

**2001 Population.....422**

*(Source: 2001 Census)*

**Households.....191**

## Objectives

- To maintain Craigellachie's attractive setting within the AGLV
- To promote Craigellachie as strategic point of Speyside Way and associated tourist facilities

## Proposals

### Water and Drainage

There is adequate water capacity to accommodate the level of development. Scottish Water is committed to provide growth when required at the waste water asset that serves this settlement. Scottish Water will work with the developer to provide the requisite funding and capacity at their assets. It is essential that developers should 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 Edward Avenue**

This site extends to 0.55 ha and has capacity for 5 houses. Suitable for detached houses, which must all have a common building line. Any development must consider excessive noise from existing sources in the vicinity.

#### **R2 Former Cooperage**

This site extends to 1.07 ha and has capacity for an additional 11 houses. 7 houses have been built on this site.

#### **R3 Brickfield**

This site extends to 1.0 ha and has capacity for 12 houses. It will be a condition of any consent that tree planting must be carried out on the south-east and north-east boundaries forming the built-up edge to the village. In addition, the previous uses of the site indicate that there may be contamination requiring investigation.

#### **R4 Site of Former Brewery**

This site extends to 0.63 ha and has capacity for 5 houses. Any development on this site will have to take account of the potential for excessive noise in the vicinity.

The site must be separated from the distillery by an appropriate landscape strip the width of which will be determined following the noise assessment. This landscape must be retained as open space and managed by the developer.

**R5 Sub-Division/Backland Development**

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Further splitting of feus in this older Victorian part of the village will not be permitted.

**Business****I1 Distillery**

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This area is reserved for the use of the distillery and related business uses.

**Environment**

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

**ENV2 Private Gardens or Grounds**

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Boats of Fiddich Cottage

**ENV3 Amenity Greenspace**

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Dufftown Road; Amenity Area at Brickfield Road; Spey Road (North); Spey Road

**ENV4 Play Space for Children and Teenagers:**

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The Highlanders Park

**ENV5 Sports Areas**

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Playing Field, Tennis Courts

**ENV6 Green Corridors/Natural/Semi Natural Greenspaces**

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Fiddich Park, Speyside Way

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

**AGLV** The village is surrounded by an Area of Great Landscape Value.

**SINS** The Spey Valley floor between the built-up edge of the village and the river is a Site of Interest to Natural Science.

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

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

# CRAIGELLACHIE



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