

52. MAGGIEKNOCKATER

Opportunities for the development of two single house sites exist within the community (Sites A and B). A public water supply is available and development will depend on the suitability of ground conditions for soakaways.

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

Character Description: 3 Hamlet/Clachan.

Special Character Features

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



53. MAINS OF MOY

Moy House is included within the settlement in an effort to encourage restoration or redevelopment of this important category "A" listed building. A Tree Preservation Order will be served on the trees within the amenity land designation. 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 should be prepared by the applicant.

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

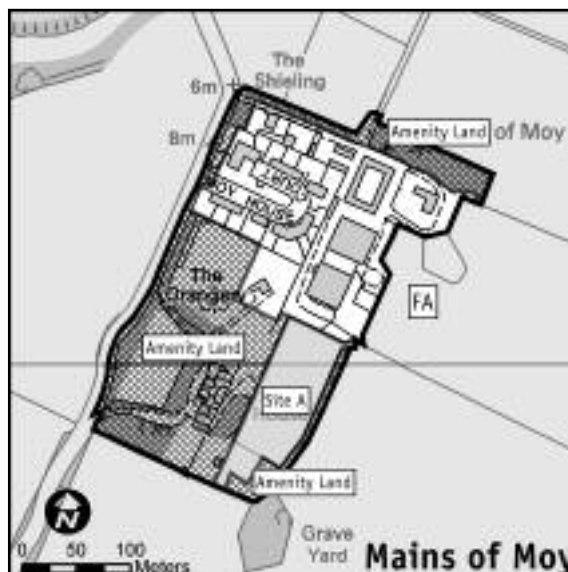
Foul drainage may be disposed of by means of septic tanks and soakaways/mounds.

Parts of Mains of Moy 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.

Special Character Features

- Group 'B' buildings dominant.
- Grade 'A' listed Moy House and Grade 'A' Listed steading.



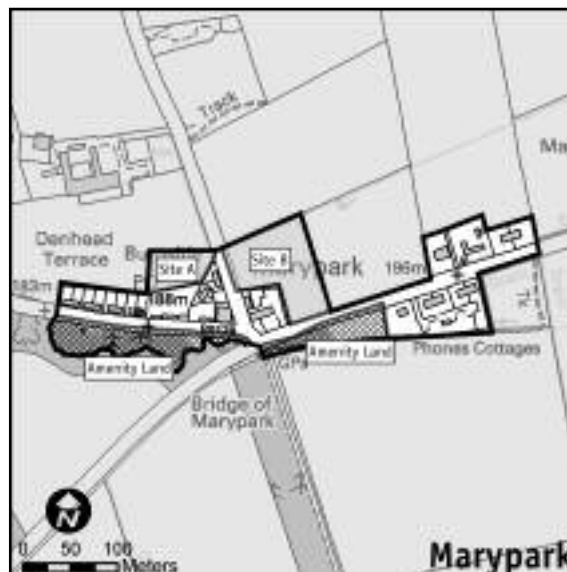
54. MARYPARK

Outline planning consent has been granted for 2 houses on site 'A'. Site 'B' has been extended to the east and part of the site has consent for 2 houses. Landscaping adjacent to the A95 and along the eastern boundary will be required. The layout of site B should allow for future access to the remainder of the field to the east. A public water supply is available but the public drainage system (which serves only part of the community) is presently operating at capacity. Development will depend on the suitability of ground conditions for soakaways.

Character Description: 3 Hamlet/Clachan.

Special Character Features

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



55. MILTONDUFF (NORTH)

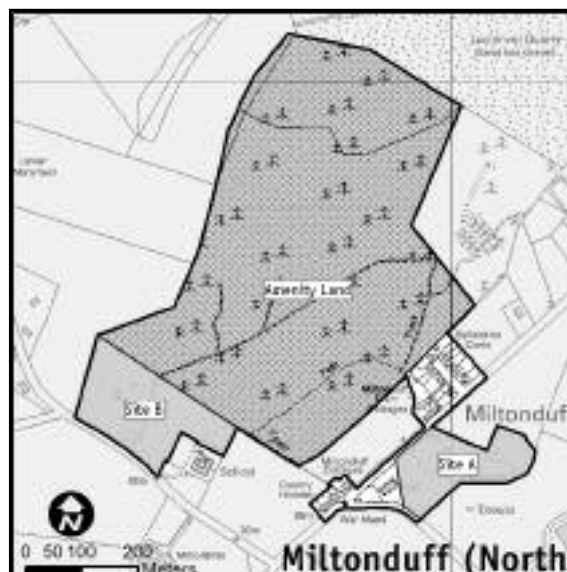
An opportunity exists for up to 13 (maximum) dwellings on Site A. Drainage must accord with Development Plan drainage policies. The trees on Site A along its north east boundary must be retained and planting along and within the northern boundary must be provided, as part of a comprehensive landscaping plan for the site which must address its exposed and elevated position in the landscape. Access must be taken from the public road to the south of the site.

A maximum of 6 houses within the area identified as Site B on the map. This will be conditional upon a new path network linked to a new car park which will be provided, provision of legal agreements to secure the management and retention and regeneration of the woodlands to the north of the site. The woodland area will be protected by designating within an Amenity Land designation. A public water supply is available.

Character Description: 5 Distillery Village.

Special Character Features

- Group 'B' buildings dominant.



56. MILTONDUFF (SOUTH)

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

Parts of Miltonduff (South) 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.

Special Character Features

- Mix of Group 'A' and Group 'C' buildings.
- Plots are large and randomly dispersed.



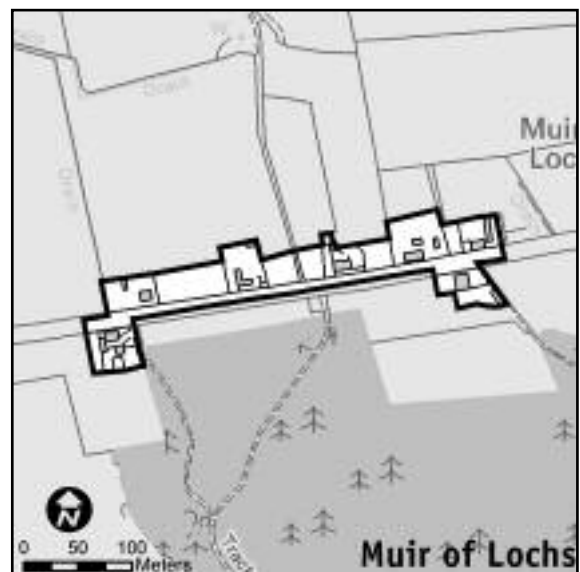
57. MUIR OF LOCHS

The Council will not approve further development because of existing character (small croft holdings evenly spaced), and ribbon development. Opportunities are therefore restricted to replacement and renovation only.

Character Description: 2 Crofting Township.

Special Character Features

- Group 'A' buildings dominant.
- Spacing between buildings.



58. MUIRTON

The existing steading at Muirton has been converted, in association with a number of newbuild properties on surrounding ground. Further opportunities are restricted to replacement and renovation only.

Parts of Muirton 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.

Special Character Features

- Group 'A' buildings dominant.



59. MULBEN

Opportunities for new development exist at Site A between Dunedin and Mulben Station, and at site B, Smithy Croft, where planning consent exists for 12 houses. During the currency of this plan, no more than 12 houses will be permitted in the Smithy Croft/Deanshaugh area, and development will be restricted to the area with planning consent. There is no commitment given to further housing utilising the proposed new access road to Site B, despite land in this vicinity lying within the rural community boundary. This provision has been made essentially to facilitate development of site B, and to accommodate the related servicing infrastructure.

There is a public water supply, but no public drainage. No discharge to the watercourse will be permitted, and ground conditions may make soakaways for septic tank drainage difficult to achieve.

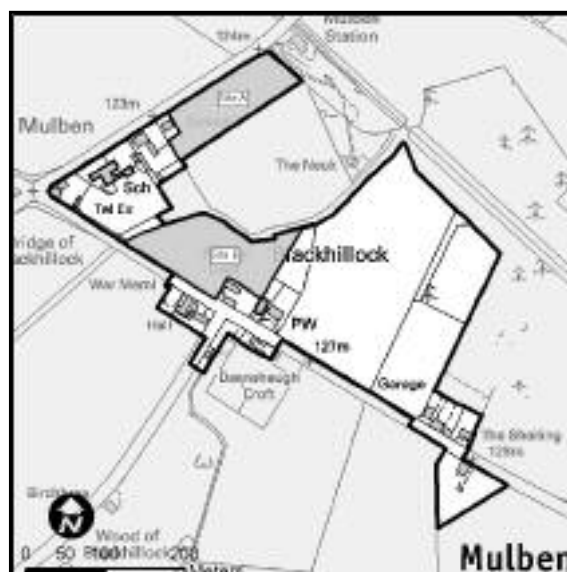
Parts of Mulben are liable to flood risk and proposals may be asked to submit a Flood Risk Assessment.

Development proposals should safeguard the integrity of the River Spey SAC. An otter survey and mitigation plan is required.

Character Description: 3 Hamlet/Clachan.

Special Character Features

- Group 'B' buildings dominant.



60. MUNDOLE

The Council will support proposals for the redevelopment of Mundole where the proposals are primarily for holiday accommodation. Area T1 should be retained in tourism use and the amenity areas safeguarded. Opportunities for infill development exist within the boundary.

Parts of Mundole 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.*

Special Character Features

- Mature trees, woodland setting.



61. NETHER DALLACHY

Opportunities for infill and gap site development throughout the community. A maximum of 15 houses will be permitted within site A subject, inter alia, to

- 1) drainage arrangements being to the satisfaction of SEPA and the Council and
- 2) provision of agreements to secure the management, retention and regeneration of the land identified as amenity land A for the community, including a new path network.

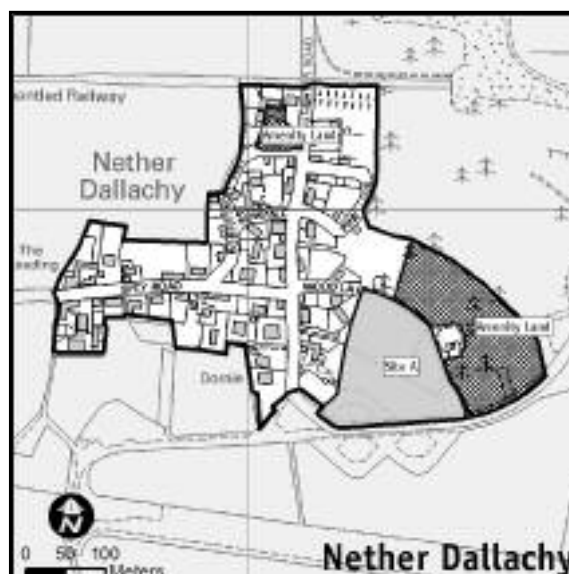
Existing character dictates generous plot sizes and a random disposition of new development. The layout of Site A must be compatible with this character. Access must be taken primarily from the public road from the south east of the site. Any other vehicular access must be to the satisfaction of the Council's Roads Authority.

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

Character Description: *2 Crofting Township.*

Special Character Features

- Group 'A' buildings dominant (i.e. single storey croft cottages).



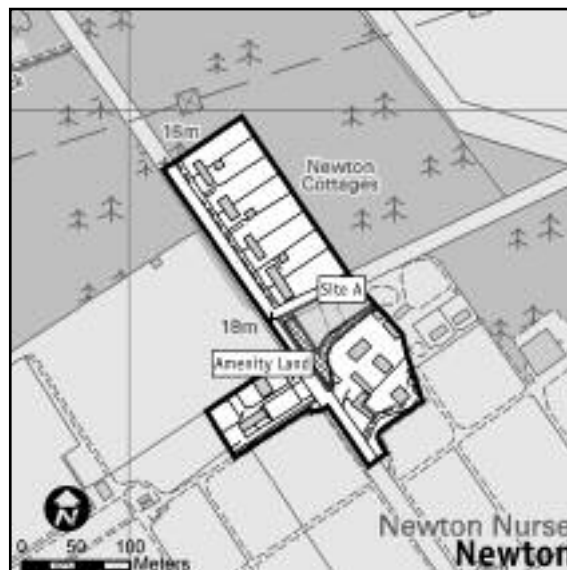
62. NEWTON

Limited opportunities for new development. Site A could accommodate a maximum of two house sites but access must be taken from the Forestry Enterprise land to the south. 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.

Special Character Features

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



63. NEWTON OF STRUTHERS

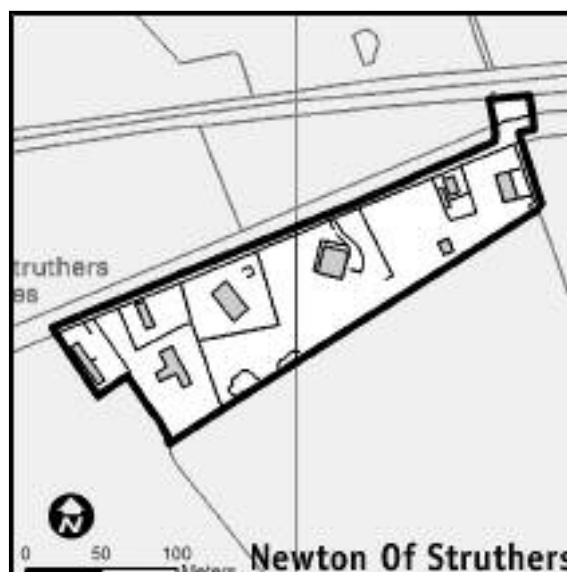
Opportunities only for subdivision and replacement.

A public water supply is available but public drainage is not. Development will depend upon suitability of ground conditions for soakaways.

Character Description: 6 Post War Community.

Specific Character Features

- Group C Building dominant.



64. PLUSCARDEN

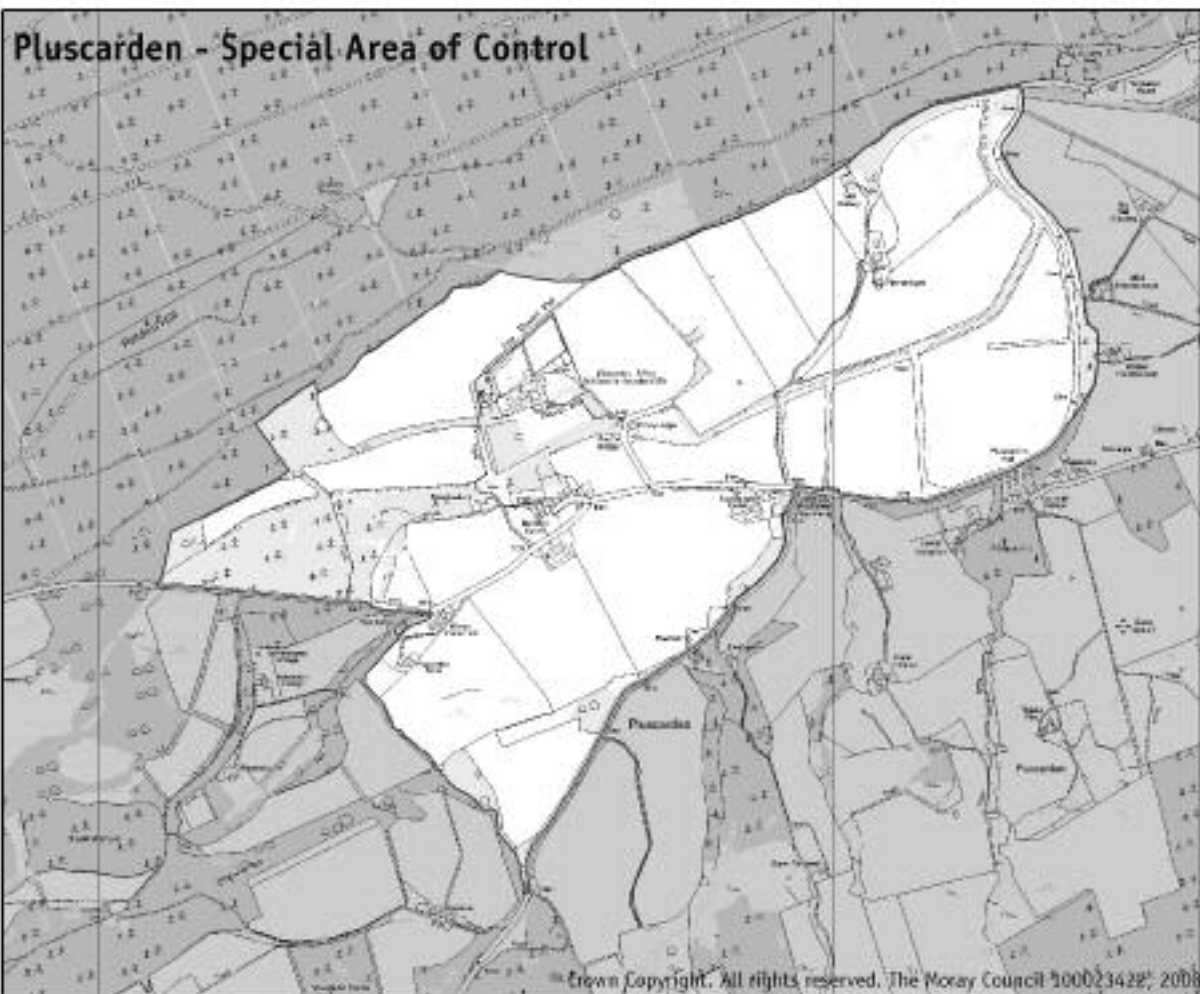
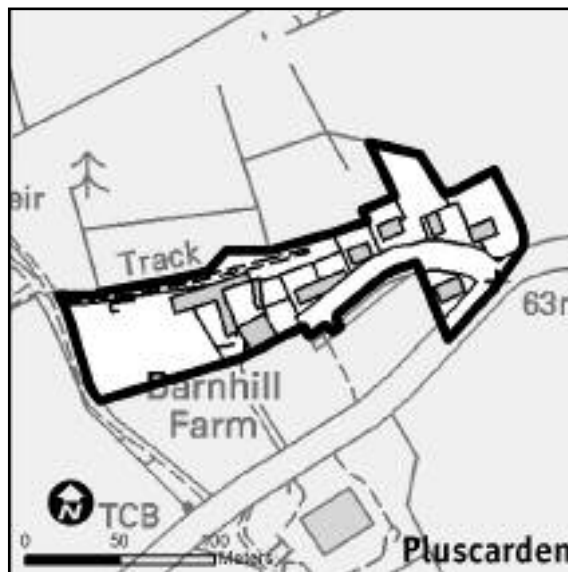
Opportunity exists for the renovation of the existing steadings at Barnhill Farm. An area to the west of the steading has been included within the boundary, to provide land to meet any demand for new housing.

The Pluscarden Area of Special Control, where strict control exists over new development, (see policy BE5) surrounds, but does not apply to development within the rural community boundary.

Character Description: 3 Hamlet/Clachan.

Special Character Features

- Mix of Group 'A' and 'C' buildings.
- Proximity to Pluscarden Abbey.
- Location within an Area of Great Landscape Value.



65. QUARRYWOOD

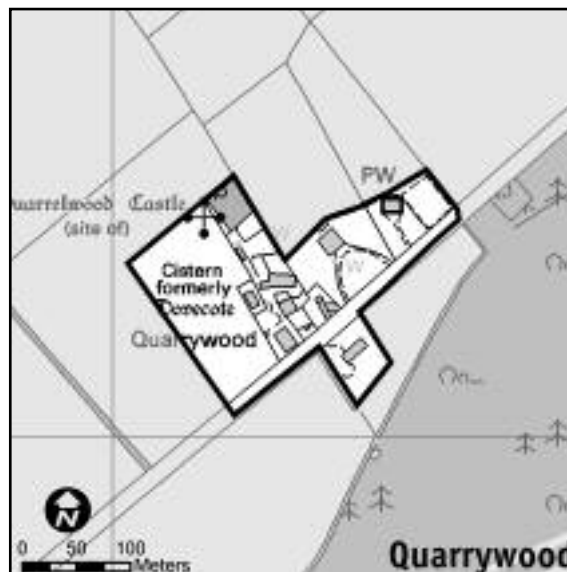
Houses have been approved within the community boundary.
Further opportunities are restricted to the rehabilitation of existing properties.

Parts of Quarrywood 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: 1 *Kirktown/Farmtown.*

Special Character Features

- Group A buildings dominant.
- Manse church and doocot are listed buildings.



66. RATHVEN

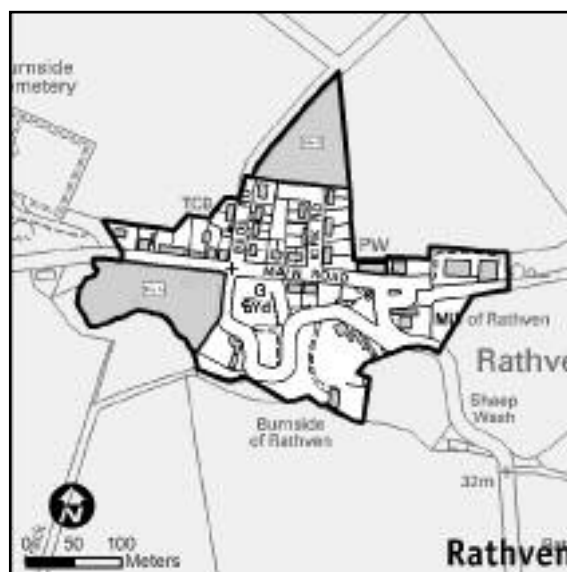
Two sites are identified for possible development. Site A has a long standing allocation, and site B is a new allocation to provide an alternative location for development. There are opportunities for redevelopment at the east end of the village. A public water supply is available, as is public drainage, and all development must be connected to the public sewer.

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

Character Description: 1 *Kirktown/Farmtown.*

Special Character Features

- Group 'A' buildings dominant to the south of Main Road.
- Group 'C' buildings (Moray Council housing) to the north.



67. REDCRAIG

This is a self contained community 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 applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: *6 Post War Community.*

Special Character Features

- Group 'C' buildings dominant.



68. ROSEISLE

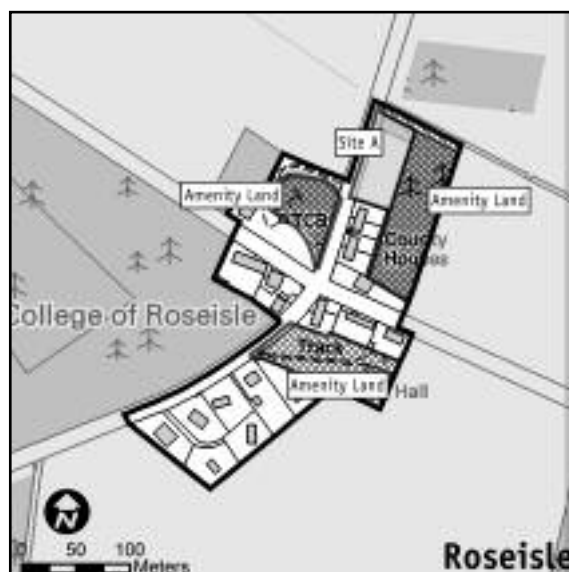
Opportunities for infill are limited. Site A can accommodate 3 houses. Any proposal for site A must include widening of the road and provision of a footpath to roads authority specification. A public water supply is available but public drainage is not.

Parts of Roseisle 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.*

Special Character Features

- Group 'A' buildings dominant.
- Trees opposite the County Houses.



69. RUTHRIE

Opportunities for development and rehabilitation at Ruthrie Farm. There is no public water supply or drainage.

Parts of Ruthrie 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.



70. SLACKHEAD

The Council will not permit further development due to the A98 Slackhead road access and the existing unplanned form of the grouping.

Character Description: 6 Post War Community.

Special Character Features

- Group 'C' buildings dominant.



71. THOMSHILL

A maximum of three houses will be permitted within the area identified as Amenity Land A.

This will be conditional upon, inter alia, provision of agreements to secure the management, retention and regeneration of the woodlands identified as Amenity Land A and Amenity Land B for the community, including public footpaths and access.

A maximum of up to 4 houses will be permitted within the area identified as Site B. This will be conditional upon, inter alia, a provision of agreements to secure the management, retention and regeneration of the woodlands identified as Amenity Land C for the community, including public footpath and access.

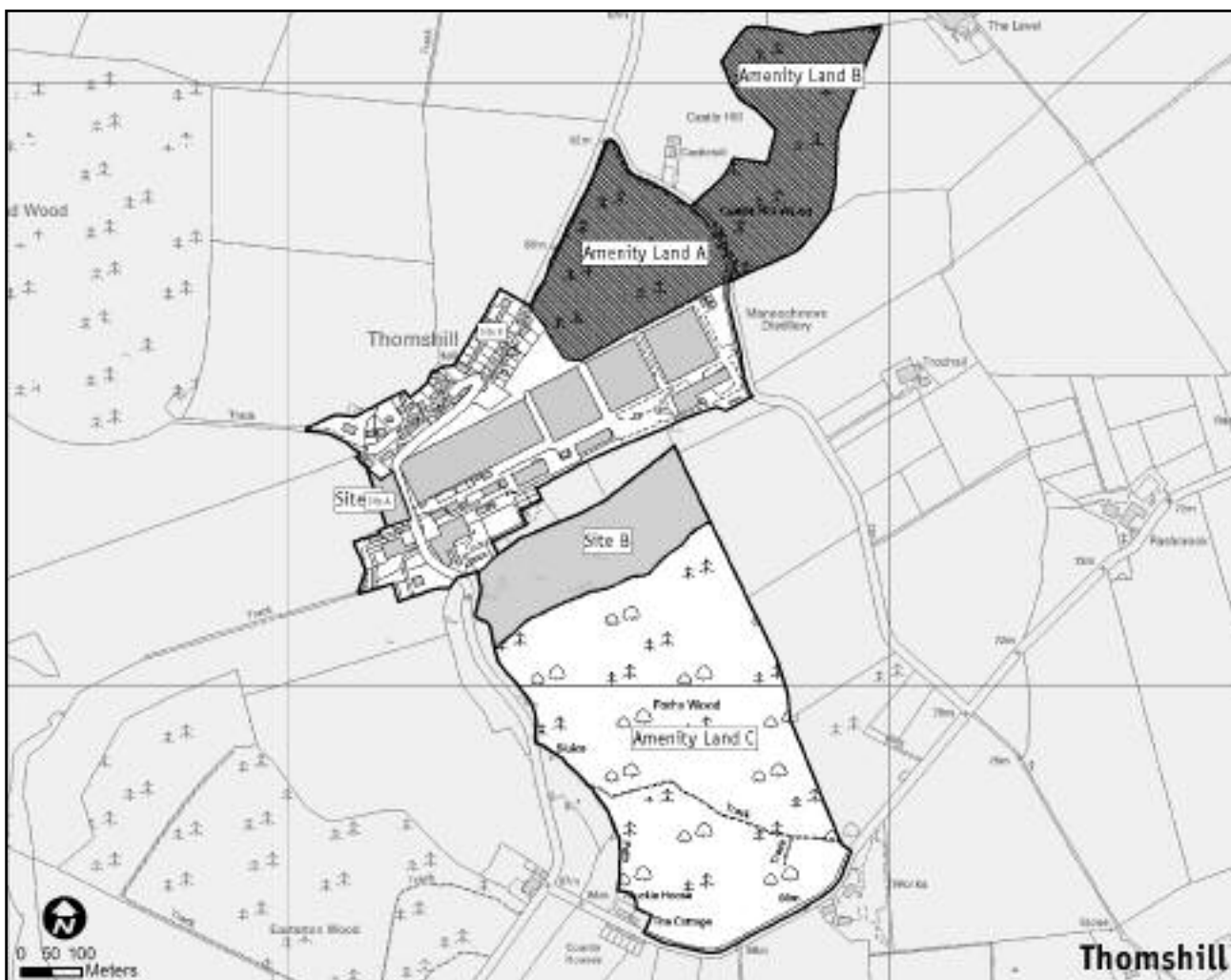
Drainage must be by private treatment. A public water supply is available but the public drainage system (which serves only part of the community) is at present working to capacity. Any future residential development must consider the potential for excessive noise from existing noise sources in the vicinity. Applicants should have regard to noise measurement criteria which are appropriate.

Parts of Thomshill 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 'A' and Group 'B' buildings dominant.



72. TOMNABENT

In order to consolidate growth, a boundary line has been identified.

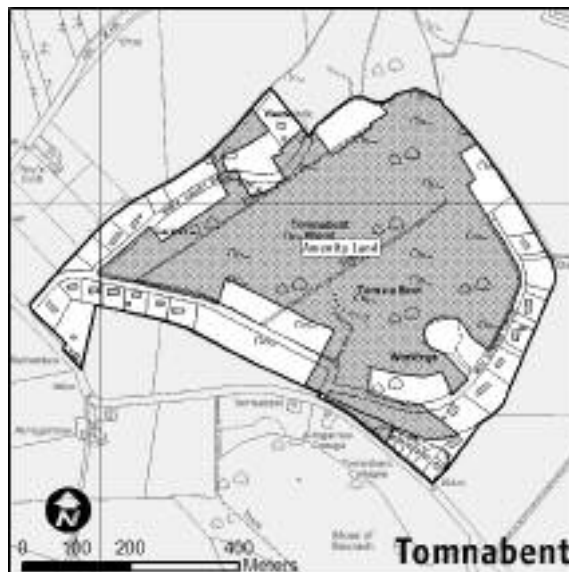
A masterplan must be provided for the development of the remaining sites. This must include the upgrade of both Spey Valley Drive and Ben Rinnes Drive to adoptable standard.

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

Character description: *6 Post War Community.*

Special Character Features

- Group 'C' buildings dominant.



73. TOWIEMORE

Difficulties with access off the B9014 and flood risk restrict the scope for development. Applications for development may be asked to carry out a detailed flood risk assessment.

Development will depend upon the suitability of ground conditions for drainage.

Character Description: *5 Distillery Village.*

Special Character Features

- Group 'B' buildings dominant.



74. TROVES

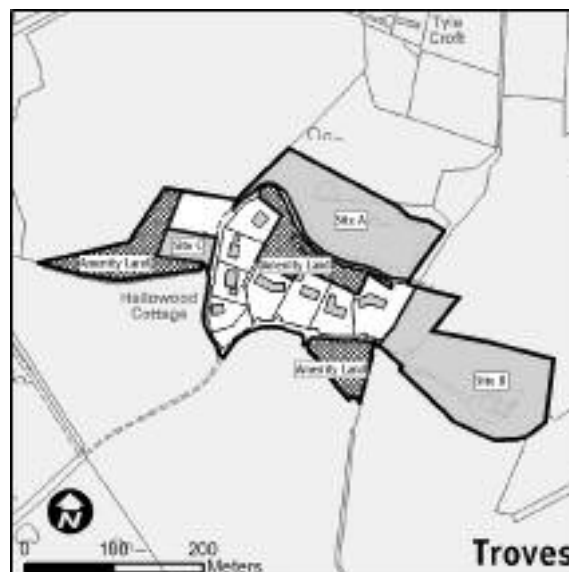
In order to consolidate growth a boundary line has been identified, within which opportunities exist for development. Site A is identified for the development of no more than 8 houses. A landscaping scheme must be implemented within and along the northern boundary of the site and a scheme for amenity land to the south implemented, in association with this development. Further development will be limited to infill in Site B for up to three houses, and an opportunity for one house at Site C. No development shall be permitted within other areas identified as amenity land.

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

Character description: *6 post war community.*

Special Character Features

- Group 'C' buildings dominant.
- 1990's kit houses.



75. TUGNET

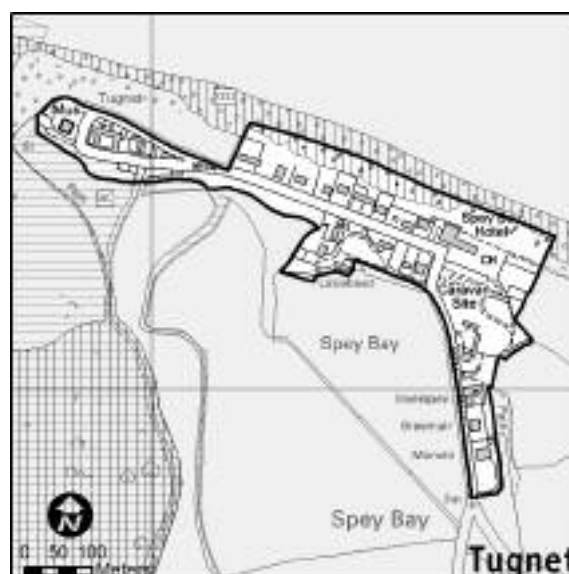
The boundary has been altered to reflect the approved planning permission for Spey Bay Hotel. Any further land development is dependent on the suitability of ground conditions for soakaways. A public water supply is available but public drainage is not. The Council will explore regeneration improvements subject to financial resources.

SSSI and SAC designations immediately outside the boundary are wider aspects to take into account.

Character Description: *3 Hamlet/Clachan.*

Special Character Features

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



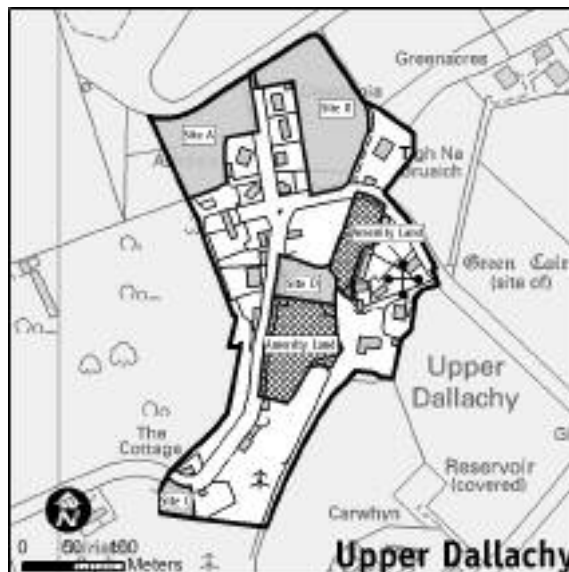
76. UPPER DALLACHY

Sites for housing have been identified at 'A', 'B', 'C' and 'D' in order to provide continued development land. Upgraded road access (to adoptable standard if possible) will be required to service sites A and B. Gap sites exist elsewhere and derelict buildings could be regenerated/converted but the character of the central area should remain open. A public water supply is available but public drainage is not. Development will depend on the suitability of ground conditions for soakaways.

Character Description: 2 Crofting Township.

Special Character Features

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



77. WHITEMIRE

Most of Whitemire is a designated Conservation Area and Conservation Area policies apply (see Policy BE3). An opportunity exists to introduce two houses on Site A and one on Site B where cottages of a period style in keeping with the uniformity of the existing estate cottages may be appropriate. Development will depend on the suitability of local ground conditions for soakaways.

Character Description: 4 Estate Village.

Special Character Features

- Group 'B' buildings dominant.



78. WOODSIDE OF BALLINTOMB

Site A has been identified as suitable for 3 houses. There are limited opportunities for infill development within this small community. There is no public drainage system.

Character Description: 6 *Post War Community*

Special Character Features

- Group A and Group C buildings dominant.

