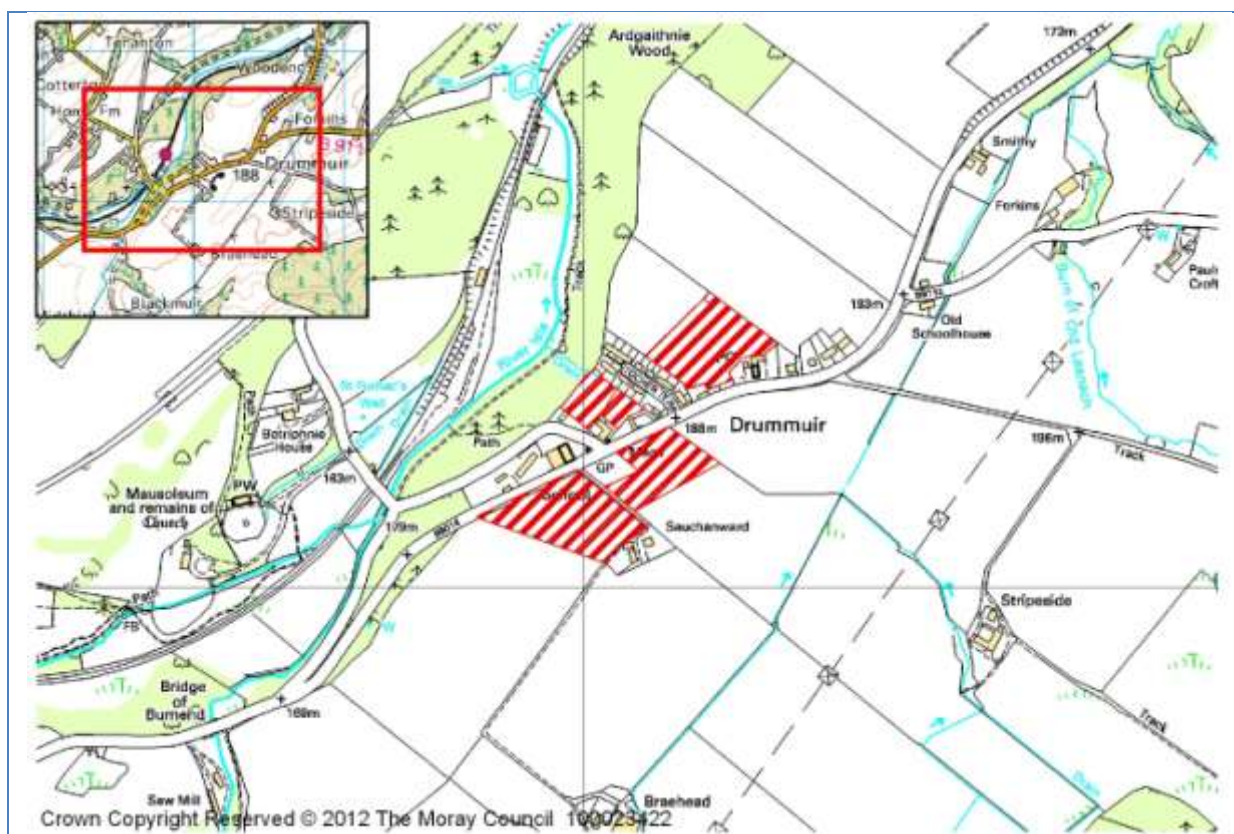


Settlement	Drummuir
Site Address	Drummuir Rural Community
Ref Number	SITE 1, SITE 2, SITE 3, SITE 4, SITE 5
Bid Summary	Retention of sites A & B, designation of additional or alternative site C, creation of car parking for the village hall and removal of amenity land designation adjacent to site B.
Site Description	Site C is an irregular shaped parcel of land located to the south of Botriphnie Primary School. The land rises up from the road which provides a backdrop for development the site is bounded on three sites by post and wire fencing and access is proposed via the B9014.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside.



Transportation	Transportation section comments awaited.
Planning History	Site B – 06/02556/OUT – outline to erect dwellinghouse on site across from Botriphnie School. Refused on grounds of diminishing the value of the existing amenity designation
Environmental Health	No comments received in terms of contaminated land and noise issues.

Flooding	SEPA has raised no comment in relation to flooding and the sites are not shown as flooding on the SEPA indicative flood maps. Flood Team – no known fluvial flooding at this location.
Landscape	Drummuir is set in an undulating topography. Traditionally development has been on the northern side of the B9014. South of the B9014 is currently undeveloped however the land rises to offer some backdrop. Additional landscaping will be required to assist any development to integrate sensitively.
Biodiversity/Natura	SNH no comment
Water/Waste water	Scottish Water – water supply Herricks indicative capacity 198 units/ WWT – Tocher Terrace septic tank less than 10 units. SEPA public sewer at full capacity.
Cultural Heritage	<p>Taking into consideration the topography of the area and the known archaeological remains of national importance to the south, there is potential for archaeological remains within this area. Therefore the archaeological mitigation can be summarised as follows:</p> <p>Site A, B, Proposal 5, Proposal 6 - No archaeological mitigations would be required within these bid sites.</p> <p>Site C - An archaeological evaluation would be required within this bid site prior to development commencing</p>
Overall SEA Assessment	No significant environmental impact identified.
Overall Planning Assessment	The provision of an additional site (Site C) within Drummuir is not considered appropriate or proportionate to demand in the area. The identification of car parking adjacent to the village hall is not necessary and could be pursued through a planning application without the need for a designation in the plan. Consideration will be given to deleting the reference to provision of car parking as part of the development of Site B should it be demonstrated more suitable arrangements can be made elsewhere (i.e. next to the village hall).
Other	The site layout and orientation should be designed to maximise opportunities for passive solar gain and installation of renewable technologies.

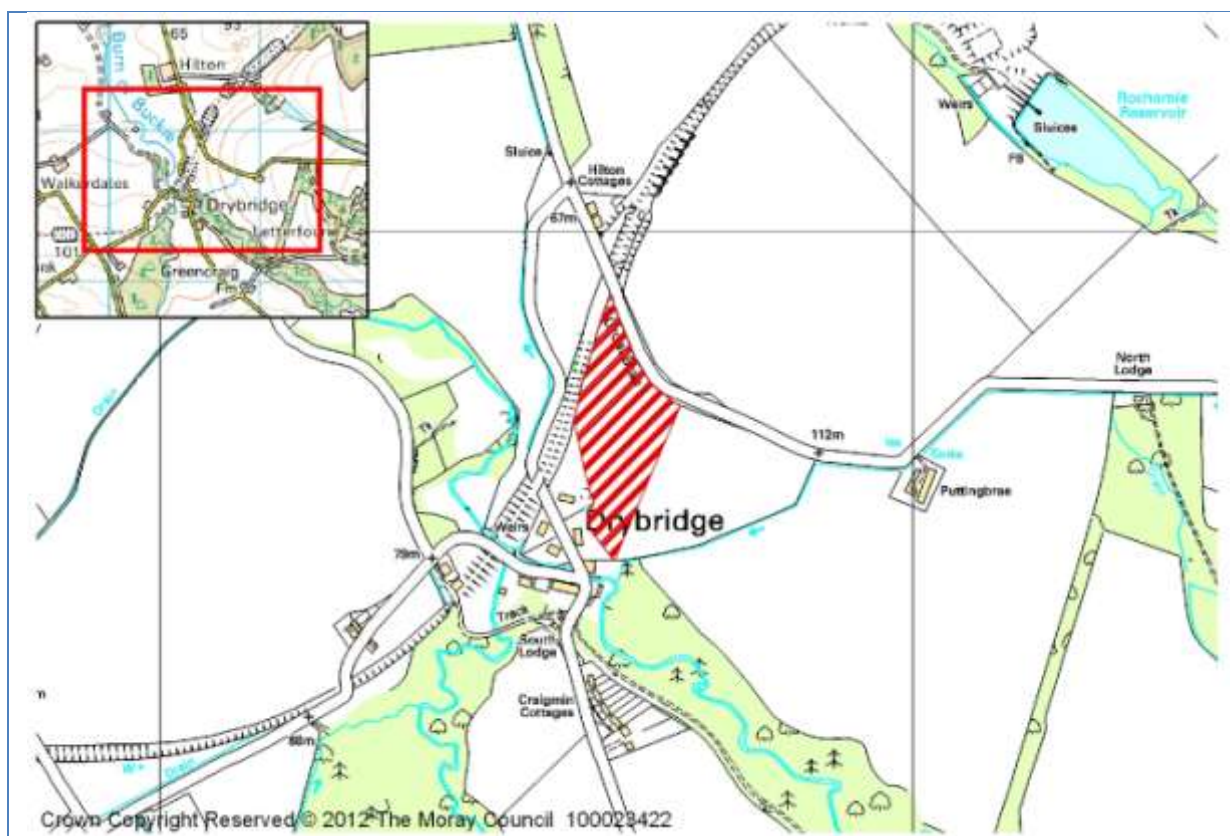
Settlement	Drybridge
Site Address	Land adjacent to Hilton Cottages, Drybridge
Ref Number	SITE 3
Bid Summary	Extension of Drybridge rural community boundary to include site for 3 dwellinghouses.
Site Description	The site is agricultural in character and is bounded by post and wire and the former railway. The landform is relatively flat and access is gained via the public road.
Greenfield/ Brownfield	Greenfield
Current Zoning	None – close proximity to Drybridge rural community boundary.



Transportation	Transportation section comments awaited.
Planning History	<p>Immediately adjacent to site</p> <p>09/00968/FUL – Individual dwellinghouse. Approved. 12/00882/APP – Amend house design of 09/00968/FUL. Currently pending consideration.</p> <p>To the rear of Hilton Cottages</p>

	09/01612 & 09/01609 – Two individual dwellinghouses. Approved
Environmental Health	No comments have been raised in terms of noise or contaminated land issues.
Flooding	SEPA has raised no issues in terms of flooding and the site is not shown as flooding on the SEPA indicative flood maps. Flood team – No known fluvial flooding at this location. However, there are flooding problems from the Burn of Letterfourie/Burn of Buckie and surface water flooding from the road in the lower part of the village therefore this development should be designed such that it does not increase flood risk to properties downstream
Landscape	The site is relatively flat and is offered enclosure by Groal Brae and the former railway bridge which means it would be able to sensitively accommodate a small well designed development.
Biodiversity/Natura	SNH no comment.
Water/Waste water	SEPA - No public sewers in this area. Effluent disposal for multi-house developments will require considerable investigative work. Buckie Burn runs through Drybridge and is at moderate status because of diffuse pollution and other pressures. Deterioration of this should be prevented. Scottish Water – water supply Turriff 275/WWT private.
Cultural Heritage	Taking into consideration the topography of the site and its relationship to the adjacent waterways, there is potential for archaeological remains within this area. Therefore an archaeological watching-brief would be required prior to/at the outset of any development commencing within this bid site.
Overall SEA Assessment	No significant environmental impact identified.
Overall Planning Assessment	The site is visually detached from Drybridge and is not considered the most appropriate extension when considered against other bids.
Other	The site layout and orientation should be designed to maximise the opportunities for passive solar gain and the installation of renewable technologies.

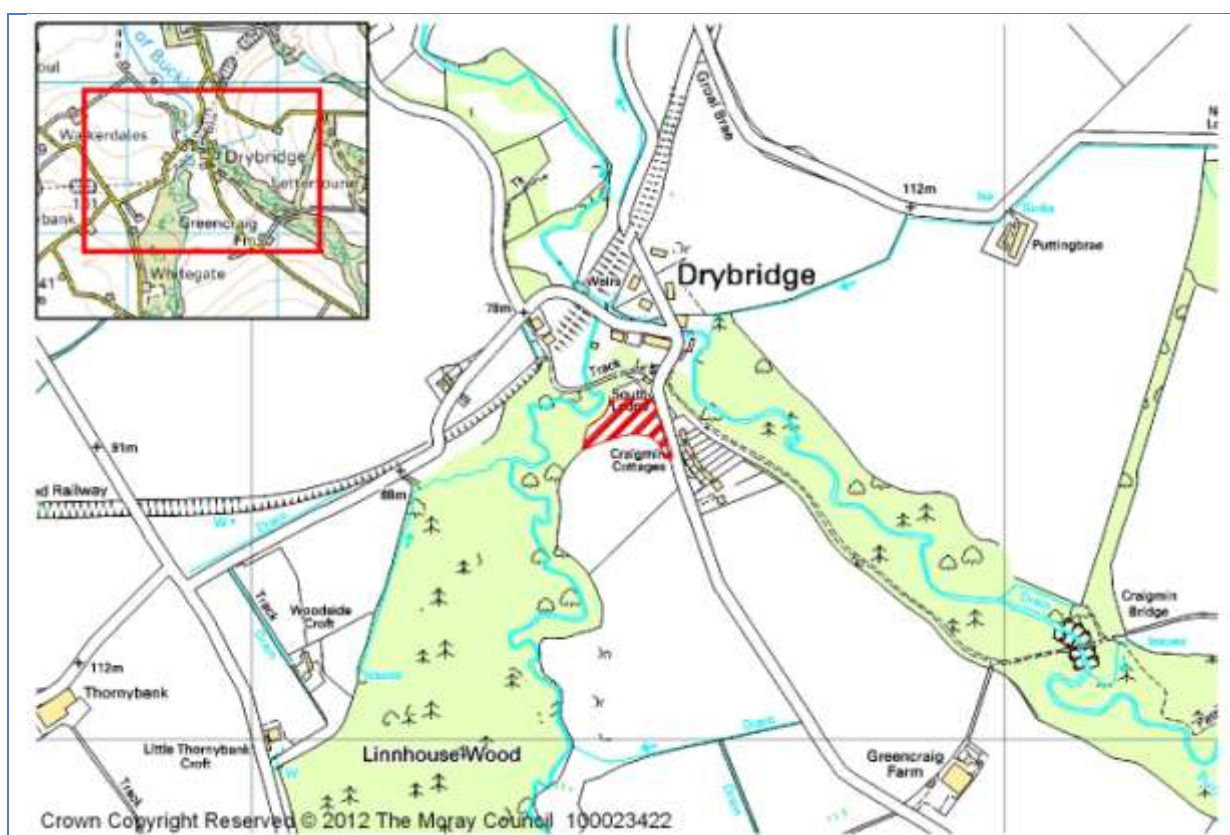
Settlement	Drybridge
Site Address	Groal Brae, Drybridge
Ref Number	SITE 4
Bid Summary	Extension of Drybridge rural community boundary to include residential designation for 8 dwellinghouses.
Site Description	Irregular shaped area of rough agricultural land located to the north of Drybridge. The site is bounded by the public road and the former railway. The land slopes steeply away from the public road and down to the boundary with Drybridge. Access is proposed via the public road.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



Transportation	The Transportation sections comments are awaited. Access may be constrained as Groal Brae is steep and visibility may be impaired due to the bends in the road.
Planning History	No planning history on site.
Environmental Health	No comments raised in terms of noise or contaminated land issues.

Flooding	SEPA has raised no comments in terms of flooding and the site is not shown as flooding on the SEPA indicative flood maps. Flood Team – No known fluvial flooding at this location. However, there are flooding problems from the Burn of Letterfourie/Burn of Buckie and surface water flooding from the road in the lower part of the village therefore this development should be designed such that it does not increase flood risk to properties downstream
Landscape	The site is in an elevated position and sits above Drybridge. Dwellings in this location could introduce a prominent feature into the landscape.
Biodiversity/Natura	No comment SNH
Water/Waste water	SEPA - No public sewers in this area. Effluent disposal for multi-house developments will require considerable investigative work. Buckie Burn runs through Drybridge and is at moderate status because of diffuse pollution and other pressures. Deterioration of this should be prevented. Scottish Water – water supply Turriff 275/WWT private.
Cultural Heritage	Taking into consideration the topography of the site and its relationship to the adjacent waterways, there is potential for archaeological remains within this area. Therefore an archaeological watching-brief would be required prior to/at the outset of any development commencing within this bid site.
Overall SEA Assessment	No significant environmental impact identified.
Overall Planning Assessment	The site is physically detached from Drybridge by topography. The steepness of the landform means that development in this location may introduce a prominent feature into the landscape that would detract from the character and appearance of the area. There is another bid that is considered to provide a more suitable extension to Drybridge.
Other	The site layout and orientation should be designed to maximise the opportunities for passive solar gain and installation of renewable technologies.

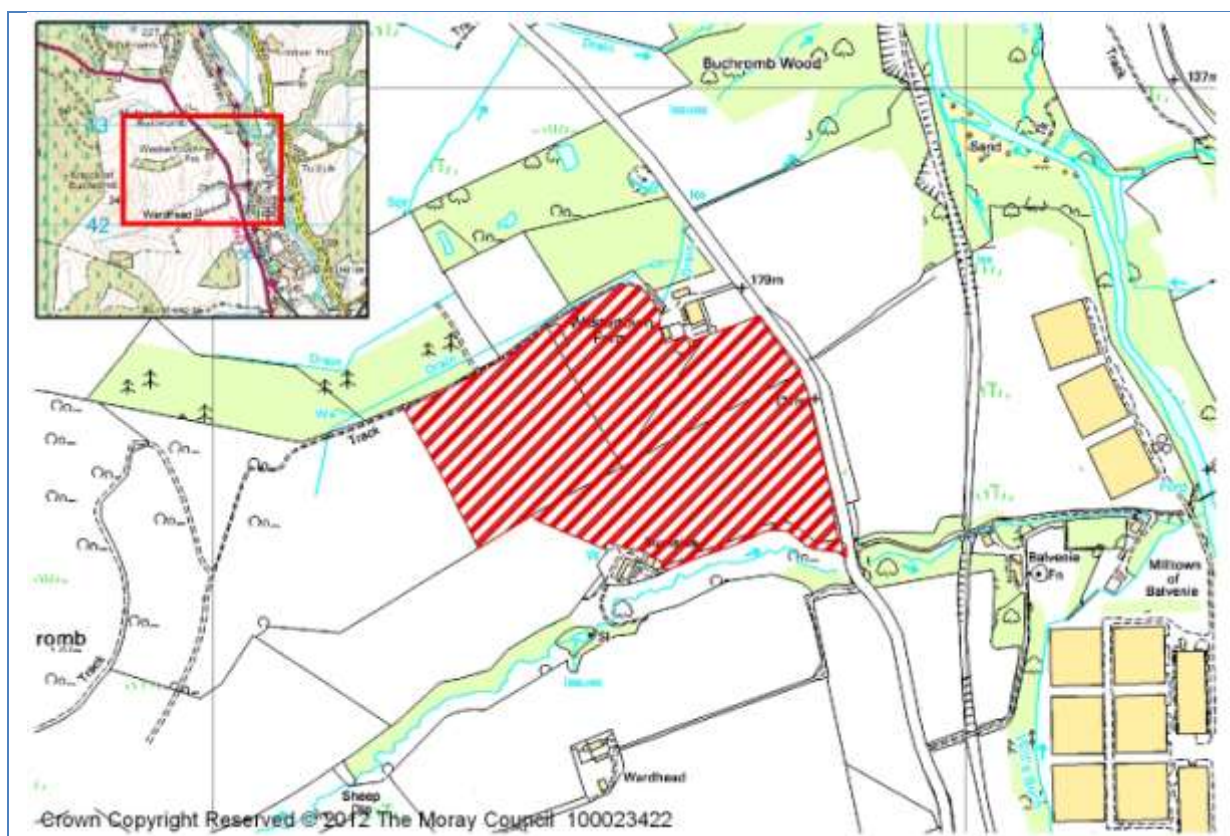
Settlement	Drybridge
Site Address	Land Adjacent to Craigmin Cottages, Drybridge
Ref Number	SITE 5
Bid Summary	Expansion of Drybridge Rural Community boundary to include residential site for two dwellinghouses.
Site Description	Irregular shaped site of rough agricultural land located on the south western edge of Drybridge immediately opposite existing local authority built housing.
Greenfield/ Brownfield	Greenfield
Current Zoning	None – immediately out with Drybridge rural community boundary



Transportation	Transportation section comments awaited.
Planning History	07/01575,1576,1579,1581/OUT – 06/01482-01485/OUT 4 Individual dwellinghouses. Refused on the grounds of uncharacteristic build up of residential development with close proximity to Drybridge – compromising the distinction between defined community and surrounding open countryside. Notably no objections on roads grounds – singular shared access to all

	sites proposed.
Environmental Health	No comments raised in terms of contaminated land or noise issues.
Flooding	SEPA has raised no issues in terms of flooding. Drybridge is prone to flooding however this not in close proximity to this site. Flood team – No known fluvial flooding at this location. However, there are flooding problems from the Burn of Letterfourie/Burn of Buckie and surface water flooding from the road in the lower part of the village therefore this development should be designed such that it does not increase flood risk to properties downstream.
Landscape	The site sits above the public road and benefits from a backdrop of trees to the north and west that should assist any development to integrate sensitively into the landscape. Additional landscaping may be required on undefined boundaries and the topography should be used to minimise the impact of the development.
Biodiversity/Natura	No comments received from SNH.
Water/Waste water	<p>SEPA - No public sewers in this area. Effluent disposal for multi-house developments will require considerable investigative work.</p> <p>Scottish Water – water supply Turriff 275 (housing units)/WWT Drybridge septic tank <10.</p> <p>Buckie Burn runs through Drybridge and is at moderate status because of diffuse pollution and other pressures. Deterioration of this should be prevented.</p>
Cultural Heritage	No archaeological mitigation would be required within this bid site.
Overall SEA Assessment	No significant environmental impact identified.
Overall Planning Assessment	The site is located in the newer part of Drybridge that is visually disconnected from the traditional core of the community. There have been a significant number of applications submitted for housing around the Drybridge area which would indicate that there is a local demand for housing in this area. This bid is considered the most logical extension to Drybridge and the most appropriate in terms of meeting local demand without compromising the character and appearance of the rural community.
Other	The site layout and orientation of the buildings should be designed to maximise opportunities for passive solar gain and installation of renewable technologies.

Settlement	Dufftown
Site Address	Westertown Farm, Dufftown
Ref Number	IND3
Bid Summary	Proposed industrial designation for additional warehousing at Glenfiddich Distillery, Dufftown
Site Description	The site forms part of a larger agricultural field and has an undulating topography. The area is bounded by the A941, access track and existing woodland, there is no definition to the northern boundary. The site sits above the A941 from which access to the site will be gained.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



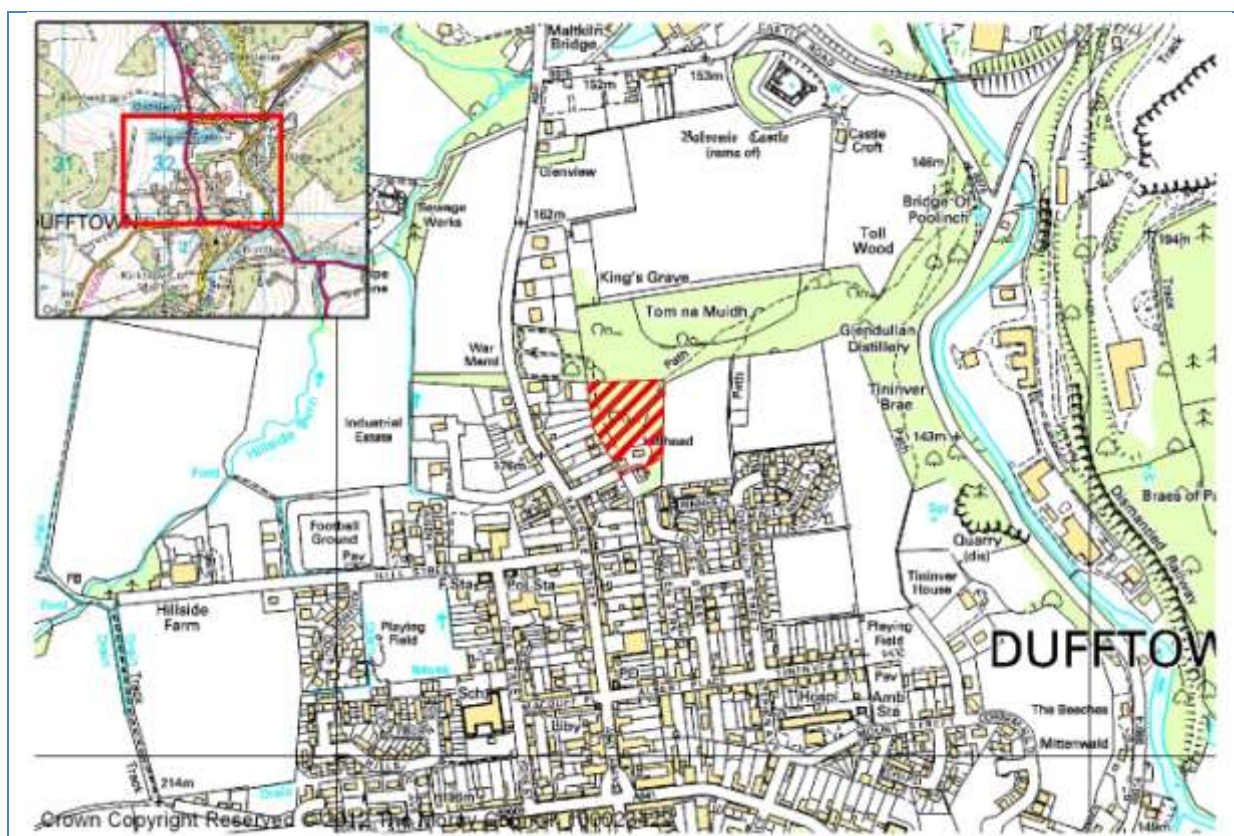
Transportation

Planning Officer observations. This is a fast stretch of road has a number of tight bends. There is lining to avoid overtaking in places and there are concerns over the ability to achieve a safe and satisfactory access onto the A941. The access onto the A941 from the existing farm track has poor visibility. Transportation – use of existing access is unacceptable due to restricted visibility in both horizontal and vertical plane so alignment of the A941 at this location does not offer suitable alternative access locations. Without firm proposals for significant improvements to the road

	alignment and junction rationalisation this bid site is unacceptable on road safety grounds.
Planning History	No recent planning history
Environmental Health	No comments raised in relation to noise and contaminated land issues.
Flooding	Flood Risk Assessment (FRA) needed if the watercourse is to be affected by development, however if avoided and buffer provided, FRA will not be needed. The watercourse is steep so not likely to be a major problem on the site. Flood team - No known fluvial flood risk at this location. Drainage should not increase flood risk to neighbouring property. SUDS and construction phase surface water management plan are required.
Landscape	The site has an undulating topography and part of it sits higher than the existing road. The site is highly visible in the landscape especially when viewed coming from Dufftown. The development of the site with whisky warehousing would introduce a prominent feature into the landscape given the rising landform from Dufftown to the site. It may be difficult to address prominence by the introduction of landscaping. The existing distillery complex associated with Glenfiddich is located on the opposite side of the road in the valley which helps to absorb the facility.
Biodiversity/Natura	<p>River Spey SAC – there could be impacts during construction and operation and therefore careful consideration should be given to surface water drainage. The construction area can be very large during warehouse development and the potential for large areas of bare ground could increase the risk of sediment laden surface water run-off. Warehouse roofs create large impermeable surfaces where rainfall run off is rapid and concentrated. The access road may also require an upgrade that could affect the small watercourse to the south of the site. The site is close enough to a small watercourse in the SAC to generate concern. Sufficient information will be required at the application stage to confirm that adequate protection measures are able to be implemented to protect the water environment throughout construction and operation of the site.</p> <p>Protected Species – the small water course adjacent to the site may be used by otters an otter survey should be submitted with any planning application.</p> <p>The single mature broadleaved tree within the site should be retained. If not possible it will need to be assessed for its potential for roosting bats and possibly need a bat survey to be carried out. The survey should accompany any planning application and include any mitigation required of bats are using the tree.</p> <p>Badgers could use the slopes above the watercourse, if construction comes within 30 metres of this it is advisable to establish at an early stage if badgers are presents.</p>

	Biodiversity-Development presents the opportunity to enhance the value to local biodiversity therefore plant or landscaping could included species of trees favoured by red squirrels and other wildlife. New warehouses could also provide opportunities for roosting bats.
Water/Waste water	Drainage – careful consideration of surface water disposal required. Scottish Water – Water supply Badentinan 74 (housing units)/WWT Dufftown 23 (housing units). Flood team - Drainage should not increase flood risk to neighbouring property. SUDS and construction phase surface water management plan are required. If soakaway are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic site infiltration tests may not provided an accurate indication of ground suitability for soakaways to function properly.
Cultural Heritage	Taking into consideration the topography of the site and its relationship to the river, there is potential for archaeological remains within this bid area. Therefore an archaeological evaluation would be required within this bid site prior to development commencing
Overall SEA Assessment	The proposals could impact on the River Spey SAC and this may have a significant environmental impact.
Overall Planning Assessment	This site is unacceptable on road safety grounds. In addition to these roads issues there are other considerations as follows. The Local Development Plan does not allocate industrial/employment land outwith existing towns and villages. It is a key objective of the development plan to support the expansion of indigenous businesses. A proposal of this nature would be considered on its individual merits as part of a planning application and should gain support from policies like ED8 – Rural Business Proposals. Even if designated the proposal would be still subject of a planning application. There are concerns given the location of the site on the flanks of the hill in an open setting. The warehousing development will be a prominent feature in the landscape and it would appear that it may not be possible to mitigate the impact of the development by means of landscaping. The existing distillery complex is located on the opposite side of the road and utilises the valley to help it integrate into the landscape. If land is available this would appear to be a more suitable site for a development of this scale.
Other	The layout and orientation of the warehouse buildings should be designed to maximise the opportunities for passive solar gain and the installation of renewable technologies. Photovoltaics in particular given the amount of roof space that would be available.

Settlement	Dufftown
Site Address	Tomnamuidh, Dufftown
Ref Number	OPP5
Bid Summary	Extend Dufftown boundary to create opportunity site and environmental designation covering Tomnamuidh Wood
Site Description	Irregular shaped 12 acre site located on the northern edge of Dufftown. The site is located on rising land and sits above the spine of traditional houses stretched along the A41. Both areas of land are undulating and heavily wooded. Access is proposed via Ferrier Road
Greenfield/ Brownfield	Greenfield
Current Zoning	Part inside settlement boundary/part countryside

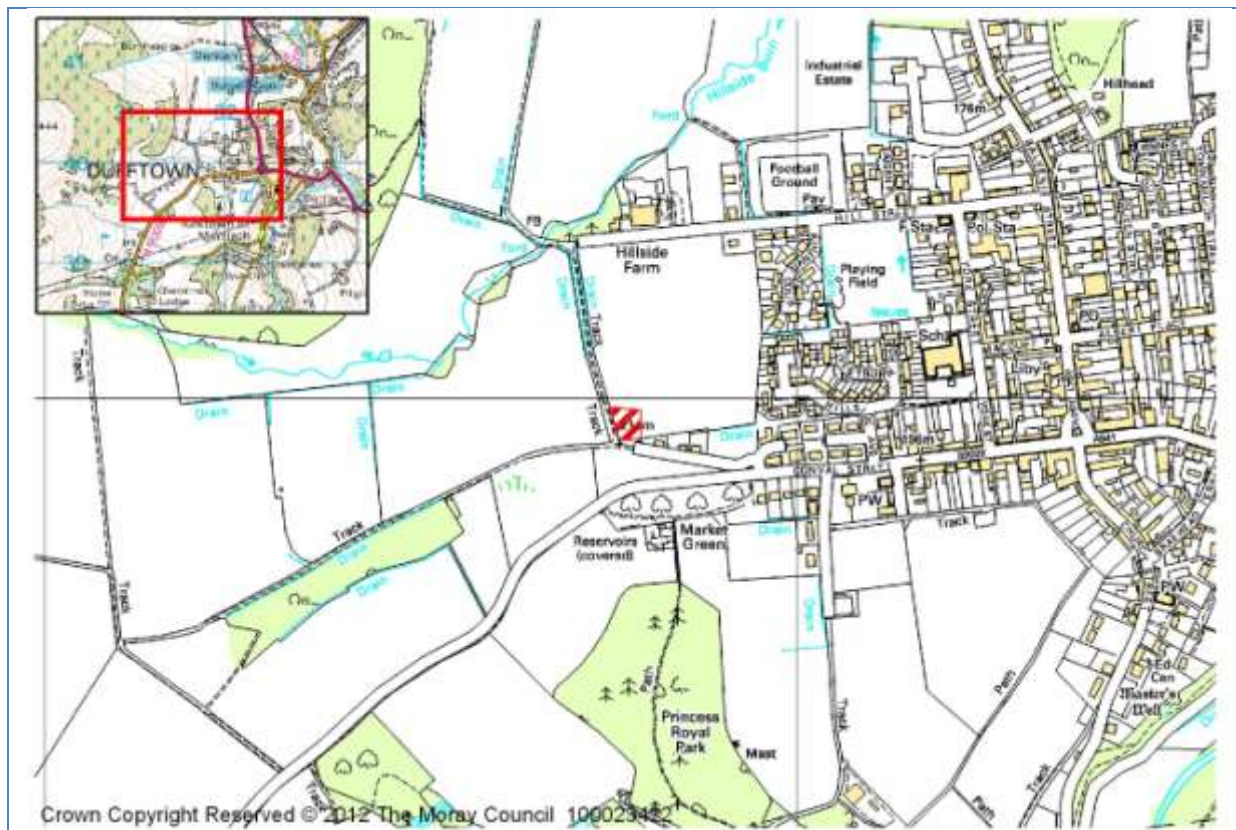


Transportation	Planning Officer observations - Ferrier Road is a steep narrow road. No objections were raised in relation to application 10/01528/APP for an individual dwelling. The proposal makes reference to 8 dwellings which may be more difficult to accommodate. Transportation – the housing bid is unacceptable in terms of provision of access, the existing gradient, facilities for vulnerable road users and intensification of traffic.
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Planning History	<p>07/01245 – 07/01250/OUT – Outline planning consent sought for six building plots. Application withdrawn. 10/01528/APP – Erection of dwellinghouse on site off Ferrier Road. The site contains numerous trees, a substantial earth embankment and an established popular footpath and forms an attractive gateway from Ferrier Road to Tom na Muid Wood to the north. The topography of this landform is such that substantial excavation/earthworks will be required to form the house plot, vehicular access and diverted footpath. These works will involve cutting into an existing steep bank and the removal of a considerable amount of material in order to create the driveway and path; the resultant bank will be extremely steep and will require stabilisation measures such as a revetment. The scale of these works together with the removal of the majority of trees on the site would significantly alter its appearance detrimentally affecting the overall character and amenity of the area. As such the proposal would represent inappropriate development which would have an adverse impact upon the surrounding environment and amenity of the area, contrary to policies H3 and IMP1.</p>
Environmental Health	<p>No comments have been raised in relation to noise or contaminated land issues.</p>
Flooding	<p>SEPA has raised no issues in relation to flooding and the site is not shown as flooding on the SEPA indicative flood maps. Flood team - No known fluvial flood risk at this location. Drainage should not increase flood risk to neighbouring property. SUDS and construction phase surface water management plan are required.</p>
Landscape	<p>The site is heavily wood and has an undulating topography. The wooded area proposed as an opportunity site is well used and has a footpath linking it to Tomnamuidh Wood. The development of the site will require felling and significant earthworks to accommodate development that may have detrimental impact on the character of the area.</p>
Biodiversity/Natura	<p>River Spey SAC – impact unlikely</p> <p>ENV6 – support the inclusion of the woodland in ENV 6 OPP – because the area has been wooded for so long there is expected to be a number of wildlife interests. Applicant needs to give consideration to what types of ecological survey would be necessary to help assess the impact of removing the woodland for development use. The area may be used by badgers, red squirrels and breeding birds. Retention of remaining woodland would be crucial in securing sufficient extent of habitat to accommodate wildlife displaced by development.</p> <p>Biodiversity – the woodland has been recorded on the Ancient Woodland Inventory (AWI). The woodland is therefore likely to be of greater biodiversity value than younger woodland. Without study difficult to assess what the impact may be on biodiversity if the woodland was removed. It is therefore also difficult to mitigate the loss of established area of woodland securing the</p>

	<p>remaining woodland could help reduce the impact of habitat loss. The applicant could be made to compensate for the woodland loss through new planting of woodland.</p>
Water/Waste water	<p>Scottish Water – Water supply Badentinan 74 (housing units)/WWT Dufftown 23 (housing units). Flood team - If soakaway are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic site infiltration tests may not provided an accurate indication of ground suitability for soakaways to function properly.</p>
Cultural Heritage	<p>There is one known archaeological site within the proposed ENV site, SMR Ref NJ34SW0088, but as the site would be left alone then no archaeological mitigation would be required. Furthermore for the proposed OPP Site no archaeological mitigation would be required. Historic Scotland should be consulted with regard to any impact on the setting of the Scheduled Ancient Monument of Balvenie Castle. Historic Scotland - Any development at this location should consider and mitigate the potential impact on the setting of the Scheduled Monument Balvenie Castle (Index no. 90028) (also a Property in Care of Scottish Ministers).</p>
Overall SEA Assessment	<p>The proposals will lead to loss of habitat and may impact on various European Protected Species, however there is not considered to be a significant environmental impact.</p>
Overall Planning Assessment	<p>The proposal is unacceptable on roads grounds relating to access, gradient, intensification of traffic and facilities for vulnerable road users. Traditionally opportunity sites identified in the plan are vacant and derelict sites that are no longer required for their original uses. The felling of a wooded area to create an opportunity site is not considered to promote sustainable development or encourage the use of brownfield sites before uptake of greenfield land. The introduction of development within this woodland setting would adversely affect its recreational value and impact on the character and appearance of this area.</p> <p>In respect of including Tomnamuidh Wood within the settlement boundary there is not justification provided to support this boundary amendment.</p>
Other	<p>The site layout and orientation of the development should be designed to maximise the opportunities for passive solar gain and the installation of renewable technologies.</p>

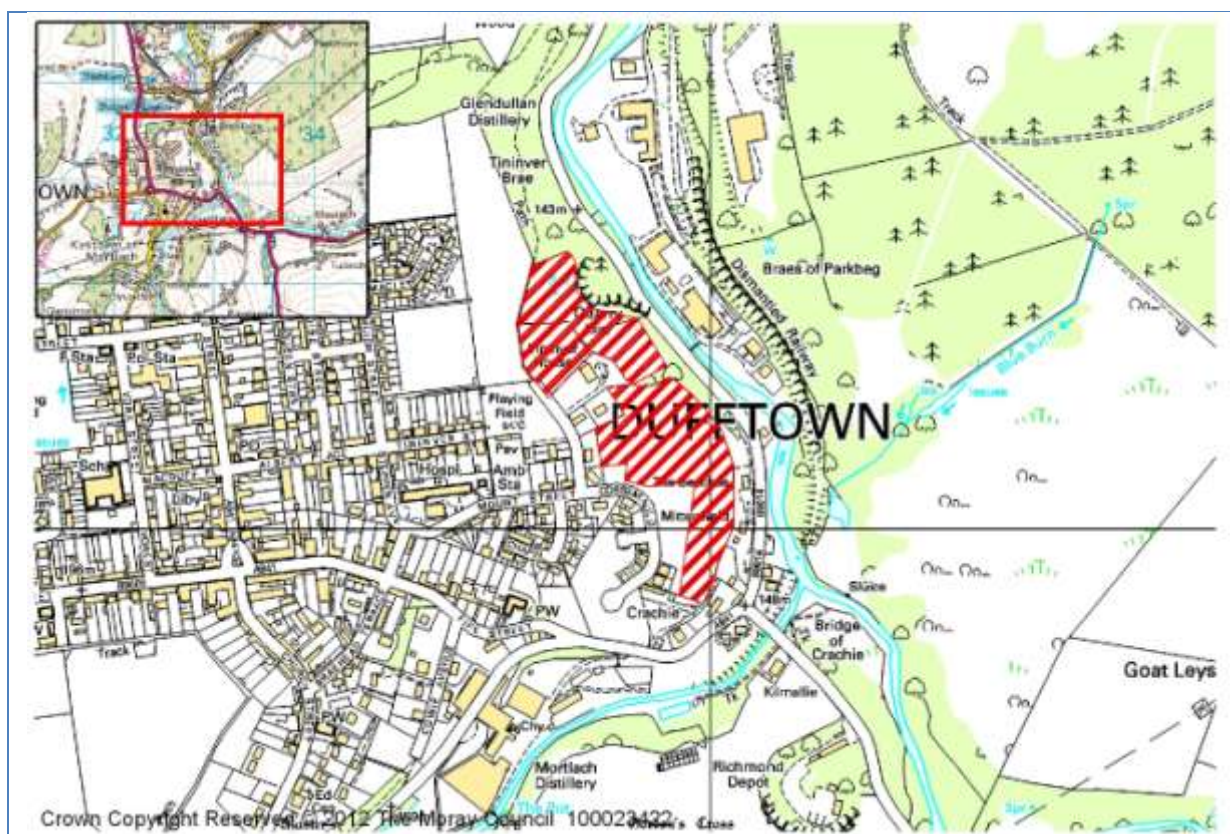
Settlement	Dufftown
Site Address	Conval Crescent Dufftown
Ref Number	R3
Bid Summary	Extension to settlement boundary to allow the formation of individual housing plot and extension to ENV designation
Site Description	The 1,400 sq m square plot forms part of a larger agricultural field. The site is bounded by existing housing to the south and a track and post and wire fencing to the west the remaining boundaries are undefined. The site sits below the road level and slopes downwards from south to north where it joins with Hill Street. Access is proposed via Conval Crescent.
Greenfield/ Brownfield	Greenfield
Current Zoning	Immediately outwith Dufftown settlement boundary



Transportation	Transportation comments - The poor visibility to the left (East) at the junction onto Conval Street needs to be addressed before any further development beyond the current 7 properties is permitted from this junction.
Planning History	No planning history

Environmental Health	No comments have been received in relation to noise and contaminated land issues.
Flooding	SEPA has raised no comments in terms of flooding and the site is not shown as flooding on the SEPA indicative flood maps. Flood Team - No known fluvial flood risk at this location. However there is a small watercourse adjacent to the existing houses, any new development should not increase run-off into this ditch such that it may increase flood risk to existing properties. Drainage should not increase flood risk to neighbouring property. SUDS and construction phase surface water management plan are required
Landscape	The site is located on the eastern edge of Dufftown. The immediately adjacent dwellings sit within an amenity greenspace that provides an attractive entrance to this edge of Dufftown. The site does slopes away from the road which should assist the development to blend in and there a number of mature trees along the western boundary although not within the site itself. Landscaping would be required to assist the development to integrate sensitively especially when viewed from Hill Street which sits at a significantly lower level.
Biodiversity/Natura	No comment from SNH
Water/Waste water	Scottish Water – Water supply Badentinan 74 (housing units)/WWT Dufftown 23 (housing units).
Cultural Heritage	No archaeological mitigation would be required within this bid site.
Overall SEA Assessment	No issues have been raised that are considered to have a significant environmental impact.
Overall Planning Assessment	The purpose of the development plan is to allocate housing land for developments of 5 houses and above as opposed to individual dwellings. The proposed environmental designation is not supported by adequate justification other than separating the development from the larger agricultural field. Given the difficulties in identifying sites for development in the Dufftown area consideration should be given to investigating the feasibility of allocating a larger designation in this area. This is subject of a separate checklist.
Other	Energy is an important consideration for areas off the mains gas network. The site layout and orientation should be designed to maximise the opportunities for passive solar gain and the installation of renewable technologies.

Settlement	Dufftown
Site Address	Land at Corsemaul Drive, Dufftown
Ref Number	R4, R10
Bid Summary	Proposed expansion to Dufftown settlement boundary to accommodate new residential designation, new environmental designation and long term housing site.
Site Description	5.47 ha irregular shaped area of rough ground that wraps around the eastern edge of Dufftown and adjoins existing R1 – Corsemaul Drive designation. The topography is undulating before sloping down steeply to join the B9014. Access is proposed via Mount Street.
Greenfield/ Brownfield	Greenfield
Current Zoning	Immediately outwith the Dufftown settlement boundary

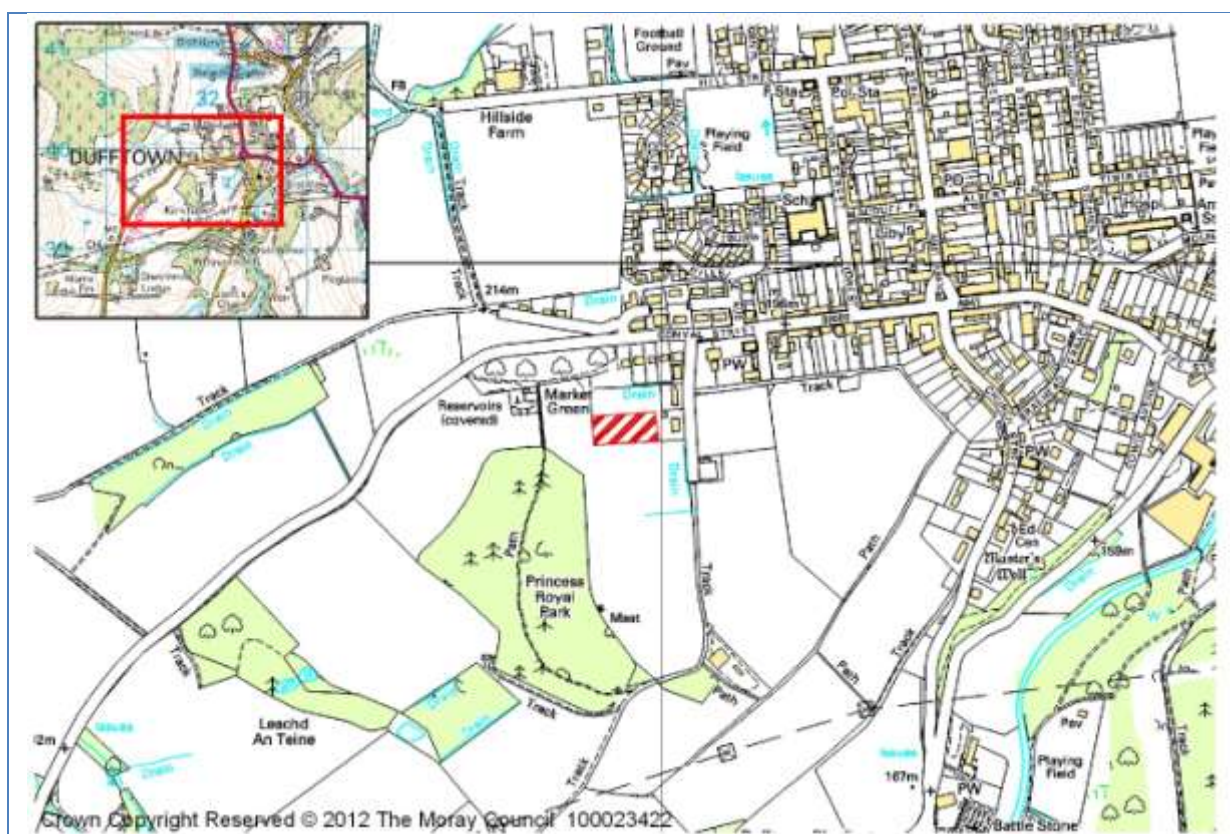


Transportation	Planning Officer observations - there are a number of significant designations in the locality and there are concerns over the ability of the local roads network to accommodate the levels of development proposed. Access is proposed via Mount Street, the current local plan identifies that this road is considered inadequate for any development over and above the 36 consented on R1 Corsemaul Drive. Transportation – proposed access is via Mount Street, R1 designation is already restricted to
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	36 units on roads access grounds. Further development in this area requires a second point of access, which is not achievable as part of this bid. It is also understood that there is restricted drainage capacity in this area for surface water.
Planning History	No planning history
Environmental Health	Noise emissions for the nearby Glendullan Distillery may impinge on this amenity of the north eastern section of the site. Future housing development may require the submission of a detailed Noise Impact Assessment (NIA) in line with PAN 1/2011. No comments in respect of contaminated land.
Flooding	SEPA has raised no comments in relation to flooding and the site is not shown as flooding on the SEPA indicative flood maps. Flood Team - No known fluvial flood risk. However there have been problems in the past in this area with surface water run off cause flooding to driveways and garage. The developer needs to consider this problem during the development so new housing is not at flood risk from surface water and does not increase flood risk to existing properties.
Landscape	The sites topography will limit the number of houses on the site. The undulating nature of the site should be utilised to help the development integrate sensitively. The wooded slopes should be retained and enhanced to provide a buffer to the B9014 and additional planting provided to help soften the appearance of the development and help it blend in.
Biodiversity/Natura	Proximity to River Spey SAC boundary. Surface water drainage both throughout construction and occupation has potential to impact negatively on the SAC interests in particular salmon. At application stage sufficient information will be required to confirm adequate protection measures are able to be implemented to protect the water environment at all stages of development. The steep slope below has the potential to be used by badgers. If works within 30 metres of wooded area
Water/Waste water	The Dullan Water has bad ecological status due to abstractions – further deterioration as a result of the proposed development should be prevented. The site is adjacent to the Spey SAC and accordingly care must be taken with SUDS proposals. Support proposed Environmental designation between the river and the site. Scottish Water – Water supply Badentinan 74 (housing units)/WWT Dufftown 23 (housing units). Flood team - Drainage should not increase flood risk to neighbouring property. SUDS and construction phase surface water management plan are required.
Cultural Heritage	Taking into consideration the topography of the site and its relationship to the river, there is potential for archaeological remains within both the housing bid area and the long term site. Therefore an archaeological evaluation should be undertaken prior to development commencing within these bid sites.
Overall SEA Assessment	Proximity to River Spey SAC. The issues raised are not considered to have a significant environmental impact.

Overall Planning Assessment	The proposal is unacceptable on roads grounds. A bid site for an adjacent site was not taken forward as part of the 2008 Local Plan due to access constraints. There are other sites within Dufftown that are considered better suited to accommodating development.
Other	The site layout and orientation should be designed to maximise the opportunities for passive solar gain and the installation of renewable technologies.

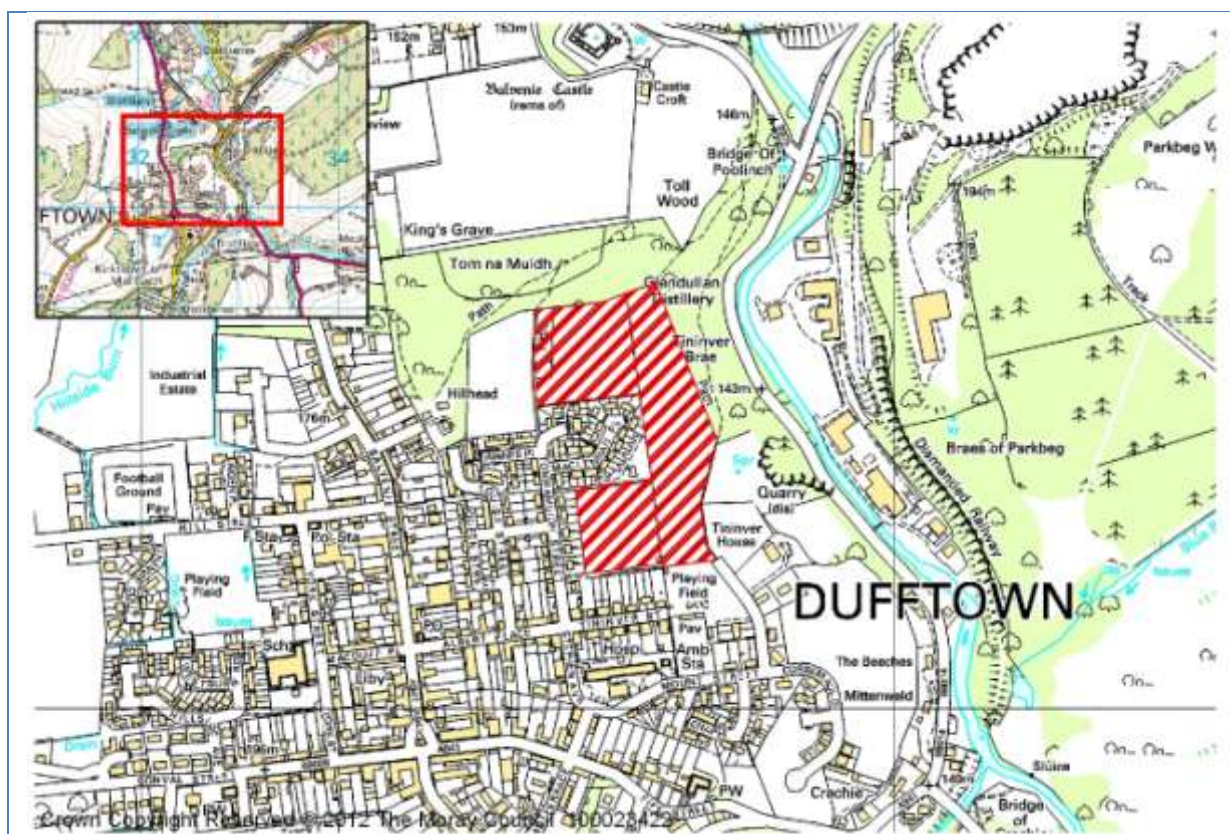
Settlement	Dufftown
Site Address	Ground at Ar-Dachaidh, Wood Lane, Dufftown
Ref Number	R5
Bid Summary	Proposal for individual house plot to the rear of Ar-Dachaidh
Site Description	3,400 sq m rectangular area of ground that forms part of the garden ground of Ar-dachaidh. The site rises gently from east to west and is predominantly grassed with a number of trees within the site. The boundaries are defined on three sides, by mature coniferous trees on two sides and post and wire fencing on another. Access is proposed via Wood Road.
Greenfield/ Brownfield	Greenfield site
Current Zoning	Immediately outwith the Dufftown settlement boundary



Transportation	Previous refusal for a dwelling on this site due to failure to provide safe and suitable access onto the public road.
Planning History	07/02110/FUL – Erect dwelling at Ardaichaidh. Refused as the dwelling was on raised ground immediately outwith the settlement boundary of Dufftown. Detrimentially affecting the distinction between Dufftown and the open countryside. Detrimental impact heightened by AGLV and adverse impact on the landscape character of the area. The proposed access from

	Wood Road with B9009 has substandard visibility increased turning traffic at this junction due to sub standard visibility would be detrimental to highway safety, as there would not be a safe and suitable access onto the public road.
Environmental Health	No comments have been raised in relation to contaminated land or noise issues.
Flooding	SEPA has raised no comments in respect of flooding and the site is not shown as flooding on the SEPA indicative flood maps.
Landscape	The site is visually contained as there is established tree planting around the boundaries. If taken forward the dwelling should be sited to avoid the highest point of the site.
Biodiversity/Natura	SNH no comment
Water/Waste water	Scottish Water – Water supply Badentinan 74 (housing units)/WWT Dufftown 23 (housing units)
Cultural Heritage	Archaeological comments awaited.
Overall SEA Assessment	No significant environmental impact identified.
Overall Planning Assessment	The purpose of the development plan is to allocate housing land for developments of 5 houses and above as opposed to individual dwellings. This site is unlikely to be taken forward due to the road safety issues relating to the provision of a safe and suitable access onto the public road.
Other	The site layout and orientation of the dwelling should be designed to maximise the opportunities for passive solar gain and installation of renewable energy technologies.

Settlement	Dufftown
Site Address	Land to the rear of Tomnamuidh Street, Dufftown
Ref Number	R6
Bid Summary	Proposed residential development
Site Description	Substantial irregular shaped site on the edge of Dufftown that wraps around MacLennan Place. The land is currently used as agricultural grazing and access is proposed via Tinniver Street or Mount Street
Greenfield/ Brownfield	Greenfield
Current Zoning	Immediately outwith the Dufftown settlement boundary

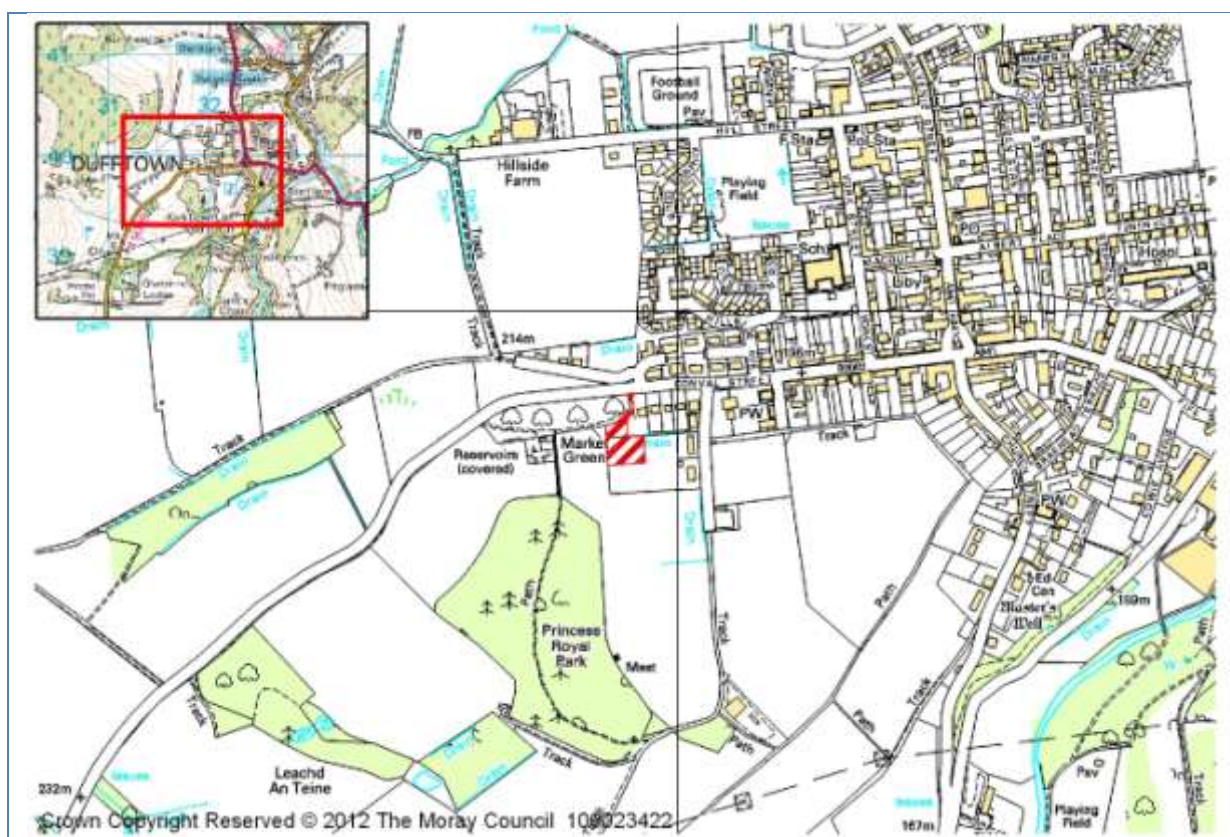


Transportation	<p>Planning Officer observations - There are a number of bids submitted in the locality that would equate to significant land release for housing development. There are concerns over the ability of the local roads network to accommodate the level of development being put forward. A previous bid on a large proportion of this site was not taken forward as part of the 2008 local plan due to access constraints. Transportation –Transport Assessment would be required. Based on the available options at present, information leads to conclusion that access to Roads Adoption Standards could not be achieved.</p>
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Planning History	No planning history on site.
Environmental Health	No comments raised in terms of contaminated land and noise issues.
Flooding	SEPA have not raised flooding as an issues and the site is not shown as flooding on the SEPA indicative flood maps,
Landscape	The site has an undulating topography and includes some steep gradients that will constrain the density of development on site. The undulating nature should mean that development should not be a prominent feature in the landscape providing the elevated and exposed plateau to the north of Tomnamuidh Street is avoided.
Biodiversity/Natura	<p>River Spey SAC – good practice construction methods should help avoid impacts on the SAC.</p> <p>In the he Northern edge adjacent to the wooded area it is possible that badgers may be present within the woodland. Establish at an early stage if badger setts are present to inform any licensing requirements.</p> <p>Potential to include housing and surface design idea to reduce surface water run-off. Optimise green areas to absorb rainwater. Potential to introduce native tree planting to enhance residential area and encourage birdlife.</p>
Water/Waste water	Scottish Water – Water supply Badentinan 74 (housing units)/WWT Dufftown 23 (housing units). 150mm water main running through edge of site.
Cultural Heritage	Taking into consideration the topography of the site and its relationship to the river, there is potential for archaeological remains within both bid areas. Therefore an archaeological watching-brief should be undertaken prior to/at the outset of development commencing within these bid sites.
Overall SEA Assessment	There is potential for European Protected Species to be in close proximity of the site however, there is not considered to be a significant environmental impact as a result of the development.
Overall Planning Assessment	<p>The proposal is unacceptable as access to Roads Adoption Standards cannot be achieved. A large proportion of this site was put forward for consideration during the preparation of the 2008 Local Plan and not allocated due to access constraints. Beyond this the topography of the site is challenging and will impact upon constructions costs and viability of the development. Setting aside the access issues given the significant land release requested and the modest development rates in Dufftown a master plan approach is advocated. The developer has been approached to enter into discussions at an early stage to identify potential constraints and highlight the need for preparatory investigative works to establish the viability of developing the site. There are however other sites within Dufftown that are</p>

	considered more appropriate for development and do not have the same constraints as this site.
Other	Development of this site provided the opportunity to improve access to Tomnamuidh Wood. The layout and orientation of the development should be designed to maximise the opportunities for passive solar gain and installation of renewable technologies.

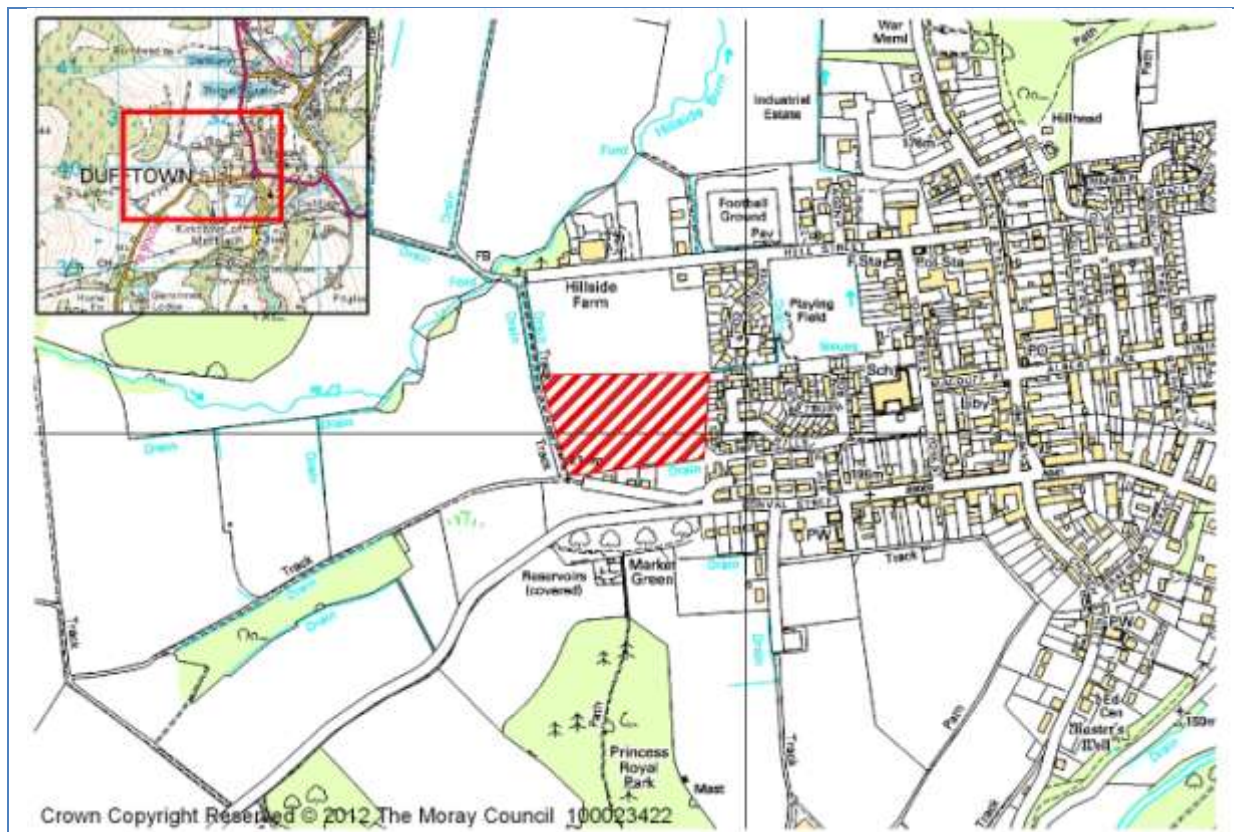
Settlement	Dufftown
Site Address	Land to the south of Conval Street
Ref Number	R7
Bid Summary	Amend Dufftown settlement boundary to include site for 3 dwellinghouses.
Site Description	Irregular shaped area of wooded land on the western edge of Dufftown. Access is proposed through an existing amenity greenspace designation and onto Conval Street.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



Transportation	Planning Officer observations - access is proposed onto a stretch of road that is rising in gradient and outwith the 30mph speed limit. Transportation – achieving visibility splay at proposed access requires land outwith the bid site.
Planning History	04/00702/OUT and 04/00703/OUT Outline applications to erect dwellings on plots 1 & 2 North West of Ardachaidh. Refused as the proposal would result In two dwellings outwith the Dufftown settlement boundary, detrimentally affecting the distinction between Dufftown and the open countryside. Dwellings would compromise the aims of ENV 1 (Conval Street) transition between town and country. Access runs through ENV 1

	and will result in communal driveways being formed across what is currently grass path, precedent and detrimental impact is heightened by AGLV designation and lack of details to assess impact.
Environmental Health	No comments raised in terms of noise or contaminated land issues.
Flooding	SEPA has raised no comments in terms of flooding and the site is not shown as flooding on the SEPA indicative flood maps. Flood Team - No known fluvial flood risk at this location. However there is a small watercourse to the East of the existing houses, any new development should not increase run-off into this ditch such that it may increase flood risk to existing properties.
Landscape	The site is visually contained within a setting of mature trees. There are a significant amount of trees on site and they should be retained where practical. The site sits above existing housing to the north and east and the new housing should be sited to avoid the most elevated parts of the site.
Biodiversity/Natura	No comment SNH
Water/Waste water	Scottish Water – Water supply Badentinan 74 (housing units)/WWT Dufftown 23 (housing units). Flood team - Drainage should not increase flood risk to neighbouring property. SUDS and construction phase surface water management plan are required. If soakaway are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic site infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly.
Cultural Heritage	No archaeological mitigation would be required within this bid site.
Overall SEA Assessment	No significant environmental impact identified.
Overall Planning Assessment	The purpose of the development plan is to allocated housing land for developments of 5 houses and above as opposed to individual dwellings. Due to the modest demand for housing in Dufftown it is acknowledged that there is a need to allocate smaller scale sites to allow for the release of individual plots to meet local demand. The site may be appropriate subject to achieving suitable access arrangements that minimise the loss of the ENV designation. Consideration should be given to minimising the removal of trees in an effort to retain the visual containment of the site.
Other	The layout and orientation of the dwellings should be designed to maximise opportunities for passive solar gain and the installation of renewable energy technologies.

Settlement	Dufftown
Site Address	Land to the North of Conval Street
Ref Number	R8
Bid Summary	Designate land for up to 75 houses
Site Description	Rectangular area of land on the western edge of Dufftown. The site forms part of a larger agricultural field and is defined by post and wire fencing and existing housing. The site slopes downwards from Conval Street to Hill Street. Access is proposed via Conval Street and Hill Street.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



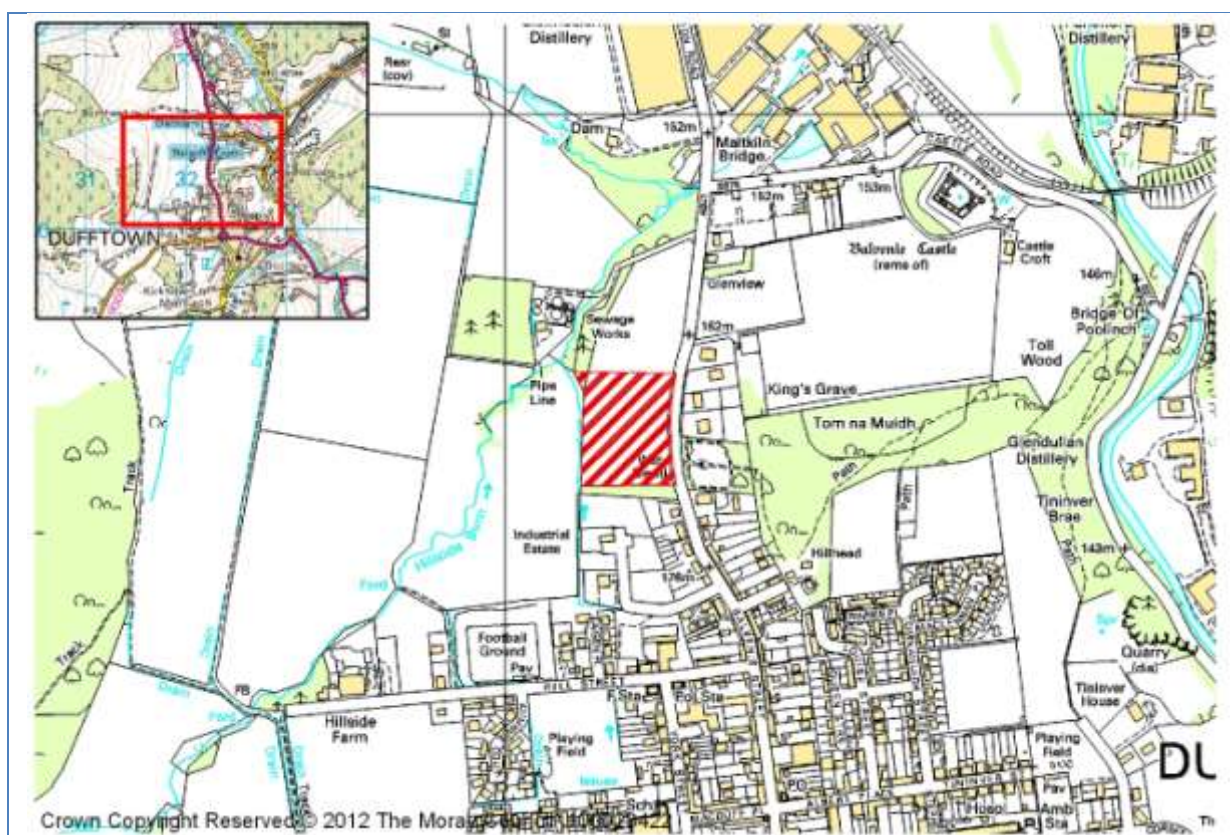
Transportation	There may be issues regarding access to the site. The access from Hill Street onto Balvenie Street is narrow and access from Conval Street is via a road serving only a few houses. Significant road infrastructure improvements may be required to service the development. Transportation comments - Number of units/development could be constrained by the inability to create a second access and the fact that the existing junction of Conval Cres with Conval Street (B9009) has poor visibility to the left (east). To resolve this a new junction would be required with
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	Conval Street which met design standards and allowed for a second point of access to the site. Given the level differences this would be difficult to achieve.
Planning History	No recent planning history on the site.
Environmental Health	No issues raised in terms of contaminated land or noise.
Flooding	The site is not shown as flooding on the SEPA indicative flood maps. Flood team – There are records of surface water flooding to Hill Street near the playing fields. There is a ditch south of Hillside Farm which is currently part of the flood risk management watercourse inspection regime and may pose a flood risk to this proposed development site. A flood risk assessment is required. Drainage impact assessment required and SUDs are also required as part of the development.
Landscape	There is a significant change in levels across the site as it slopes downwards to Hill Street. There is no existing planting coverage on site. Proposals on the site will require careful consideration of the change in levels to ensure the development integrates into the landscape and existing townscape.
Biodiversity/Natura	The site is in close proximity to Hillside burn which is a tributary to the River Spey SAC. SNH – This site appears to drain to the Hillside Burn. Appropriate design, layout and use of SUDS will be necessary to ensure that water quality in the SAC is unaffected. Potential to include housing and surface design ideas to reduce surface water run-off. Optimise the extent of green areas that can absorb rainwater. Retaining rainwater through means of grey water use in houses and use of water butts can help to store rain water and release it more slowly.
Water/Waste water	Water supply – Badentinan - Indicative capacity 74. Waste water treatment – Dufftown – indicative capacity 28.
Cultural Heritage	There are no known archaeological sites within the identified site. However taking into consideration the known archaeological sites within the vicinity and the topography of the site, there is potential for buried archaeological remains and therefore an archaeological evaluation of 7-10% would be required prior to any development commencing.
Overall SEA Assessment	The site is in close proximity to the River Spey SAC however, the development is not considered to have a significant environmental impact.
Overall Planning Assessment	Topographic and roads infrastructure constraints in Dufftown make it difficult to identify appropriate sites for development. The western edge of Dufftown is seen as the most suitable area to expand the village. There are fewer issues to overcome in comparison to the sites put forward on the eastern edge of the village. The provision of suitable access arrangements is yet to be established. There may also be flooding issues to address.

Other

Energy is an important consideration for towns and villages not on the mains gas network. Larger developments should give consideration to the potential benefits of district heating scheme. Beyond this the site layout and orientation should be designed to maximise the opportunities for passive solar gain and the installation of renewable technologies.

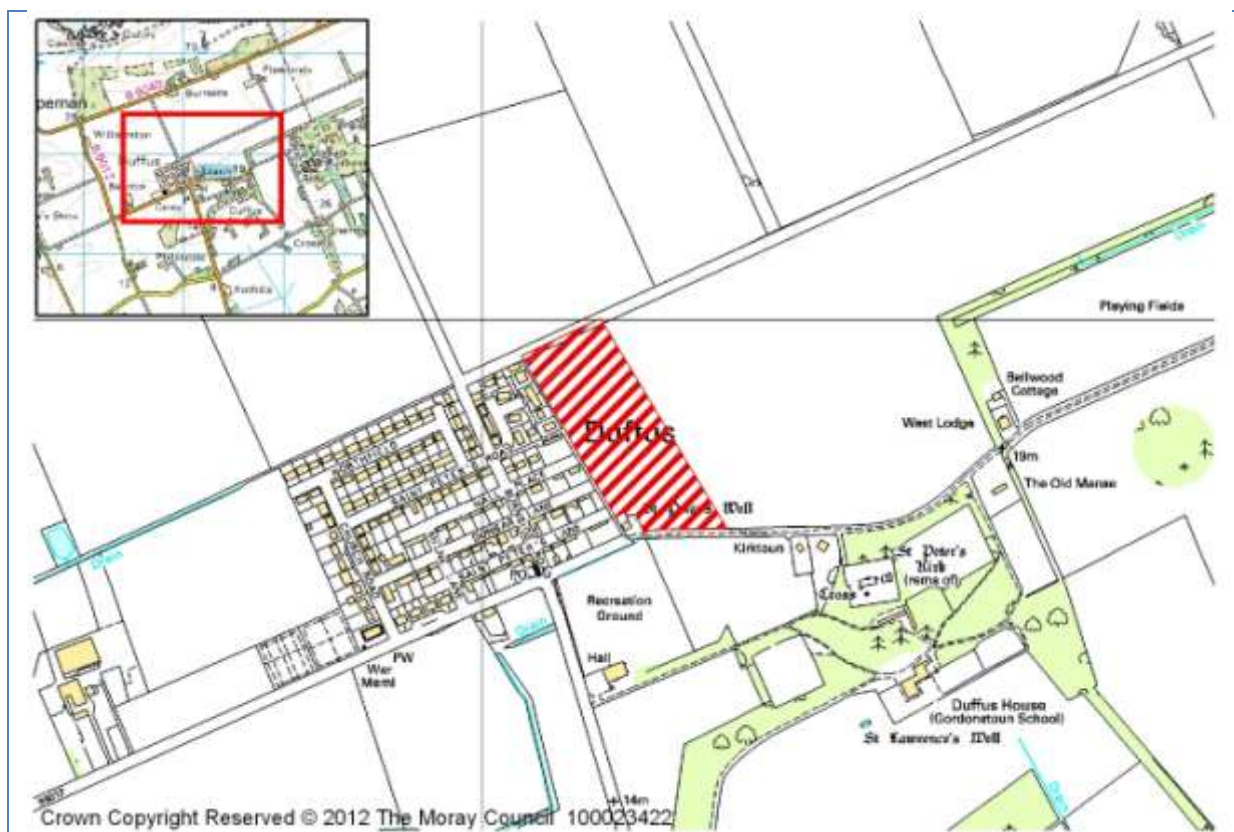
Settlement	Dufftown
Site Address	CF1 designation Dufftown
Ref Number	R9
Bid Summary	Amend current designation and allocate land for up to 35 houses.
Site Description	Rectangular shaped 1.78 hectare site located on the northern edge of Dufftown. The land forms part of a larger agricultural field with access gained off the A941 (Balvenie Street).
Greenfield/ Brownfield	Greenfield
Current Zoning	Designated as site for community centre (sports)



Transportation	Extension of the footway beyond the limits of the site requires land outwith the roadside verge, visibility splays of 4.5m X 90 required, which must be provided in both horizontal and vertical planes.
Planning History	03/00636/FUL – Erection of sports and leisure complex. Application withdrawn
Environmental Health	No issues raised in terms of contaminated land or noise.

Flooding	The site is not shown as flooding on the SEPA indicative flood maps. Flood team – there may be a requirement to prepare a flood risk assessment relating to the open ditch that passes through the site. SUDS required as part of the development.
Landscape	The site forms part of a larger agricultural field. It is relatively flat and sits at a lower level than the existing road. There are no natural features on site but the undulating topography of the surrounding landscape provides a backdrop. The site would benefit from feature planting along the A941 roadside and the northern boundary will require treatment as this is the primary view on the approach into Dufftown.
Biodiversity/Natura	The site is adjacent to the Hillside Burn, a tributary to the River Spey. Surface water drainage both through construction and occupation may have potential to impact negatively on natura interests. SNH – appropriate design, layout and use of SUDS will be necessary to ensure water quality in the SAC is unaffected.
Water/Waste water	Water supply – Badentinan – indicative capacity – 74 units Waste water treatment – Dufftown indicative capacity 23 units.
Cultural Heritage	“C” listed war memorial immediately opposite. There are no known archaeological sites within the identified site. However, taking into consideration the known archaeological sites within the vicinity and the topography of the sites, there is potential for buried archaeological remains and therefore an archaeological evaluation of 7-10% would be required for the site prior to development commencing.
Overall SEA Assessment	No issues raised that are considered to have a significant environmental impact.
Overall Planning Assessment	Site currently designated as location for sports centre. However, there are limited opportunities for development within Dufftown due to topography and roads infrastructure issues. There has been no progress on the development of the site as a community facility. The site is considered suitable for alternative use as a housing development.
Other	The Council has no plans to develop a community facility on the site. Proximity to sewage treatment plant. Energy is an important consideration in areas that are not on the mains gas network. Towns and villages with distilleries should investigate the possibilities of excess heat from distilling processes. All development should be designed to maximise the opportunities for passive solar gain and installation of renewable technologies.

Settlement	Duffus
Site Address	Duffus East
Ref Number	R1
Bid Summary	Scotia Homes propose a residential designation for 35 houses on 1.5 hectares of land east of Duffus.
Site Description	Site slopes from south up to the north and is prime agricultural land. To the north and east is agricultural land, further east is Gordonstoun school and its extensive grounds, the village recreation field lies to the south.
Greenfield Brownfield	Greenfield
Current Zoning	None



Transportation	<p>Transport Assessment/Transportation Statement needed. Access to this site is constrained. The C48E Gordonstoun Road has no opportunity for improvements to accommodate additional development traffic.</p> <p>pedestrian/cycle route from B9012 to site; opportunity for pedestrians to use adjacent lanes to access bus stop and shop/pub if multiple connections are provided onto St Peter's Lane. Proposals to provide multiple connections to St Peter's Lane, upgrading of St Peter's Lane, northern section , upgrading of track to north of site to connect to Burnside Road would still</p>
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	result in significant levels of traffic using the C48E between the site and the B9012.
Planning History	Planning application ref 05/01519/FUL for 45 houses was withdrawn.
Environmental Health	Click here to enter text.
Flooding	No flood risk
Landscape	Gordonstoun Designed Landscape and Historic Garden is located east of the site.
Biodiversity/Natura	No comment.
Water/Waste water	Two levels of SUDS required and secondary effluent treatment. Suitable private effluent treatment (likely to be secondary) and two levels of SUDS required.
Cultural Heritage	While there are no known archaeological sites recorded within the bid site, there are several medieval sites recorded in the vicinity including NJ16NE0002, St Peter's Kirk which is a Scheduled Ancient Monument. Historic Scotland should be consulted in regard to this site and any potential impact on its setting. Taking all of this into consideration there is potential for archaeological remains within the bid area. Therefore an archaeological evaluation would be required within this bid site prior to development commencing
Other	Click here to enter text.
Overall SEA Assessment	No significant environmental issues arising.
Overall Planning Assessment	No housing land requirement has been identified. The Moray Local Plan 2008 objectives for Duffus were to curtail further growth of the village, maintain the character and features of the original village area and consider conservation area status.