

2001 Population.....965 Households.....420

(Source: 2001 Census)

Objectives

- To maintain Aberlour's position as a main service centre for Speyside.
- To identify a sufficient housing supply and any necessary infrastructure requirements.
- To promote sufficient land to meet local demand for industrial/ commercial premises.

Proposals

Water and Drainage:

There is adequate capacity to accommodate the level of development, but it is essential that developers contact Scottish Water at an early stage. Foul Drainage must be connected to the public sewer.

Roads

All comments on road infrastructure requirements are intended to be of assistance to developers and advise them generally of improvements that are likely to be needed in order to service the site. These requirements are not exhaustive and do not pre-empt anything that might result from a Transport Assessment.

Housing

R1 Chivas Field

This site extends to 1.6 ha and has capacity for 20 houses. Access to this site will be via Mary Avenue/Allachy Terrace and will include the removal of the vacant house (34 Allachy Terrace).

Development proposals must safeguard the trees to the west of the site and provide a landscaping scheme for the sloping area on the southern side of the site. The stone built house closest to the A95 must be refurbished and retained as part of the development.

A woodland landscape strip must be provided along the Aberlour Burn to protect and enhance its designation as part of the River Spey SAC. The access route to Lynne Falls must be retained as part of this.

An otter survey and mitigation plan is required, and a detailed flood risk assessment will be required for any planning application that is submitted for this site.

Due to the proximity to the distillery a noise impact assessment will be required.

R2 Braes of Allachie

This site extends to 4.2 ha and Phase 1 has capacity for 40 houses. The release of this site for housing requires the upgrading of Allachie Drive to a 5.5 metre wide carriageway with two 1.8 metre footways. The junction of Allachie Drive and Chapel Terrace is very poor and requires visibility splays of 4.5 metres by 70 metre. The Hatton Road junction requires to be repositioned to a point approximately 30 metres to the northeast.

A Transport Assessment must be provided, to identify any proposed or required works to the junction of Queens Road with the A95.

A masterplan, incorporating a landscaping scheme, must be provided for sites R2 and the Long term site at Braes of Allachie. The masterplan must also address drainage, roads, and affordable housing elements. It must also take into account the Tree Preservation Order that exists on the north west boundary of the R2 designation. The landscaping scheme must provide planting on the ridge to the south west of the Long site, to reinforce the containment of the site.

R3 Tombain

This site extends to 2 hectares and has capacity for 12 houses.

Access to the site must come from Sellar Place. The eastern boundary to the site must ensure that a 4.5 metre verge is maintained for future widening of Ruthrie Road. An emergency access must also be provided from Ruthrie Road to the site. The existing stand of trees must be retained. A new wastewater connection to the sewer in the main road will be required.

'LONG'

In order to indicate the general long term direction for housing development, areas have been identified (LONG) on the settlement statement map. These are at:

Braes of Allachie (phase 2): This area is suitable for housing as a continuation of the existing Braes of Allachie development. The site is 5.23 hectares, and has capacity for 50 houses. A masterplan, incorporating a landscaping scheme, must be provided for sites R2 and the Long term site at Braes of Allachie. The masterplan must also address drainage, roads, and affordable housing elements. It must also take into account the Tree Preservation Order that exists on the north west boundary of the R2 designation. The landscaping scheme must provide planting on the ridge to the south west of the Long site, to reinforce the containment of the site. Infrastructure provision and road improvements should take account of potential future development.

These sites are not designated during the currency of this Local Plan, but will be considered for future including in future reviews, depending upon the take up of those sites which are formally designated, in line with policy H2.

Opportunity Sites

OPP1 Mary Avenue (0.54 ha)

This site to the east of Ogg's vehicle storage area has development potential for a range of business and residential uses. Proposals must incorporate the upgrading of the access road to Council standards. Wastewater and surface water sewers are available.

Industrial

Existing Industrial Sites

I1 Aberlour

The existing industrial estate which accommodates McPherson's transport depot and Walker's Shortbread Factory is at capacity and cannot be reasonably expanded. A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

I2 Aberlour/Glenlivet Distillery Area

Reserved for the use of the distillery and related business uses. A detailed construction method statement should be submitted with any development proposals, in order to ensure that the development does not impact on the River Spey SSSI/SAC.

I3 Mary Avenue

No additional capacity for development.

I4 Fisherton

New developments must respect the site's sensitive location at the entrance to Aberlour and may be required to screen or landscape the frontage to the main road. A detailed construction method statement should be submitted with any development proposals in order to ensure that the development does not impact on the River Spey SSSI/SAC. A detailed flood risk assessment will be required for any planning application that is submitted for this site.

Environment

The following sites are identified as open spaces which contribute to the environment and amenity of Aberlour. The over-riding policy E4 applies to each of these sites.

ENV1 Public Parks and Gardens

Alice Littler Park

ENV2 Private Gardens and Grounds

West Lynne

ENV3 Amenity Greenspace

Field at St. Margaret's Church

ENV5 Sports Areas

Speyside High School, Charlestown Bridge

ENV6 Green Corridors/Natural/Semi Natural Greenspace

Linn Braes; Mary Avenue; Dowans Hotel; Braes of Allachie/School; Braes of Allachie; Woodlands; Braes of Allachie TPO

ENV7 Civic Space

The Square

ENV9 Other Functional Greenspaces

Cemetery; Cemetery extension

TPO Tree Preservation Order

Braes of Allachie

Immediately outwith the settlement boundary are some wider environmental designations as follows:

AGLV The whole area outwith the town boundary, is designated as an Area of Great Landscape Value covering the Spey Valley

SINS The area of the river valley to the west of the A95 is designated a Site of Interest to Natural Science

Speyside Way The Speyside Way follows the line of the old railway through the town. New development which abuts the Speyside Way must not impair its attractiveness to walkers

SSSI The River Spey is a designated Site of Special Scientific Interest

SAC The River Spey and many of its tributaries, including the Aberlour Burn, is a designated Special Area of Conservation

ABERLOUR

1:9,000

