within the village provide amenity and parts are covered by a Tree Preservation Order.

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

Character Description: 3 Hamlet/Clachan.

Specific Character Features

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



30. EAST GRANGE

Opportunity exists 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. Development will depend on the suitability of ground conditions for soakaways.

Character Description: 1 Kirktown/Farmtown.

Specific Character Features

- Group B buildings dominant.



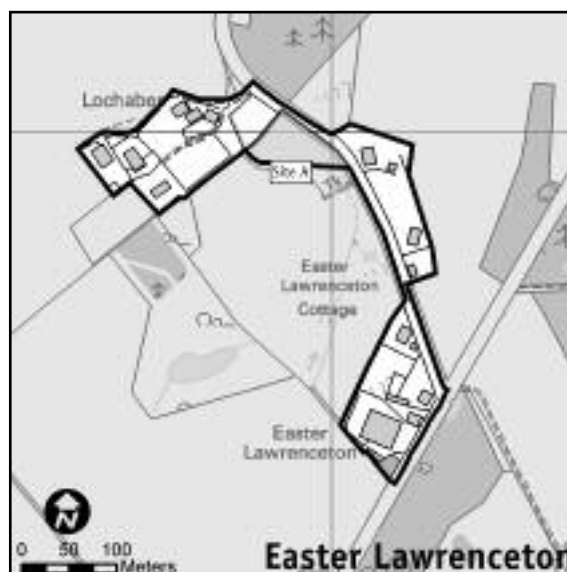
31. EASTER LAWRENCETON

Limited opportunities for infill. Site A is appropriate for one or two houses. No new development will be permitted elsewhere within the community. A public water supply is available. Development will depend on the suitability of ground conditions for soakaways on which there is some doubt.

Character Description: 1 Kirktown/Farmtown

Specific Character Features

- Group 'A' buildings dominant.



32. EDINVILLIE

Opportunities exist for single plot development along the roadside to the west and at Smithy Cottage to the north. There is, however, some doubt as to the suitability of ground conditions for additional soakaways within the community. Ground conditions are uncertain for soakaways and all new development may be curtailed if the risk of pollution becomes apparent. No public water supply or public drainage.

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

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- Group 'A' buildings dominant.



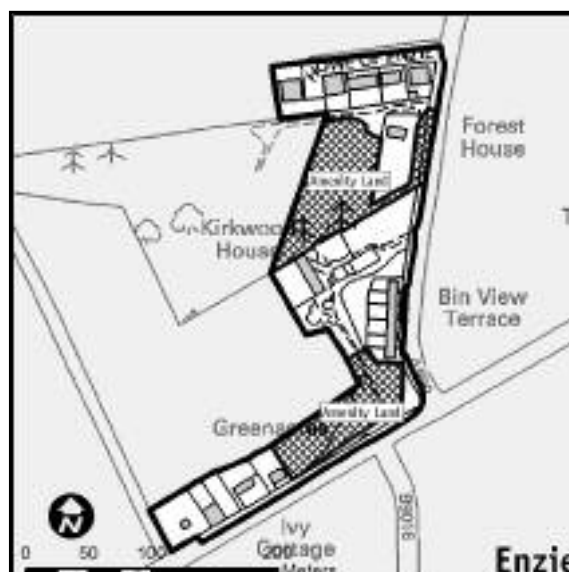
33. ENZIE

The Community is set around the private grounds of the manse and contains significant areas of woodland which should 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 council 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.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- Group 'A' buildings dominant to the south and within the grounds of the church and manse.
- Group 'C' buildings are dominant at 'Howe of Enzie'.



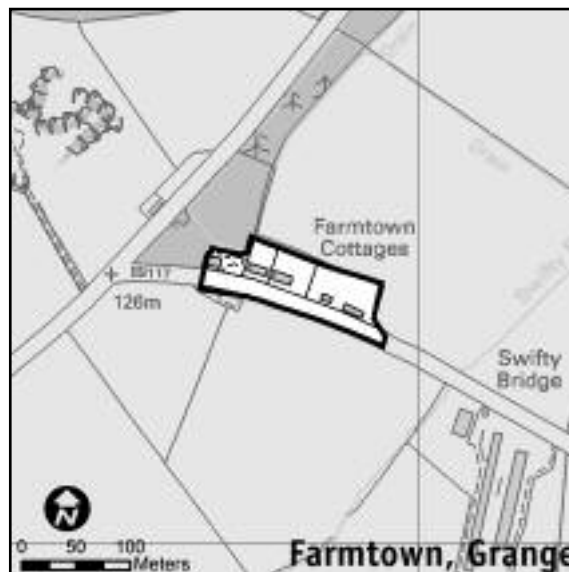
34. FARMTOWN, GRANGE

Opportunities are limited to replacement and renovation only. Development will depend on the suitability of ground conditions for soakaways.

Character Description: 1 *Kirktown/Farmtown*.

Specific Character Features

- Group 'A' buildings dominant.



35. FOGWATT

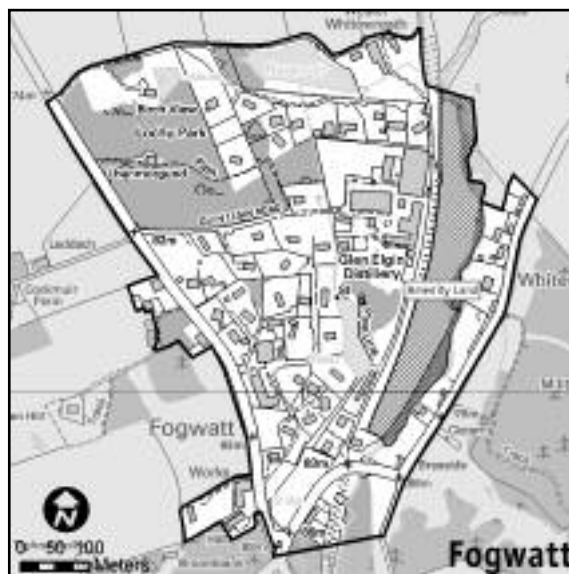
Due to the uncertainty of local ground conditions and fear of ground water pollution from domestic septic tanks, the Council require a full British Standard test to be carried out on all sites proposed for development. For road safety reasons, no further housing development shall be permitted which proposes to use the access point onto the A941 at Neil Millers Garage. The amenity area partly overlies an SSSI.

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

Character Description: 5 *Distillery/Industrial Village*.

Specific Character Features

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



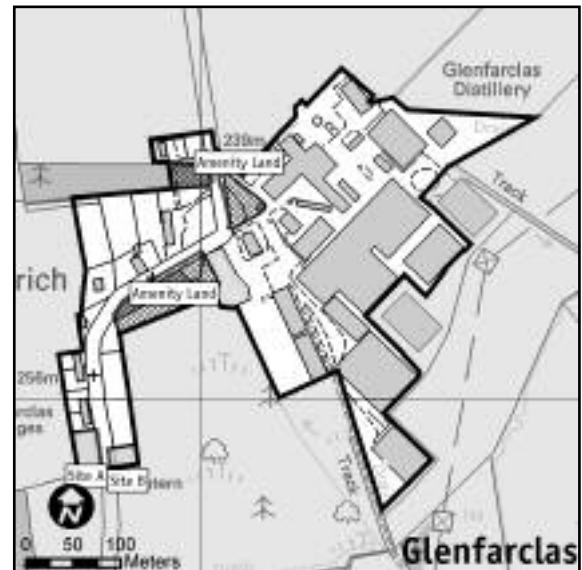
36. GLENFARCLAS

A distillery complex within which the provision of gap sites is limited because of the predominantly industrial character of the community. (Site A would accommodate a maximum of two house plots and site B would accommodate one house). No public water supply or drainage system. New development will depend on the suitability of ground conditions for soakaways.

Character Description: 5 Distillery Village.

Specific Character Features

- Group 'B' buildings dominant.



37. GLENTAUCHERS

A distillery complex within which the housing provision is limited because of the predominantly industrial character of the community, and potential noise conflict. Opportunities are available to replace the now demolished distillery cottages. The stone wall fronting the site should be retained in any new development. No public water supply or drainage available. Parts of Glentauchers 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.



38. GRANGE CROSSROADS

Opportunities for gap site and infill development. A public water supply is available but public drainage is not. Development will depend on the suitability of ground conditions for soakaways.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- Group B buildings dominant.



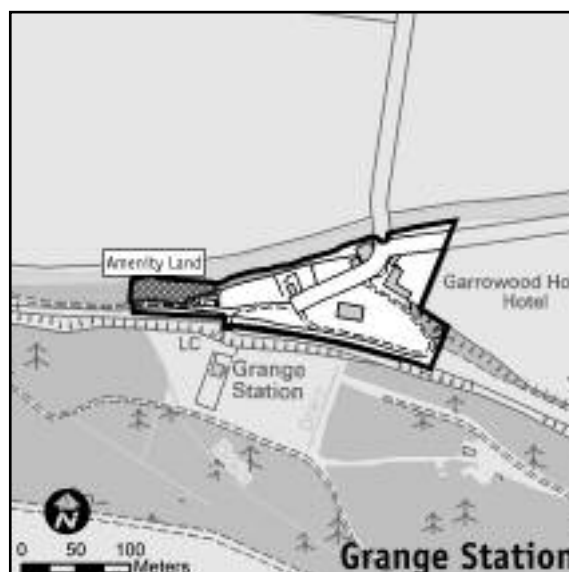
39. GRANGE STATION

Opportunities exist for a further three house plots on the derelict railway siding site. Development will depend on the suitability of ground conditions for soakaways. Grange Station is at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment..

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- Group 'B' buildings dominant.



40. KELLAS

A small community with limited opportunities for development. Site A is appropriate for two house plots and Site B for one. A private water supply is available but public drainage is not.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- Group 'A' buildings dominant - (i.e. croft houses and single storey cottages).
- Generous plot sizes and spacing between dwellings.



41. KINTESSACK

Site 'A' is identified as suitable for one or two houses, site B for 2 houses and site C for 2 houses. Other development in the village may be considered subject to compliance with local plan policies IMP1 (Development Requirements) or H6 (Development within Rural Communities) depending on the nature of the proposal. All development proposals in the village will be required to demonstrate satisfactory arrangements for sewage effluent disposal, because of unpredictable seasonal drainage problems caused by the high water table in the area.

Parts of Kintessack 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: 3 Hamlet/Clachan.

Specific Character Features

- Mix of groups 'A', 'B' and 'C' buildings.



42. KIRKTOWN OF DESKFORD

Opportunity for conversion/renovation of traditional steadings at the manse with the discreet introduction of newbuild. Some prospects for infill and renovation/replacement within the village. All trees within the grounds of the manse to 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.

Parts of Kirktown of Deskford 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.



43. KNOCK

Opportunities exist at three sites within Knock. Site A to the south at Knabbygates Wood could accommodate a maximum of 3 house plots and all existing mature trees should be retained. Site B opposite the play area would also accommodate a maximum of 3 house plots. Site C at the Station Yard would accommodate a maximum of 6 house sites although potential noise conflicts with the distillery would have to be recognised. 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, and new development will require its own septic tank and soakaway system.

Parts of Knock 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

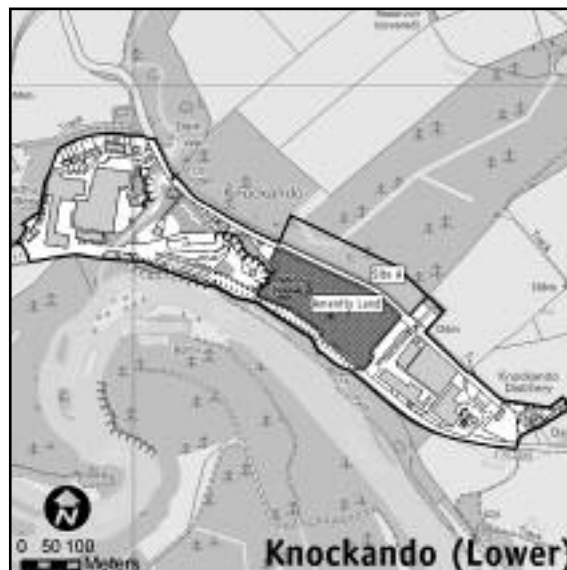
- Group 'B' buildings dominant



A distillery complex within which the provision of gap sites is limited because of the predominantly industrial character of the community. As no other opportunities exist, the Council will permit the removal of trees at Site A to accommodate a number of house sites. 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. 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.

Character Description: *5 Distillery Village.*

- Group 'B' buildings dominant.



Limited opportunities for infill development within the village. 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 could not discharge directly into the burn so development would depend on the suitability of ground conditions for soakaways. Two new house sites can be accommodated at Knockando School (Site A). A public water supply is available but the public drainage system (which serves only part of the community) is at present working a capacity.

Character Description: 3 *Hamlet/Clachan*.

- Group 'A' and Group 'B' buildings dominant.
- Group 'C' buildings dominant at Knockando.



46. LETTOCH

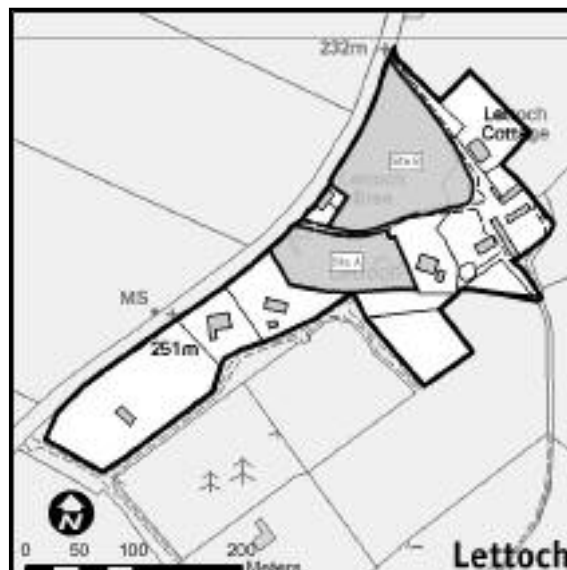
A boundary line has been identified in order to consolidate growth. Opportunities for development exist on Site A, and limited infill on site B. Due to the prominent nature of the location, further development is restricted.

There is no public water supply, or public drainage available. Development is dependent upon the suitability of ground conditions for soakaways.

Character Description: 6 Post War Community.

Specific Character Features:

- Mix of Groups 'A' and Groups 'C'.



47. LINTMILL

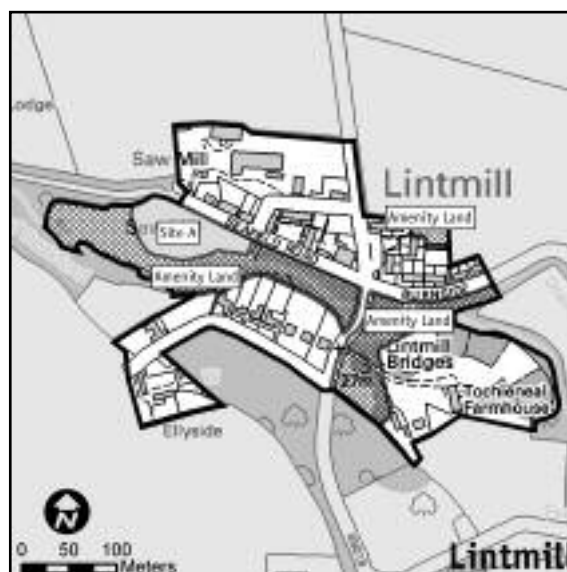
Subject to ground conditions, an opportunity may exist to introduce a number of roadside plots at Site A to the west end. Ground conditions are uncertain here and the development may have to connect directly to the exiting public septic tanks (which serve only part of the community) which are understood to be operating near capacity. Infill and gap site opportunities exist elsewhere within the community. Tochineal Farmhouse and associated buildings present an opportunity for sensitive regeneration within its existing setting. A public water supply is available. 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, applications for development may be asked to carry out a detailed flood risk assessment.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

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

Part of Lintmill lies within the Historic Gardens and Designed Landscape designation for Cullen House, and proposals for development will be required to take account of this (see also Policy BE4).



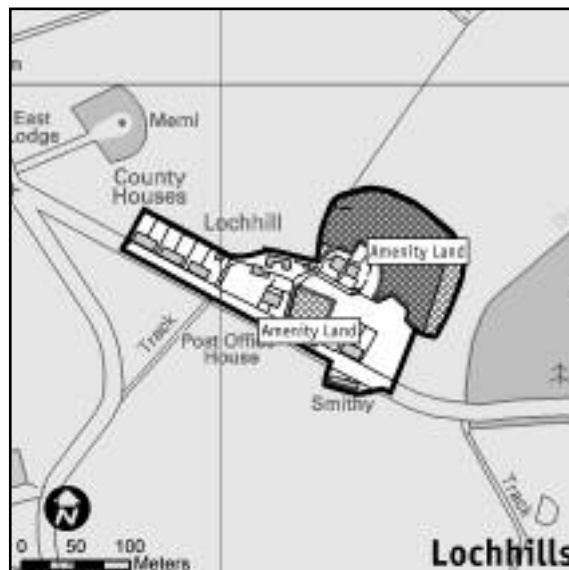
48. LOCHHILLS

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.

Character Description: 1 Kirktown/Farmtown.

Specific Character Features

- Group 'A' buildings dominant.



49. LOGIE

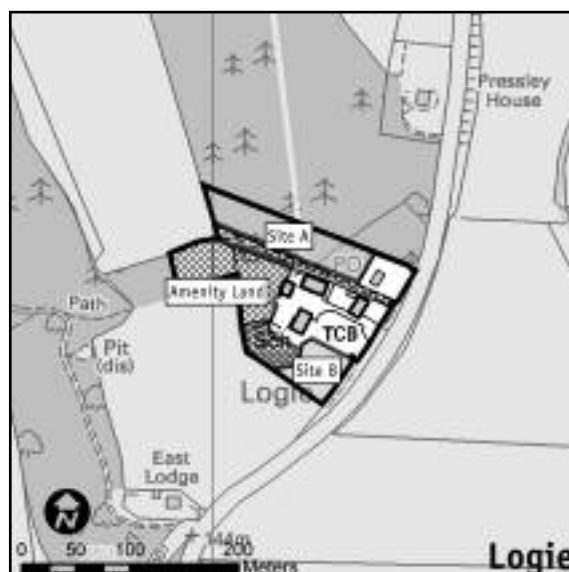
Opportunity exists to develop five houses on Site A and two houses on site B. This will require existing trees to be removed and the existing access to be upgraded. New houses on this site must be sensitively designed to complement the Victorian estate architecture of the community.

Foul drainage may be disposed of by means of septic tanks and soakaways/mounds.

Character Description: 4 Estate Village.

Special Character Features

- Group 'B' buildings dominant.
- Mature trees within the curtilage of Logie School.



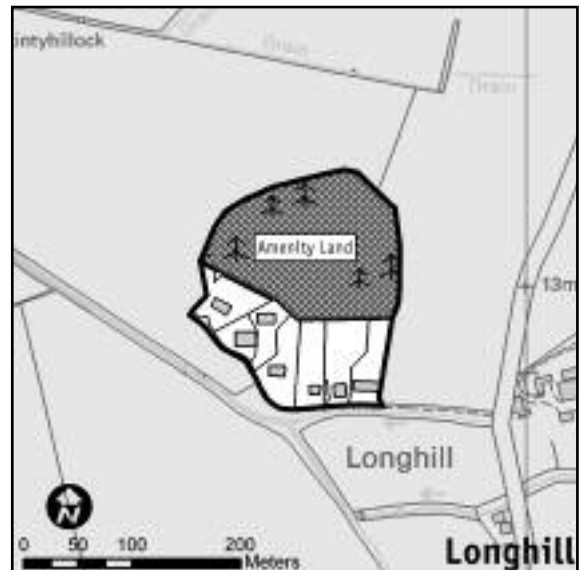
50. LONGHILL

Opportunities only for replacement and renovation. The Council will not approve applications for new house building within this community.

Character Description: 6 Post War Community.

Special Character Features

- Mix of groups 'A' and Group 'C' buildings.



51. LONGMORN

Land designated as amenity land to the north is not considered suitable for residential development on grounds of noise pollution. Site A is appropriate for up to 6 houses with landscaping to be provided along and within the southern boundary of the site. No development must commence until improvements to the junction, including the appropriate visibility splays are provided to a standard acceptable to the Roads Authority. An amenity area to the west of the site must be incorporated into proposals for the development of the six houses. Ground conditions are uncertain and any further development will depend on the suitability of ground conditions for individual soakaways and septic tanks. Opportunities for infill elsewhere are limited. A public water supply is available.

Parts of Longmorn 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.

Special Character Features

- Group 'B' buildings dominant.
- Mature pine trees along the A941.

