

2001 Population.....1546

(Source: 2001 Census)

Households.....700

Objectives

- To protect the scenic setting of Dufftown and to preserve the form of the original town
- To provide sufficient land for business and housing to meet the relatively modest local need
- To increase the attractiveness of the town for the tourism

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 Corsemaul Drive

This site extends to 2.25 ha and capacity for 36 houses. An application has been approved for 16 houses on part of this site. The principal access via Mount Street is considered inadequate for any development over and above the original planning consent for 36 houses.

R2 South of Conval Street

This site extends to 2.91 ha and has capacity for 30 houses. This site provides an opportunity for high amenity/low density housing.

One priority access onto Conval Street is required. This must include the removal of the annexe of 52 Conval Street back to the gable wall and the farm buildings to the rear of this property to achieve a 10m wide access into the site.

Access tracks exist along the northern, eastern and western boundaries of the site and these are popular with walkers. Development must not obstruct these routes.

A landscaping strip must be provide on the southern edge of the site and a suitable landscape buffer must be provided between the development and the sub station. Infrastructure provision and road improvements should take account of potential future development.

R3 The Cooperage, Balvenie Street

Consent has been granted for 7 houses on this site

Opportunity Sites

OPP1 Auction Mart, Hill Street (0.88 ha)

This site is suitable for either business or residential use.

For residential use: a footway must be provided along the frontage of the site. The carriageway width of Hill Street should be upgraded to at least 5.5 metres

Any industrial or commercial development must take account of the potential for excessive noise affecting residential development in the vicinity and applicants should have regard to the appropriate noise measurement criteria.

OPP2 Hill Street (0.12ha)

Former cooperage premises, no longer in use, could provide a possible housing site, capable of accommodating two small plots.

OPP3 Old Tennis Courts, Mount Street (0.19ha)

This site is suitable for residential or business use.

Industrial Sites

Existing Industrial Sites

I1 Balvenie Street

A serviced site with land available.

I2 Mortlach Distillery

This area is reserved for the use of the distillery and related business uses. 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 Dufftown. The over-riding policy E4 applies to each of these sites.

ENV3 Amenity Greenspace

Conval Street; Fife Street and Crachie

ENV4 Playspace for Children and Teenagers

MacLennan Place; Hill Street; Tininver Street

ENV5 Sports Areas

Playing Fields at Hill Street and Tininver Street; Bowling Green

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Mortlach/Cowie Avenue; Tininver; Balvenie Street

ENV7 Civic Space

War Memorial; The Square

TPO Tree Preservation Order

Cowie Avenue/Fife Street

The area immediately outwith the settlement is designated as an Area of Great Landscape Value covering the Spey Valley.

Community Facilities

CF1 West of Balvenie Street

The site has potential to accommodate a modern community facility to serve Dufftown and the surrounding area.

DUFFTOWN
1:8,000

The map displays the following zones and features:

- Residential (R1, R2):** Orange-colored areas, primarily located in the central and eastern parts of the town.
- Environmental (ENV1-ENV7):** Green-colored areas, often following linear features like roads or watercourses.
- Industrial (I1):** Purple-colored area, located near the railway station.
- Public Open Space (P1):** Blue-colored area, located near the railway station.
- Other Zones:** CF1 (pink), OPP1-OPP3 (light blue), and PW1 (light green).
- Infrastructure:** Dufftown Railway Station, Dufftown Distillery, Dufftown Cemetery, and various roads and tracks.