

SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

- R1 Chivas Field Capacity 20
- R2 Braes of Allachie (Phase 1) Capacity 40
- R3 Tombain Capacity 12

New sites considered and PREFERRED for designation

RESIDENTIAL

- R4 Braes of Allachie (Phase 2) For 50 Houses (previously LONG in 2008 plan) There are road access issues on this site that may render the site undevelopable
- R6 Speyview Topography constraints and lack of other land has resulted in consideration of this area as a location for new development. 25 Units required for currency of plan, remainder to be developed as part of masterplan approach for future expansion of Aberlour, 100 houses and possibly some business/industrial land.

New sites considered and NOT PREFERRED for designation

RESIDENTIAL

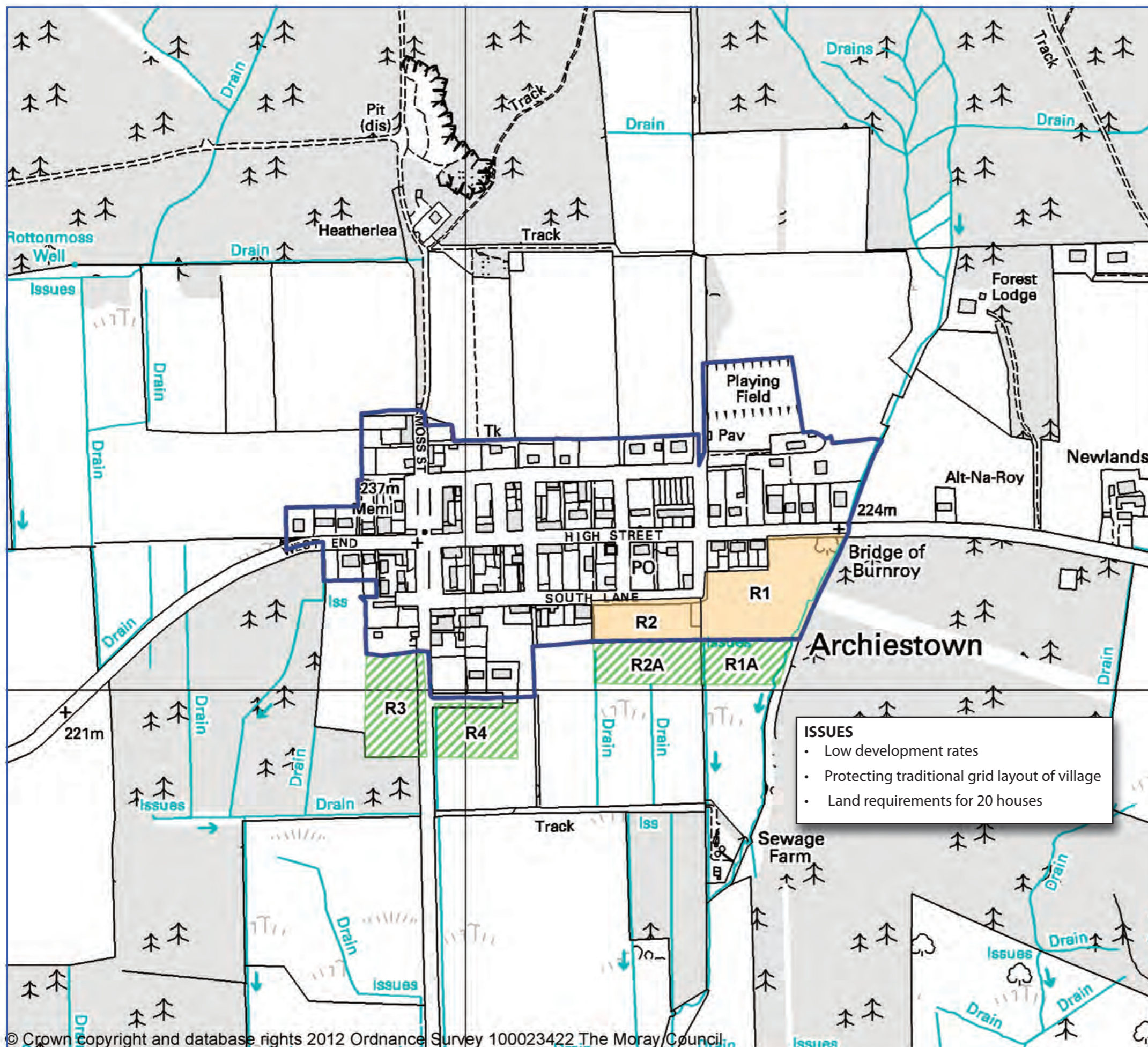
- R5 Braes of Allachie (S) Landscape impact and road access issues.

SETTLEMENT BOUNDARY



ISSUES

- Constrained by topography and roads infrastructure
- Low development rates
- Shortage of affordable housing and lack of land for business use
- Land requirements for 75 houses



SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

- R1 East End
Capacity 10
- R2 South Lane
Capacity 4

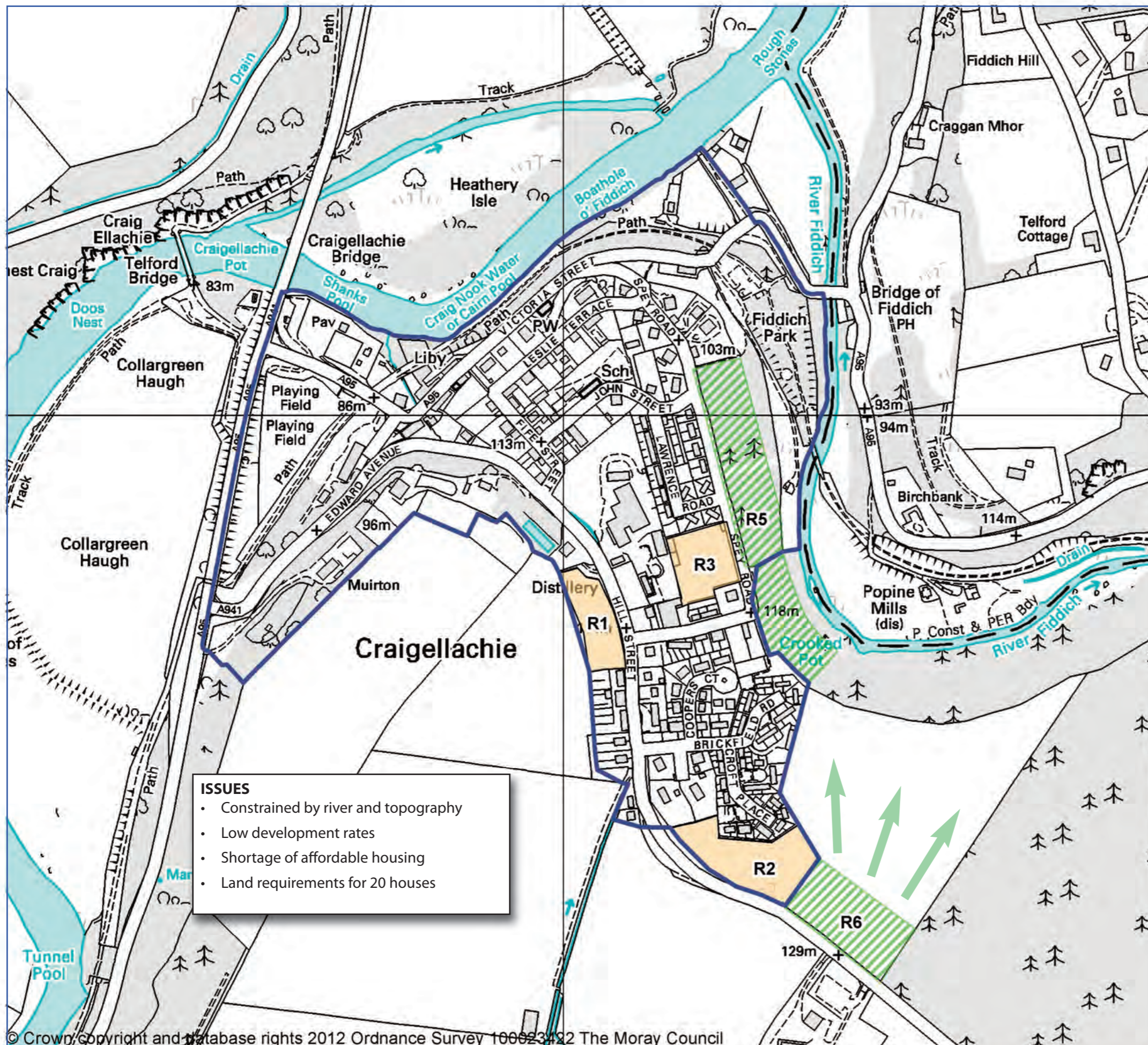
New sites considered and PREFERRED for designation

RESIDENTIAL

- R1A East End (S)
Extension to existing designation intended to facilitate layout options
Capacity 5
- R2A South Lane (S)
Extension to existing designation intended to facilitate layout options
Capacity 6
- R3 Site for 6 houses to provide opportunities for services plots
- R4 Site for 4 houses to provide opportunities for services plots

SETTLEMENT BOUNDARY





ISSUES

- Constrained by river and topography
- Low development rates
- Shortage of affordable housing
- Land requirements for 20 houses

SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

- R1 Edward Avenue Capacity 5
- R2 Brickfield Capacity 12
- R3 Site of former brewery Capacity 5

New sites considered and PREFERRED for designation

RESIDENTIAL

- R5 Spey Road
Scope for individual plots along Spey Road, balance of site to remain as woodland. Capacity 10
- R6 Speyside Cooprage
Additional site to provide choice and promote development. Wider area can provide land requirement well in to future. Phase I development to give consideration to development of remainder, access, infrastructure, landscaping, etc

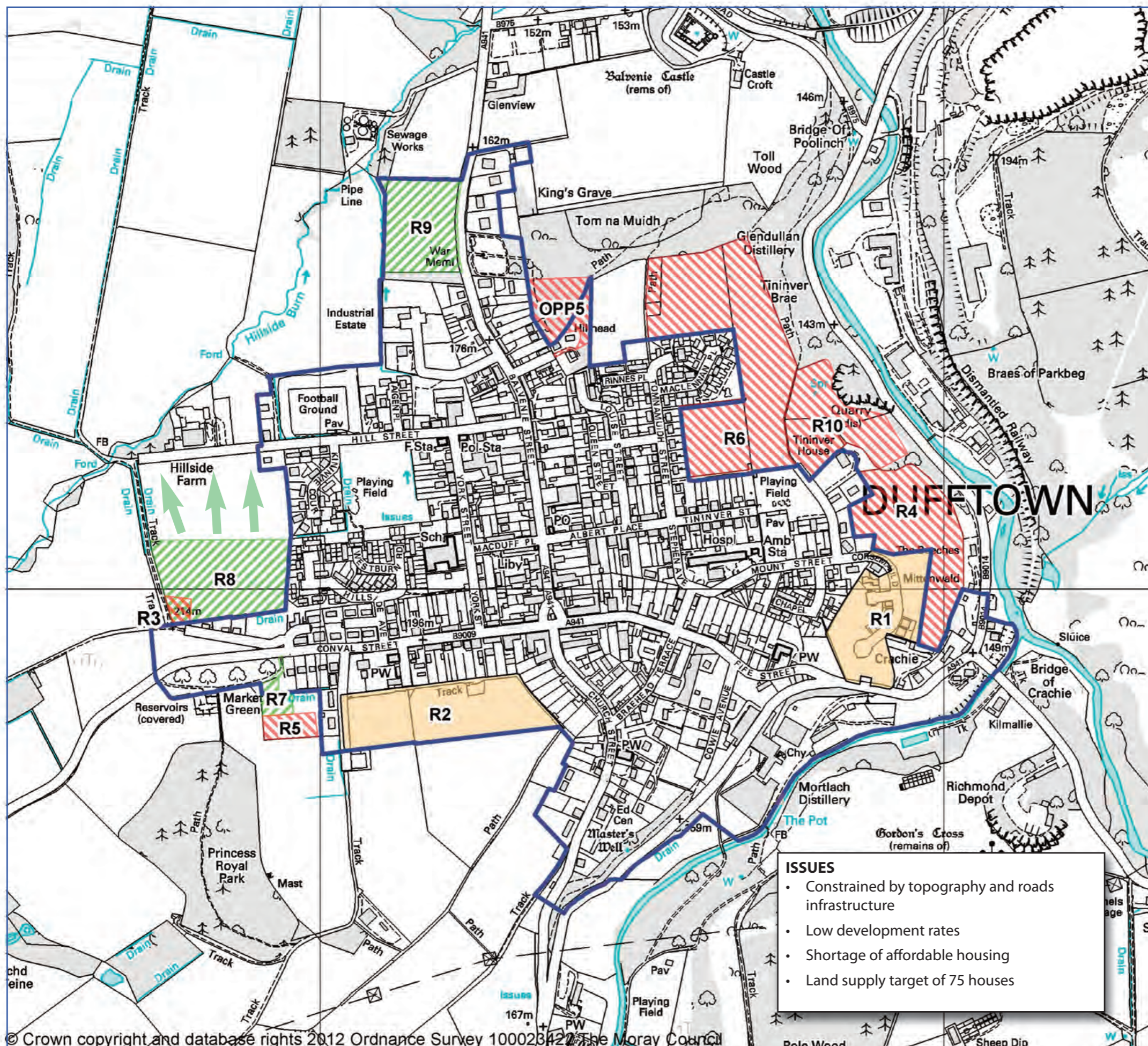
10 Units required for currency of plan, remainder to be developed as part of masterplan approach for future long term expansion of Craigellachie

SETTLEMENT BOUNDARY



LONG TERM DIRECTION





SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

R1 Corsemaul Drive
Capacity 36 Built 16

R2 South of Conval Street
Subject to satisfactory access arrangements being achieved
Capacity 30

New sites considered and PREFERRED for designation

RESIDENTIAL

R7 Conval Street
Small scale site accessed off Conval Street
Capacity 3

Constraints elsewhere have resulted in promotion of these parcels of land as housing sites

R8 Hillside Farm
40 Units required within the currency of the plan. This wider area is identified for long term expansion of Dufftown
Capacity 40

R9 Balvenie Street
There are no proposals in place to develop this site as a community facility. Given the difficulty in identifying developable sites free of constraints, this site is to be designated for housing
Capacity 35

New sites considered and NOT PREFERRED for designation

RESIDENTIAL

R3 Hillside Farm
Not supported in current form but incorporated within larger designation identified (see R8)

R4 Corsemaul Drive (N) and R6/R10 Tomnamuidh
Development on Eastern edge of Dufftown is constrained due to roads infrastructure issues

R5 Ar-Dachaidh
Unable to provide safe and suitable access

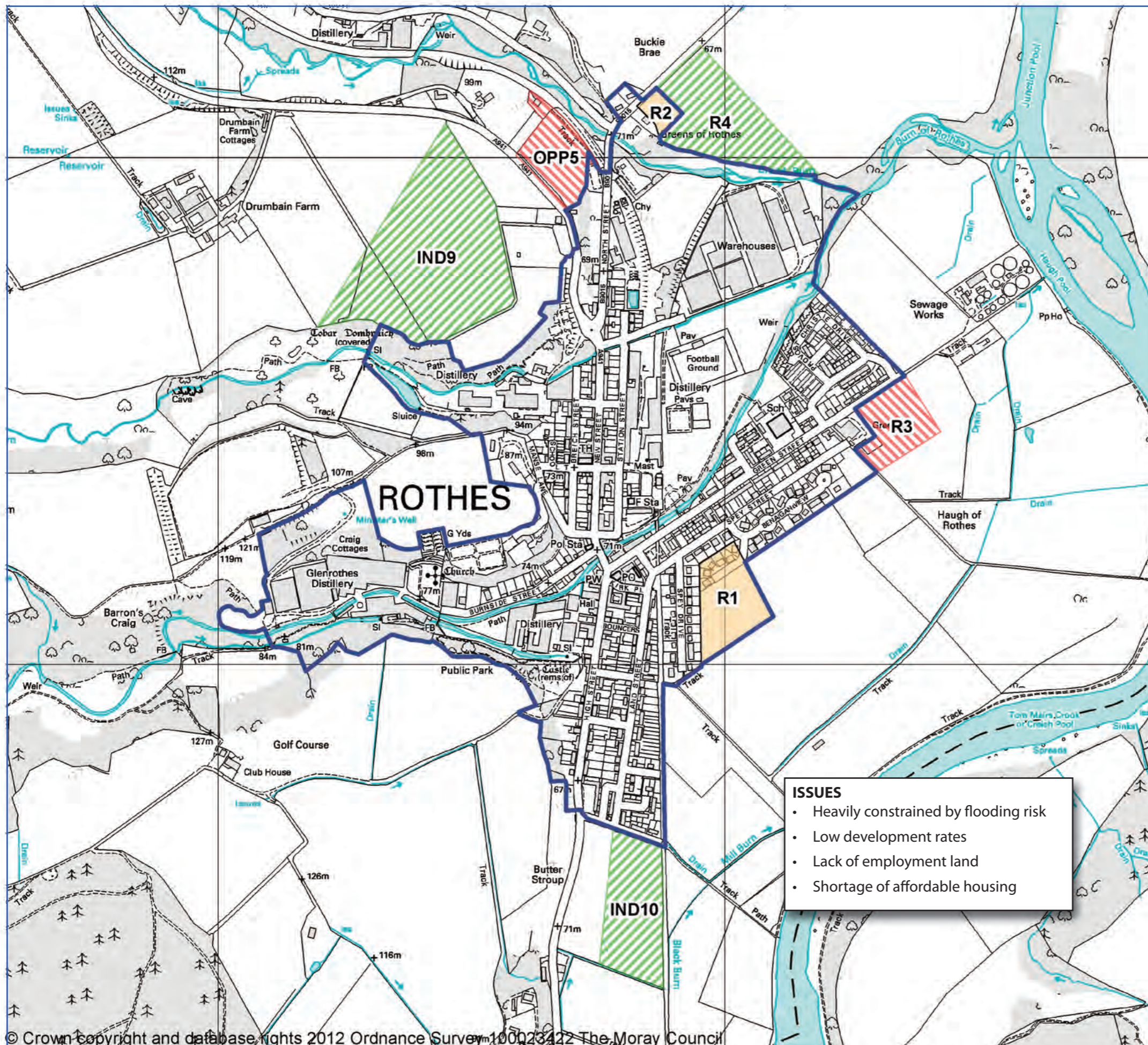
OPP5 Hillhead
Established woodland not considered appropriate as an opportunity designation

SETTLEMENT BOUNDARY

LONG TERM DIRECTION

ISSUES

- Constrained by topography and roads infrastructure
- Low development rates
- Shortage of affordable housing
- Land supply target of 75 houses



ISSUES

- Heavily constrained by flooding risk
- Low development rates
- Lack of employment land
- Shortage of affordable housing

SETTLEMENT KEY

 Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

R1 Spey Street
Capacity 30

R2 Greens of Rothes (Phase 1)
Capacity 4

 New sites considered and **PREFERRED** for designation

RESIDENTIAL

R4 Greens of Rothes (Phase 2)
Capacity 50 (previously LONG in 2008 plan)

INDUSTRIAL/BUSINESS

IND9 Drumbain
Site considered suitable for warehouse expansion subject to further investigation of landscape to reduce visual impact

IND10 High Street
Supported for light industrial use, provided compatible with existing residential properties. Designation subject to satisfactory resolution of flooding issues related to River Spey and landscaping.

 New sites considered and **NOT PREFERRED** for designation

R3 Green Street
Flooding and other preferred sites

OPP5 Greenbrae
Unlikely acceptable gradients for roads can be achieved

SETTLEMENT BOUNDARY

