

SETTLEMENT MAPS

How To Use the Settlement Maps

The relationship between the Settlement Maps and the Proposals Map is set out in the section on “How to use the Plan”. In short, the Settlement Maps are insets to the Local Plan Review Proposals Map.

The Settlement Maps set out current and proposed land uses. In general the land use zonings indicate the types of use that will be acceptable under the terms of the Plan. However, any proposal for development will also have to satisfy the key governing policies set out within the policy section of the Local Plan Review.

The table below sets out the main governing policies that will be relevant to each of the land use zonings used on the Settlement Maps. Users of the Plan should also refer to the settlement statements and the policy framework in both the Structure Plan Review and the Local Plan Review to satisfy themselves that all relevant aspects have been taken into account in taking forward their proposals.

DEVELOPMENT ZONING	GOVERNING LOCAL PLAN REVIEW POLICIES
<p>General All proposals will require to satisfy - essential development requirements, including access, parking, open space, SUDS, renewable energy and where, appropriate, provide development impact assessments, developer contributions and affordable housing.</p> <p>In addition, other constraints include archaeological sites, listed buildings, flooding, pollution and contaminated land</p> <p>Economic Development (Policy Notation) new employment land (I) business uses on existing industrial estates (I) business parks (BP) existing business areas (I) 'opportunity sites' (OPP) tourism areas (T)</p> <p>Residential Development (Policy Notation) new housing in built up areas (R) house plot subdivision (R) house alterations and extensions residential caravans and sites (RC)</p> <p>Retail and Commercial Development (Policy Notation) retail and commercial development (TC) (RET)</p> <p>Transport and Accessibility (Policy Notation) Transport infrastructure improvements (TSP) bus, rail, and harbour facilities (HBR)</p>	<p>IMP1, T2, T5, CF2, EP4, ER1, IMP2, IMP3, H8, E1, E2, BE1, BE2, EP6, EP7, EP8, EP9</p> <p>ED2 ED3 ED4 ED5 ED6 ED9</p> <p>H3 H4 H5 H11</p> <p>R1, R2,R3, R4</p> <p>T1 T4</p>

DEVELOPMENT ZONING	GOVERNING LOCAL PLAN REVIEW POLICIES
<p>Community facilities, Sports and Recreation (Policy Notation) safeguarding community facilities (CF) countryside recreation: access and trails (T)</p> <p>Natural Environment (Policy Notation) Nature Conservation Sites – (e.g. SPA, SAC, Ramsar, SSSI, SINS) Tree Preservation Orders (TPO)and Trees Green Spaces (ENV) Landscape (AGLV) Coast (CPZ) Settlement boundaries Countryside Around Town (CAT)</p> <p>Built Environment (Policy Notation) Conservation Areas (CA)</p> <p>Environmental Resources (Policy Notation) Development in woodlands</p>	<p>CF1 CF3</p> <p>E1,E2 E3 E4 E7 E8 E9 E10</p> <p>BE3</p> <p>ER3</p>

Abbreviations:	SUDS - Sustainable Urban Drainage Systems
	SPA - Special Protection Areas
	SAC - Special Area of Conservation
	SSSI - Sites of Special Scientific Interest
	SINS - Sites of Interest to Natural Science
	AGLV - Area of Great Landscape Value
	CPZ - Coastal Protection Zone

MAP KEY

<p>Development Zoning</p> <p>Residential (R)</p> <p>Industrial (I)</p> <p>Environmental (ENV)</p> <p>Community Facilities (CF)</p> <p>Opportunity (OPP)</p> <p>Residential Caravans (RC)</p> <p>Long Term Residential (LONG)</p> <p>Town Centre (TC)</p> <p>Retail (RET, SHP)</p> <p>Harbour (HBR)</p> <p>Tourism (T)</p> <p>Town Centre Retail (SHP)</p> <p>Transport Improvements (TSP)</p> <p>Business park (BP)</p>	<p>Landscape Enhancements</p> <p>Public open space</p> <p>Feature trees</p> <p>New woodland structure planting</p> <p>Open space which contributes to the setting of the distillery</p> <p>Open water features and associated wetland habitat</p> <p>Riparian woodland</p> <p>Boundary landscape strip</p> <p>Extensive riparian woodland</p> <p>Other Designations</p> <p>Settlement Boundary</p> <p>Conservation Area (CA)</p> <p>Tree Preservation Order (TPO)</p> <p>SUSTRANS Cycle Route</p> <p>Moray Coastal Trail</p> <p>Speyside Way</p>
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