

SUPPLEMENTARY GUIDANCE



the **moray** council

RURAL GROUPINGS



MORAY LOCAL DEVELOPMENT PLAN



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Background

In its wish to support housing developments in rural countryside areas, the Council's preference is for this to be associated with, and consolidate, existing, cohesive groupings of houses.

Policy H5 promotes this as a “sustainable” strategy, often building upon existing facilities (rural school; village hall; local shop), and reducing the pressure for houses in open countryside.

Policy H7 for Houses in the Open Countryside is intended to address single house proposals only; the implication being that proposals for 2 or more houses would be more appropriately located within an existing grouping.

Historical Evolution

The concept of identifying and promoting rural development in existing “rural communities” was originally contained in the 1993-98 Plan. At that time they were identified as small rural settlements, which served as social focal points for the surrounding area, with the presence of one or more community facilities (school/hall/shop).

In subsequent Plans, the requirement for community facilities has been reduced, and further groupings have been designated based on their status as a cohesive, physical grouping. Consolidation of these remains the preference.

The following series of maps depicts the small villages/groupings/clusters of houses that will be covered by Policy H5. Proposals associated with any other location will be dealt with under H7, and assessed against criteria such as visual prominence; character; settlement pattern; build up.

The Council proposes to carry out a full review of Rural Groupings during the currency of the Local Development Plan, which will be adopted as replacement to this Supplementary Guidance.

Designations

Boundaries have been drawn around these groupings, and there will be a presumption in favour of developments within this boundary. (The settlement boundary policy E9 will apply). Within many of these groupings, sites with development potential have been identified. These are acceptable in principle, but will still require confirmation of technical requirements (eg road access; drainage).

Several groupings have “amenity land” designations within them. This is defined as land which enhances the attractive setting by virtue of its environmental contribution to local character, and may take the form of formal or informal open space; trees or woodland; distinguishing landscape feature or landmark. Within these areas, the Council will not approve development which adversely affects the amenity value of the site. (policy E5 will apply)

These designations do not imply any right of access or use of private land, nor do they commit the Council to any form of maintenance or upkeep of the site.

Character Descriptions

In order to try and retain a sense of character for each of these groupings, their historical function and layout, and dominant architectural identity have been broadly defined. Proposals for new development should respect what is termed “existing character”.

Historical Function and Layout : six categories have been identified

1. Kirktown/Farmtowns.
2. Crofting Townships.
3. Hamlets / Clachans
4. Estate Villages.
5. Distillery Villages.
6. Post War Communities.

1. Kirktown/Farmtowns

These communities are historically linked to the establishment of a kirk and manse, a smithy, farm steading or a group of farm cottages. The built character is made up of a mix of simple small scale well balanced houses set adjacent to larger buildings such as a mill, church or steading block. Houses are normally grouped in relation to the main building sometimes respecting a set building line. Garden ground will generally be modest, and houses will rarely exceed one and a half storey. Settlement pattern will be clustered with terraces and a network of lanes providing rear access a main feature.

2. Crofting Townships

Groups of simple single storey long cottages set within a dispersed pattern of houses, with large garden areas often with extensive outbuildings and sheds. There is a respect for open space between or surrounding buildings and single storey croft cottages dominate, occasionally punctuated by one and a half storey or two storey farm houses. Timber extensions and/or buildings are a feature. The layout is often sporadic ,dictated by large plots and paddocks used traditionally for self-sufficient vegetable production and domestic livestock, with the occasional small orchard a feature. An informal road layout of narrow lanes and unsurfaced tracks and an absence of building lines are common.

3. Hamlets / Clachans

Traditional centres which are long established as locations for community facilities. Very often these will contain the local school, post office, village hall or shop. They may have a small amount of Council housing, recreational facilities and generally will be located on a road junction or crossroads. In some instances they will reflect previous modes of transport and be located at disused railway junctions or river crossings.

Often a mix of dwelling type will be present - single and one and a half storey cottages, two storey houses from the Victorian era, the occasional school house, cottage terrace, manse or kirk. Modern bungalows are occasionally present but these are heavily outnumbered and therefore subservient to the dominating character of the traditional buildings.

4. Estate Villages

These are formally laid out villages, with refined cottages or individual houses based on a very traditional form with obvious elements of architectural input. Often planned to a grid or terrace with integral open spaces, historically these villages are linked to estate activities such as forestry, farming, river fishing or milling. The architecture is largely dominated by the decorative Victorian style.

5. Distillery Villages

Reflecting the dominating influence of distilling in Moray, many communities are laid out around extensive industrial distillery buildings. These often contain a formal layout with rows of one, one and a half or even two storey terraced cottages and individual detached Victorian houses set in their own grounds. The dominating character is that of rationally laid out communities with a variety of scale but strongly united through repetition of design details

6. Post War Communities

Contemporary communities which have evolved over recent decades often with little or no historical relationship with previous settlements in the area. Their character is invariably dominated by the late 20th Century style bungalow with an open spacious layout reflecting the dominance of the car and road access requirements. Cul-de-sacs, driveways, detached garages and formal garden layouts are features. Dispersed or sporadic siting with a variety of scale, form and finishes using imported or man made materials. Such communities are not peculiar to Moray and will be found almost anywhere in the United Kingdom.

Character of Buildings

In terms of architectural identity three dominant styles have been identified.

- A - Croft Cottages and Farmhouses
- B - Estate Cottages and Victorian Terraces
- C - Council Housing, 20th Century bungalows and kit houses.

To enable a prospective applicant to know which style is dominant in any chosen location, the text for each individual community will specifically identify which style of building contributes most significantly to the individual 'character' of that location.

GROUP A

Croft Cottages and Farm Houses.



GROUP B

Estate Cottages and Victorian Terraces



GROUP C

Post War Municipal Housing, Bungalows and Kit Houses



RURAL GROUPINGS

1	Aberlour Gardens	6	39	Kintessack	26
2	Arradoul	6	40	Kirktown of Deskford	26
3	Auchbreck	7	41	Knock	27
4	Auchenhalrig	7	42	Knockando (Lower)	27
5	Aultmore	8	43	Knockando (Upper)	28
6	Berryhillock	8	44	Lettoch	28
7	Blinkbonnie (Kingston)	9	45	Lintmill	29
8	Bogmoor	9	46	Lochhills	30
9	Bridgend of Glenlivet	10	47	Logie	30
10	Broadley	10	48	Longhill	30
11	Brodie	11	49	Longmorn	31
12	Broom of Moy	11	50	Maggieknockater	31
13	Burgie	12	51	Mains of Moy	32
	Cabrach	12	52	Marypark	33
14	Cardhu	13	53	Miltonduff (North)	33
15	Carron	13	54	Miltonduff (South)	34
16	Carron, Imperial Cottages	14	55	Muir of Lochs	34
17	Clackmarras	14	56	Muirton	35
18	Clochan	15	57	Mulben	35
19	Coltfield	15	58	Mundole	36
20	Conicavel	16	59	Nether Dallachy	36
21	Cragganmore	16	60	Newton	37
22	Craighead	17	61	Newton Of Struthers	37
23	Crofts of Dipple	17	62	Pluscarden	38
24	Dailuaine	18	63	Quarrywood	39
25	Darklands (North)	18	64	Rathven	39
26	Drummuir	19	65	Redcraig	40
27	Drybridge	19	66	Roseisle	40
28	East Grange	20	67	Ruthrie	41
29	Easter Lawrenceton	20	68	Slackhead	41
30	Edinvillie	21	69	Thomshill	42
31	Enzie	21	70	Tomnabent	43
32	Farmtown, Grange	22	71	Towiemore	43
33	Fogwatt	22	72	Troves	44
34	Glenfarclas	23		Troves Industrial Estate	44
35	Glentauchers	23	73	Tugnet	45
36	Grange Crossroads	24	74	Upper Dallachy	45
37	Grange Station	24	75	Whitemire	46
38	Kellas	25	76	Woodside of Ballintomb	46

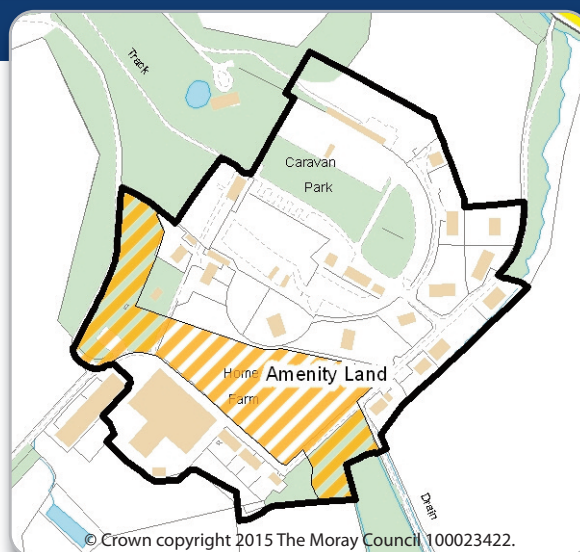
1. ABERLOUR GARDENS

Due to the unsuitability of local ground conditions for additional soakaways, all new development is curtailed and further consents will not be granted within the present boundary.

Character Description: 4 Estate Village

Specific Character Features

- **Group B** buildings dominant around Aberlour Home Farm Steading.
- **Group C** buildings dominant only at the entrance to the walled garden.



2. ARRADOUL

Main road access and poor ground conditions for drainage restrict the scope for further development.

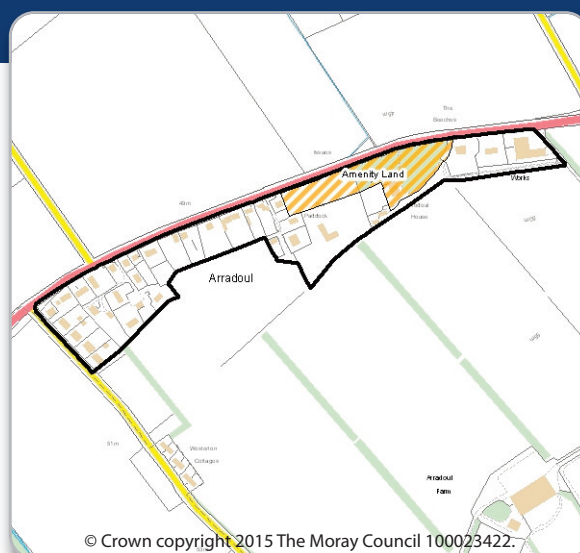
Opportunities are essentially restricted to replacement of houses on a one to one basis, using an existing septic tank and soakaway, and an existing access. The introduction of a 50mph limit may have improved road safety, but additional accesses onto the A98 will not be permitted.

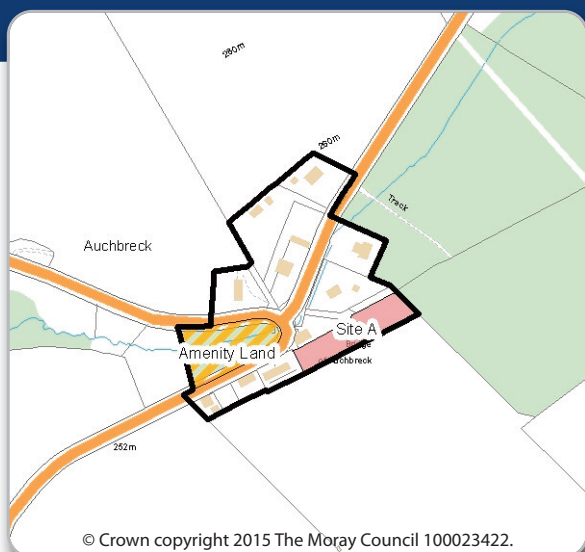
The wooded area around Arradoul House provides visual amenity to the village and proposals which involve felling of trees to provide development sites will not be permitted.

Character Description: 3 hamlet/Clachan

Specific Character Features:

- **Group A** buildings dominant.
- Elongated plots averaging a quarter of an acre or less.





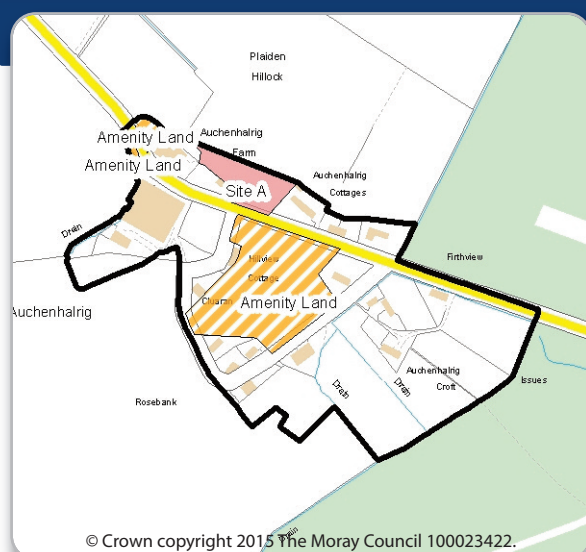
3. AUCHBRECK

There are limited opportunities for development within this small community. Site A may be suitable for up to 3 houses, ground conditions permitting. A public water supply is available but public drainage is not. Proposals should be supported by a flood risk assessment (FRA) the outcome of which may affect the developable area of the site. Development must safeguard the integrity of the River Spey (SAC). Sufficient information should be provided at application stage to ensure that adequate measures are implemented to protect the water environment.

Character Description: Hamlet/Clachan

Specific Character Features

- **Group A and B** buildings dominant.



4. AUCHENTHALRIG

The character of the village is one of random single storey traditional houses, dispersed and set within open spaces. A number of single houses have been introduced which respect the random distribution of plots and which do not diminish the central open spaces which are integral to the village character and amenity. A site has been identified as suitable for development up to 3 houses (Site 'A'). The roadside beech hedging should be retained and incorporated in all development proposals. The crofts to the east should not be subdivided beyond "Auchenthalrig Croft" to protect the crofting nature of the community. Proposals will have to be accompanied by a flood risk assessment (FRA) the outcomes of which may reduce the developable area of the site.

Character Description: 2 Crofting Township

Specific Character Features

- **Group A** buildings dominate.
- Maintenance of open spaces between groups of buildings.
- Beech hedging for boundary demarcation.

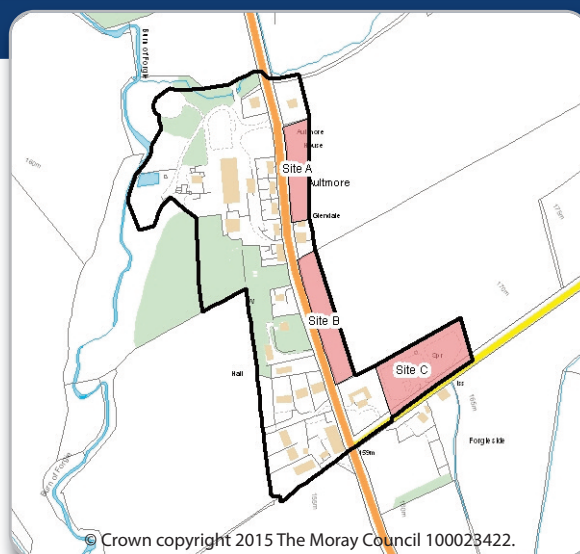
5. AULTMORE

Opportunities for infill and gap site development, especially to the east of B9016 road through the village, where sites A and B have been identified. Site C is the site of the former nursery, where re-use for housing would be acceptable in principle. There is a spring on site which might affect drainage on site. Road improvements will be required at the junction with B9016 to improve visibility and this will require third party land. A footpath along the site frontage will need to be provided. A public water supply is available but public drainage is not. Parts of Aultmore are at risk of flooding and applications for development may be asked to carry out a flood risk assessment (FRA). The outcomes of which may reduce the developable area of a site.

Character Description: Distillery Village

Specific Character Features

- **Group B** buildings dominant.



6. BERRYHILLOCK

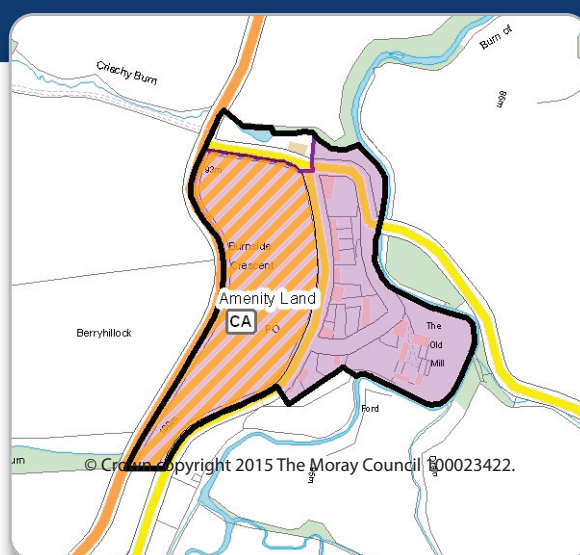
The majority of the village is designated as a Conservation Area and Conservation Area Policy BE3 will apply.

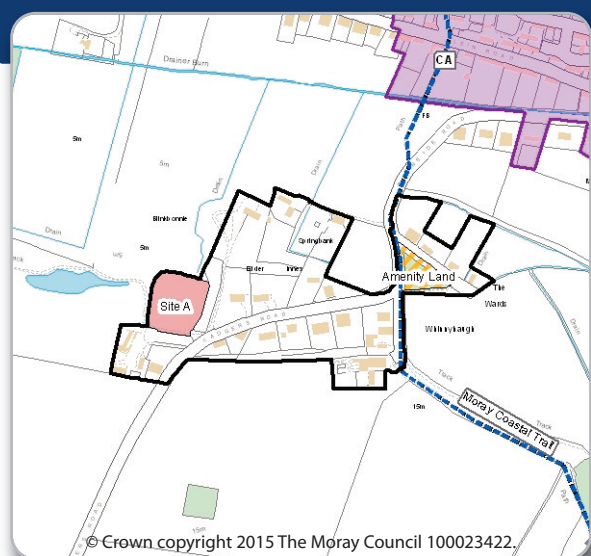
A public water supply is available but drainage for any new development must be served by new septic tanks and mounds/soakaways.

Character Description: 1 Kirktown/Farmtown.

Specific Character Features

- **Group A** buildings dominant.
- Open spaces/paddocks between buildings.





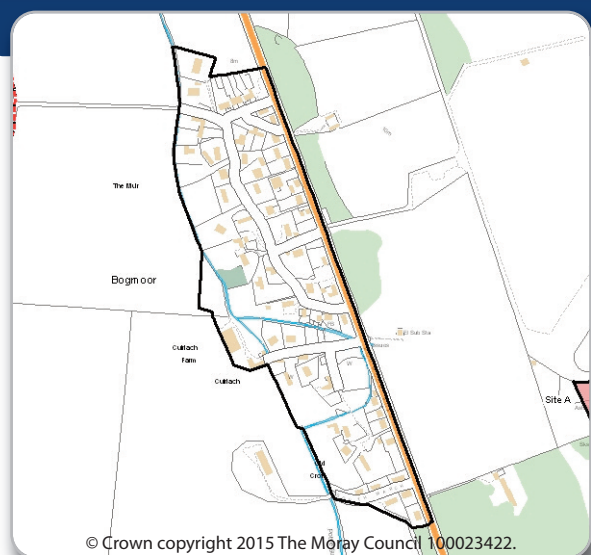
7. BLINKBONNIE

On site A three houses have been approved and the site is partially under construction. Further development within this community is restricted on the grounds of poor access and existing character. There is no public drainage and development will depend on the suitability of ground conditions for soakaways.

Character Description: 6 Post War Community.

Specific Character Features

- **Group C** buildings dominant.
- Open Spaces/paddocks between buildings.



8. BOGMOOR

Opportunities exist for gap site development within the community, however the Council will restrict further development on the main road frontage (B9104) for road safety reasons. A public water supply exists but there is no public drainage

There are drainage difficulties in some areas.

Character Description: 2 Crofting Township.

Specific Character Features

- Mix of **Group A and C** buildings - single - 1 1/2 storey.
- Informal road layout.
- Large plots - but compact groupings.
- Absence of building lines.
- Natural Areas and Hedging

9. BRIDGEND OF GLENLIVET

A large site at the east end (Site A) has been included to allow for some low density housing, which should include a landscaped strip to the south. Archaeological remains may restrict the extent of development possible within the site. Due to the importance of existing character, all new development must be sensitively designed and replacement/ renovation of existing buildings to the west end will be carefully controlled.

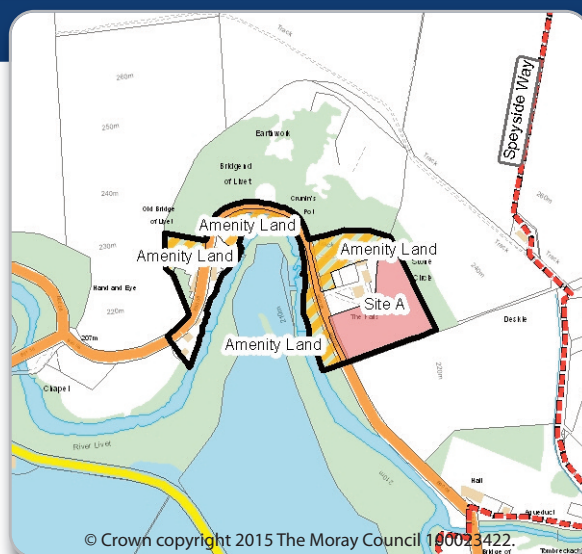
A public water supply is available but the existing public drainage (septic tank) system (which serves only part of the community) is operating to capacity. New development will depend on the suitability of ground conditions for drainage. Proposals should be supported by a flood risk assessment (FRA) the outcomes of which may affect the developable area of the site.

Development should safeguard the integrity of the River Spey SAC. Sufficient information will be required at planning application stage to confirm that adequate protection measures are able to be implemented to protect the water environment.

Character Description: 3 Hamlet/Clachan

Specific Character Features

- **Group A** buildings dominant.
- Trees, woodland and riverside setting.



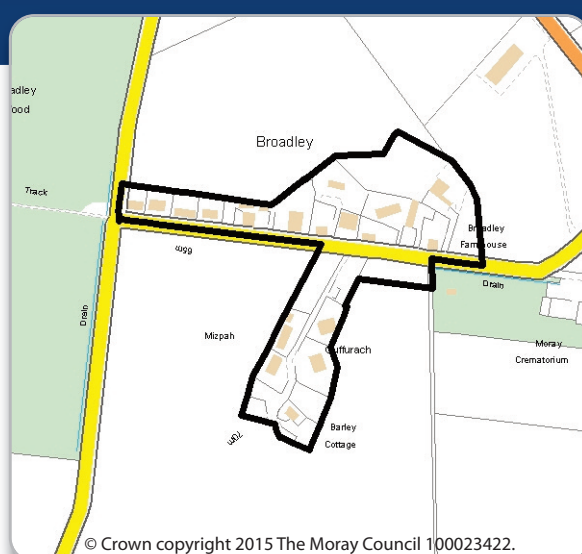
10. BROADLEY

Small community of two distinct parts. Gap site opportunities exist, primarily to the south of the village in the Cuffurach area. A public water supply exists but no public drainage. There may be difficulties in achieving suitable ground conditions for septic tank drainage, and no discharge will be permitted to the adjacent watercourse. This may limit the options for new development.

Character Description: 6 Post War Community.

Specific Character Features

- **Groups B and C** buildings dominant to north.
- **Group A** buildings dominant to south.



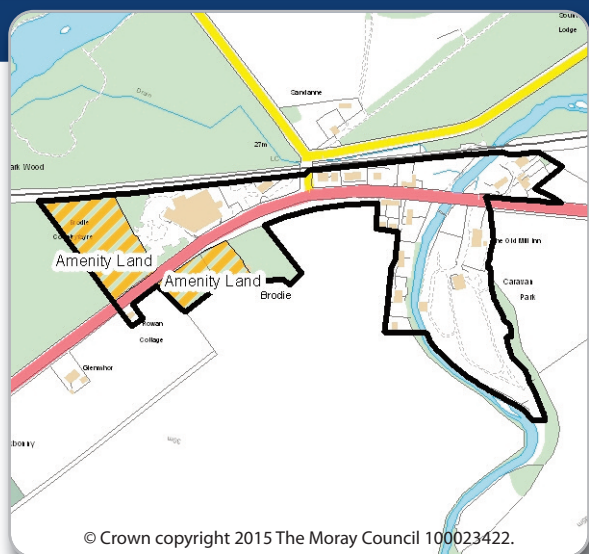
11. BRODIE

The Council will not permit further housing development within Brodie, (beyond one for one replacement) because of existing access problems onto the A96 Trunk Road.

Character Description: 4 Estate Village

Specific Character Features

- **Group B** buildings dominant.



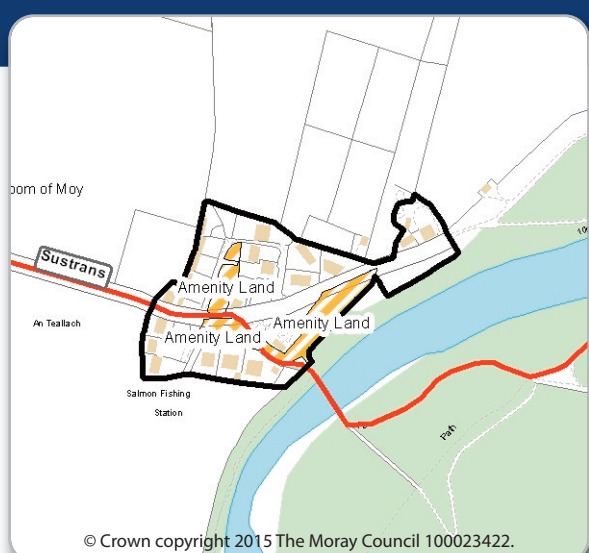
12. BROOM OF MOY

Ground conditions are uncertain and development will depend heavily on the suitability of ground conditions for soakaways. Parts of Broom of Moy are at risk of flooding and applications for development may be asked to carry out a detailed flood risk assessment (FRA). The outcomes of which may reduce the developable area of a site. Opportunities are restricted to replacement and renovation only.

Character Description: 4 Estate Village.

Specific Character Features

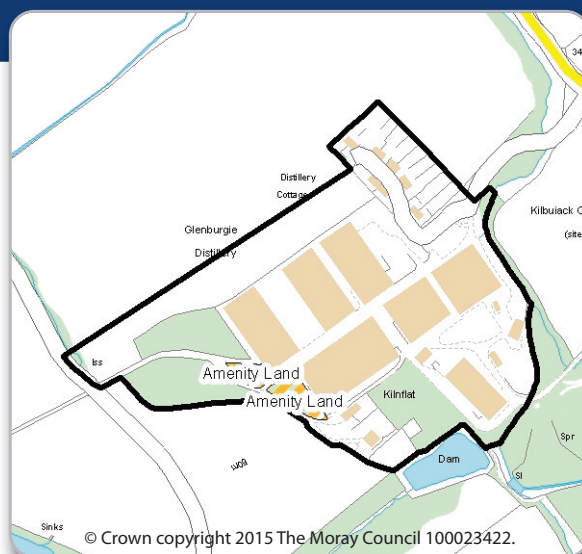
- **Group A** buildings dominant.
- Drying greens remain open.



13. BURGIE

A distillery complex within which the provision of gap sites is limited because of the predominantly industrial character of the community. A public water supply exists but public drainage does not. Development may depend on the suitability of ground conditions for soakaways. Any future residential development must consider the potential for excessive noise from existing noise sources in the vicinity. Applicants should have regard to noise measurement criteria which are appropriate.

Proposals will have to be accompanied by a flood risk assessment (FRA) the outcomes of which may affect the developable area of the site.



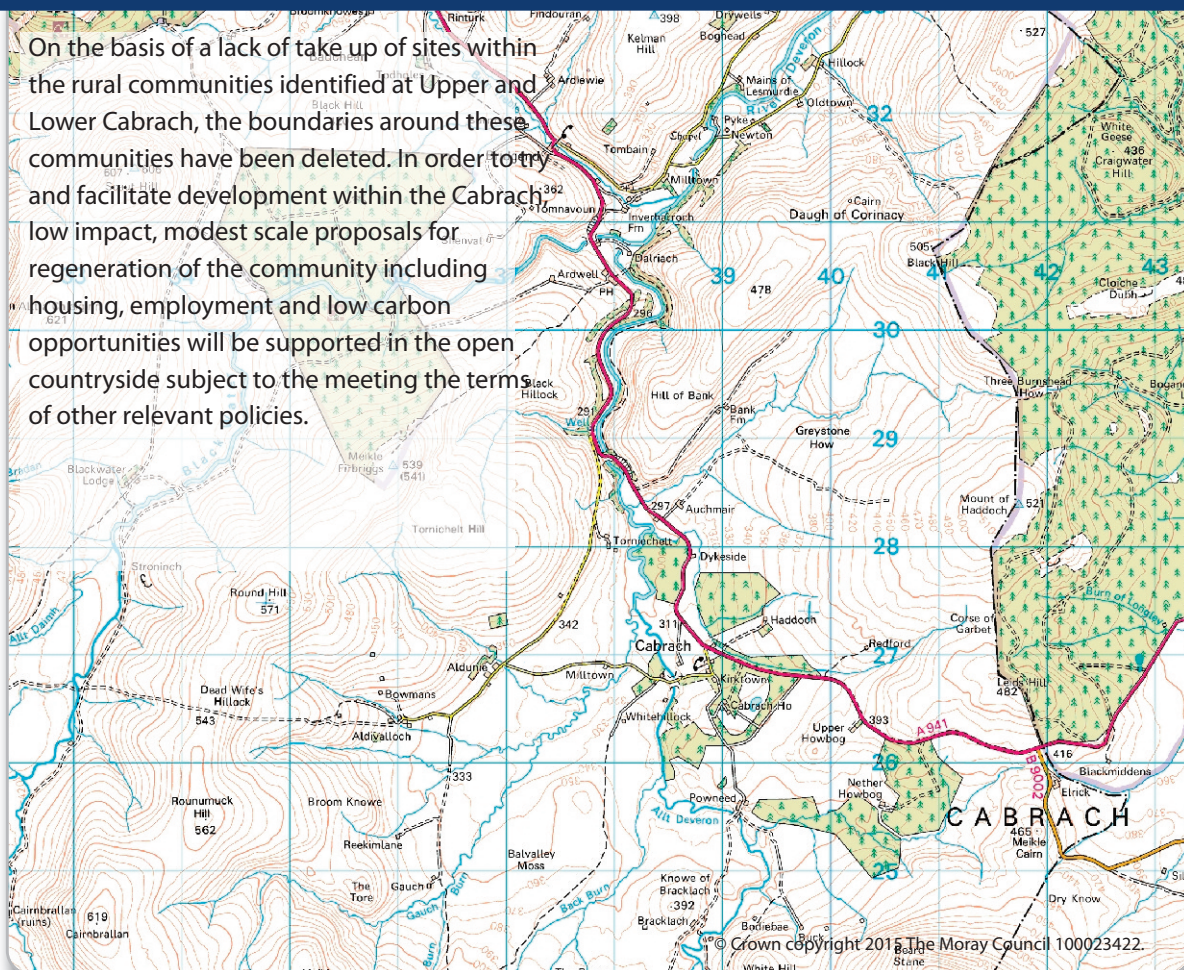
Character Description: 5 Distillery Village.

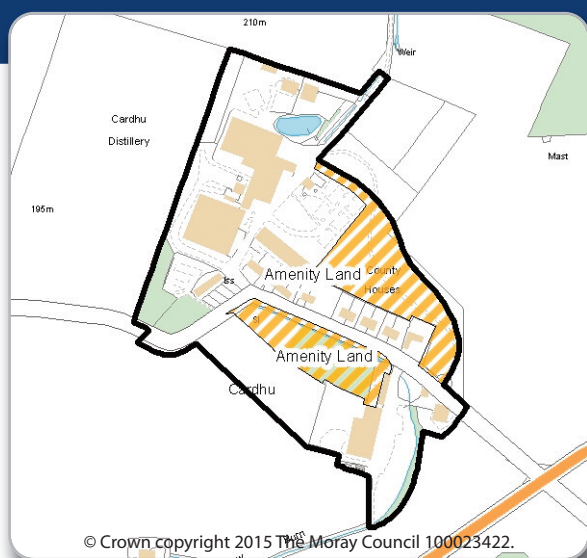
Specific Character Features

- **Group B** buildings dominant.

CABRACH

On the basis of a lack of take up of sites within the rural communities identified at Upper and Lower Cabrach, the boundaries around these communities have been deleted. In order to try and facilitate development within the Cabrach low impact, modest scale proposals for regeneration of the community including housing, employment and low carbon opportunities will be supported in the open countryside subject to the meeting the terms of other relevant policies.





14. CARDHU

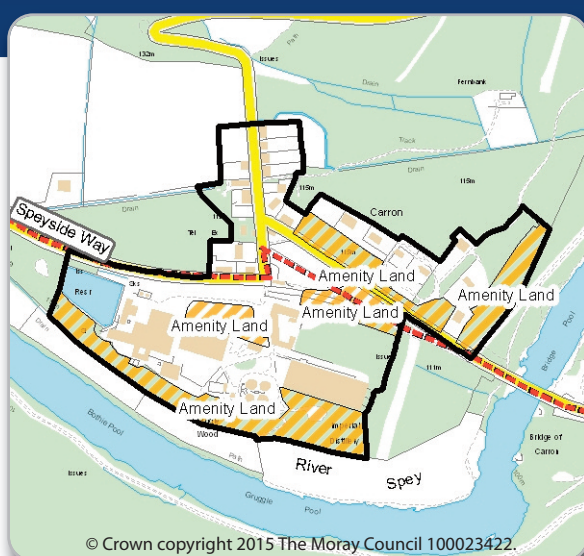
Opportunity for new development exists in the field to the south of the public play area. New housing here must be at single storey and reflect Victorian (distillery) architecture. Development will largely depend on the suitability of ground conditions for soakaways. A public water supply is available but the public drainage system (which serves only part of the community) is at present working to capacity. Development proposals should safeguard the integrity of the River Spey SAC. Sufficient information will be required at planning application stage to confirm that adequate protection measures are able to be implemented to protect the water environment.

The land enclosed by the new access road to the distillery is to remain as landscaped amenity land.

Character Description: 5 Distillery Village.

Specific Character Features

- **Group B** buildings dominant.



15. CARRON

Parts of Carron are at risk of flooding and applications for development may be asked to carry out a Flood Risk Assessment (FRA). The outcomes of which may reduce the developable area of a site.

Foul drainage may be disposed of via septic tanks and soakaways. Development proposals should safeguard the integrity of the River Spey SAC. Sufficient information will be required at planning application stage to confirm that adequate protection measures are able to be implemented to protect the water environment.

Character Description: 4 Distillery Village

Specific Character Features

- **Group B** buildings dominant.
- Mature trees at the former sawmill site and east entrance to the village.

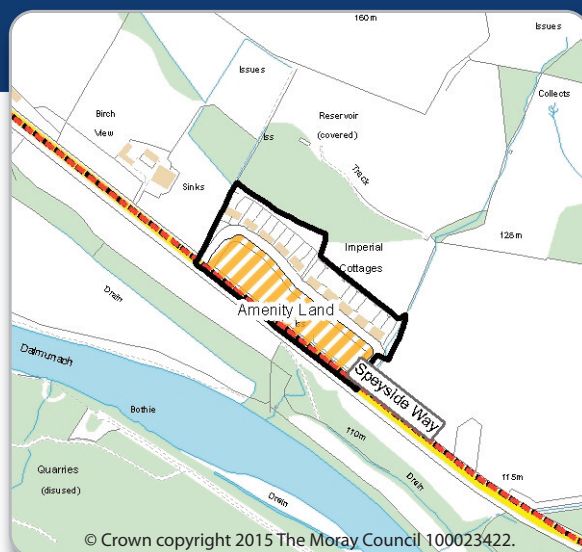
16. CARRON IMPERIAL COTTAGES

Housing at Imperial Cottages should not be expanded.

Character Description: 1 Kirktown/Farmland

Specific Character Features

- **Group A and B** buildings dominant.



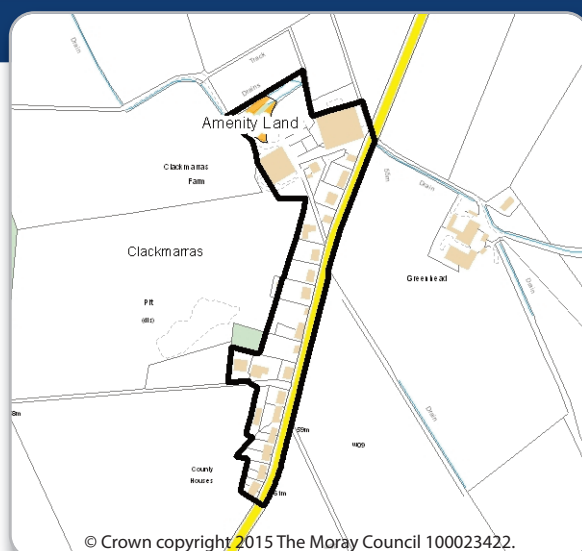
17. CLACKMARRAS

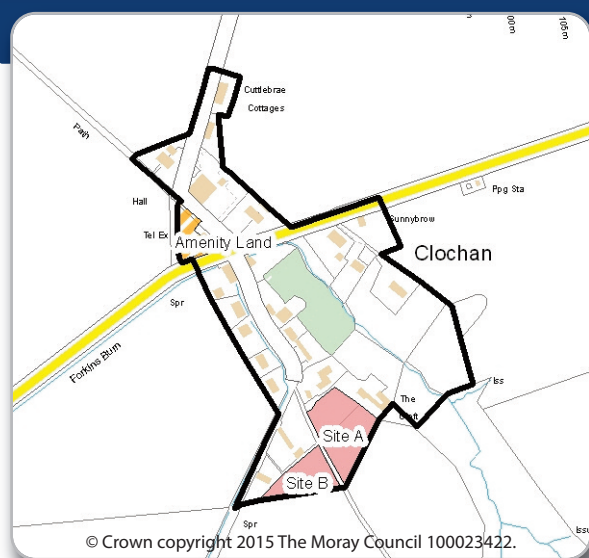
Opportunities for infill to the west side of the road only. A public water supply is available but development will depend on the suitability of ground conditions for soakaways.

Character Description: 1 Kirktown/Farmland

Specific Character Features

- **Group A and B** buildings dominant.





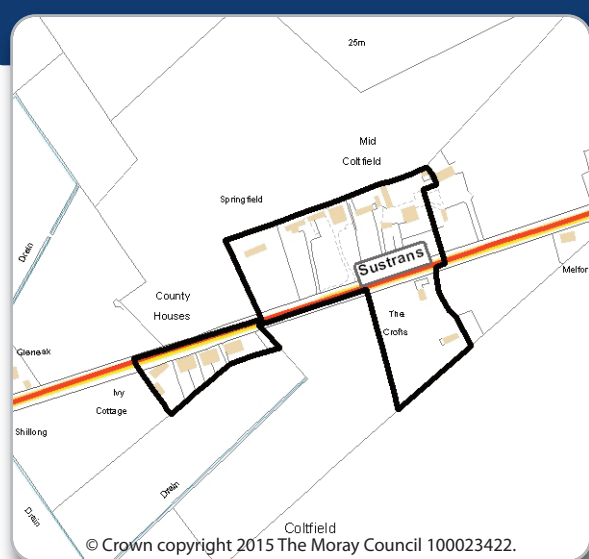
18. CLOCHAN

There are limited opportunities for new development, which have been identified as areas A and B. Road access into sites A and B will require the upgrading of the existing track. A public water supply is available but public drainage is not, and foul drainage will require to be by septic tanks and soakaways. The grassy area around the telephone exchange/call box should remain as an amenity feature.

Character Description: 3 Hamlet/Clochan

Specific Character Features

- **Group A and B** buildings dominant.
- Mostly single storey.



19. COLTFELD

Existing character is one of single houses set back on long narrow plots. Proposed development should respect this pattern and be of single plot depth only. A public water supply is available but the public drainage (which serves only part of the community) is at present working to capacity. New development will largely depend on the suitability of ground conditions for soakaways.

Character Description: 2 Crofting Township.

Specific Character Features

- **Group A** building dominant.

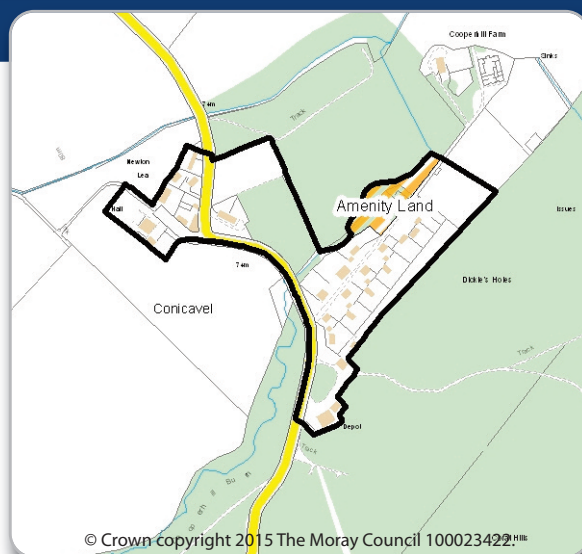
20. CONICAVEL

Opportunities for development of the old nursery site for a low density development and for single additions to the row of houses leading to Cooperhill Farm. Further development here should respect the 'open' character and staggered building line of the existing housing. There is a public water supply available but no public drainage. New development will depend on the suitability of ground conditions for soakaways.

Character Description: 4 Estate Village.

Specific Character Features

- **Group B** buildings.
- Staggered building line with spaces between buildings and an absence of boundary demarcation on the road to Cooperhill Farm.



21. CRAGGANMORE

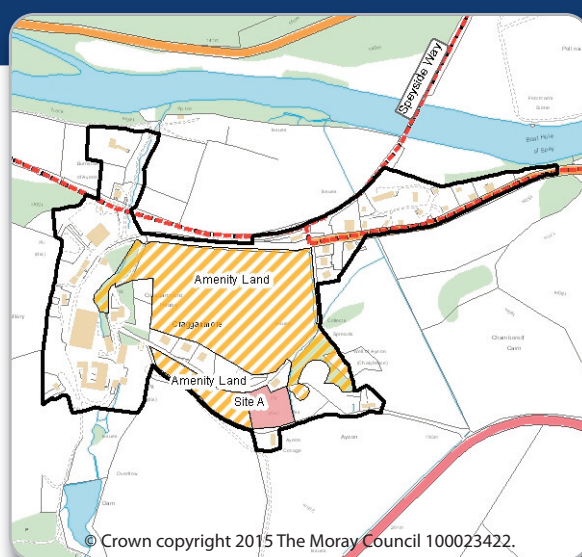
Site A has been identified as being suitable for up to 5 houses depending on the suitability of ground conditions for soakaways. Development proposals should safeguard the integrity of the River Spey SAC. Sufficient information will be required at planning application stage to confirm that adequate protection measures are able to be implemented to protect the water environment.

Parts of Cragganmore are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment (FRA). The outcomes of which may reduce the developable area of a site.

Character Description: 5 Distillery Village

Specific Character Features

- **Group B** buildings dominant





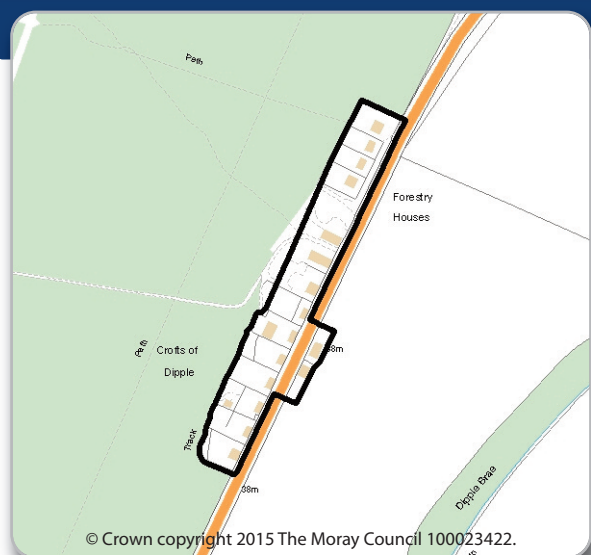
22. CRAIGHEAD

There is scope to consolidate the existing row of houses without creating ribbon development along the B9013. Access should be via the newly formed track to the east but no new sites off this, fronting the B9013, will be permitted. Housing opportunities here will compensate for constraints on sites in Mulben.

Character Description: 6 Post-war community.

Specific Character Features

- **Group C** building dominant.



23. CROFTS OF DIPPLE

Opportunities are limited to replacement on a one for one basis and redevelopment of the joinery works for a maximum of four single house units. A public water supply is available but public drainage is not. New development will depend on the suitability of ground conditions for soakaways.

Character Description: 2 Crofting Township.

Specific Character Features

- **Group A** buildings dominant - single storey
- Strong building line and orientation
- Large rear gardens

24. DAILUAINE

Physical landscape constraints, the designated amenity land that is covered by a Tree Preservation Order (TPO), and the predominantly industrial character of the community limit the provision of gap sites. There is no public water supply or public drainage. Development will depend on the suitability of ground conditions for soakaways.

Development proposals should safeguard the integrity of the River Spey SAC. Sufficient information will be required at planning application stage to confirm that adequate protection measures are able to be implemented to protect the water environment.

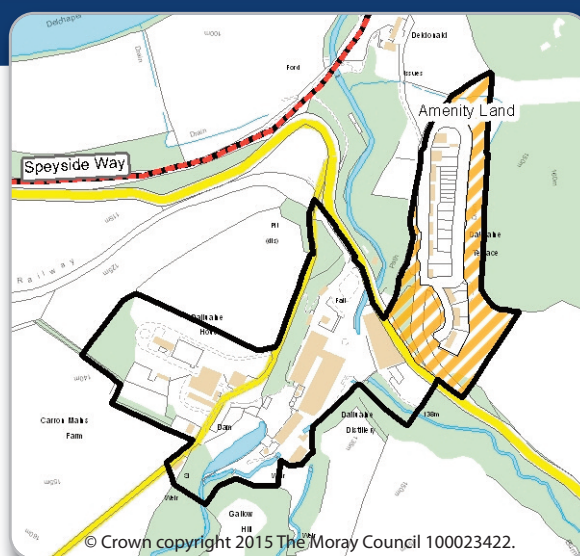
Any future residential development must consider the potential for excessive noise from existing noise sources in the vicinity. Applicants should have regard to noise measurement criteria which are appropriate.

Proposals should be supported by a flood risk assessment (FRA) the outcomes of which may affect the developable area of the site.

Character Description: 5 Distillery Village

Specific Character Features

- **Group B** buildings dominant.



25. DARKLANDS (NORTH)

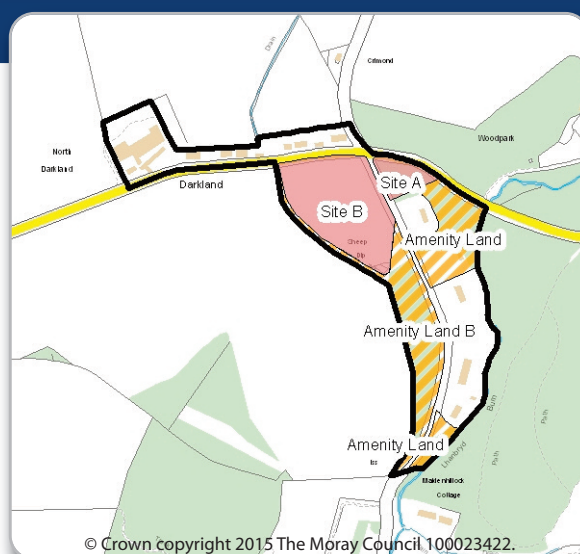
Site A has been identified to accommodate one house, and screen planting is provided at the northern boundary. A maximum of up to 4 houses will be permitted within the area identified as Site B. This is conditional upon, inter alia, provision of agreements to secure the management, retention, and regeneration of the woodlands identified as Amenity Land B, for the community, including public footpath and access. A public water supply is available but public drainage is not.

Parts of Darklands North are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 6 Post War Community.

Specific Character Features

- **Group C** buildings dominant.





- **Group B and C** buildings dominant.



- **Group A and B** buildings dominant.

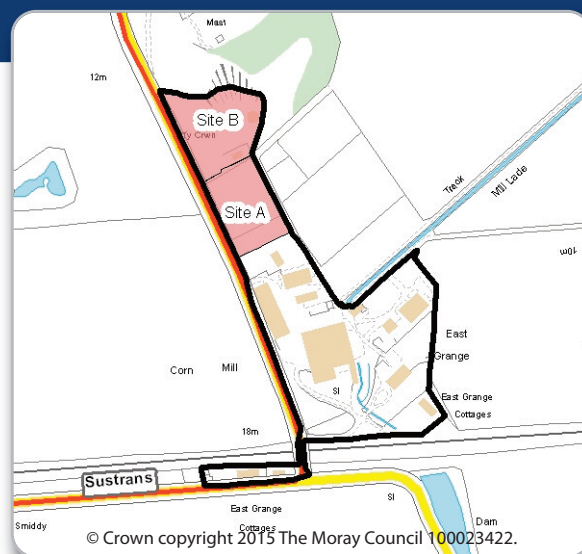
28. EAST GRANGE

Opportunity exists for the development of Site A for up to 3 houses. Site B has been identified as being suitable for up to 4 houses. A public water supply is available but drainage is not. Development will depend on the suitability of ground conditions for soakaways.

Character Description: 1 Kirktown/Farmland.

Specific Character Features

- **Group B** buildings dominant.



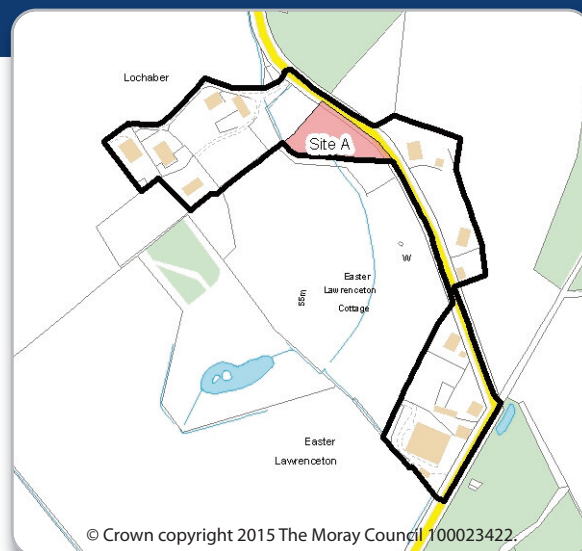
29. EASTER LAWRENCETON

Limited opportunities for infill. Site A is appropriate for one or two houses. No new development will be permitted elsewhere within the community. A public water supply is available. Development will depend on the suitability of ground conditions for soakaways.

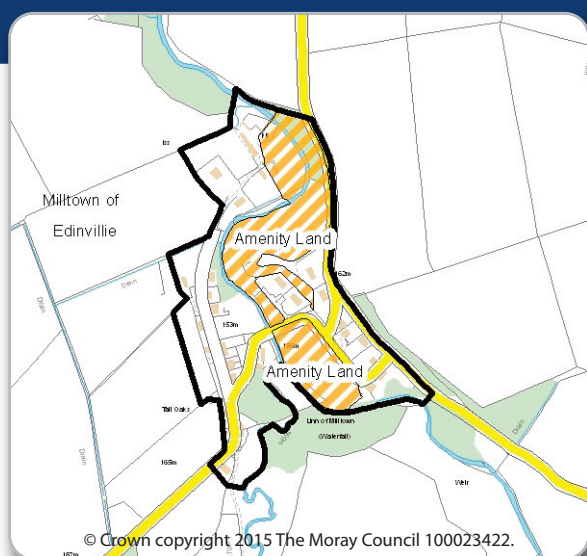
Character Description: 1 Kirktown/Farmland.

Specific Character Features

- **Group A** buildings dominant.



30. EDINVILLIE



Opportunities exist for single plot development along the roadside to the west and at Smithy Cottage to the north. There is, however, some doubt as to the suitability of ground conditions for additional soakaways within the community. Ground conditions are uncertain for soakaways and all new development may be curtailed if the risk of pollution becomes apparent. The design, layout and SUDS on site should be appropriately designed to protect the water environment. No public water supply or public drainage.

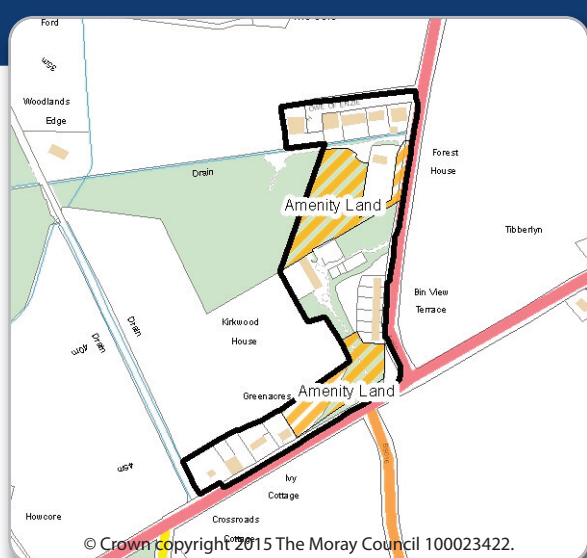
Parts of Edinville are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- **Group A** buildings dominant.

31. ENZIE



The Community is set around the private grounds of the manse and contains significant areas of woodland which should be retained for their amenity value. A redundant church building, capable of rehabilitation for residential or office use, occupies a central location, immediately north of the single-storey terraced council housing. Several woodland walks which are frequently used and worthy of protection, link the manse to the modern dwellings at the Howe of Enzie. No further development on the A98 road frontage will be permitted, in the interests of road safety. A public water supply is available but the existing public drainage system (which serves only part of the community) is operating to capacity. New development will require to be served by septic tank, and depend on the suitability of ground conditions for soakaways.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- **Group A** buildings dominant to the south and within the grounds of the church and manse.
- **Group C** buildings are dominant at 'Howe of Enzie'.

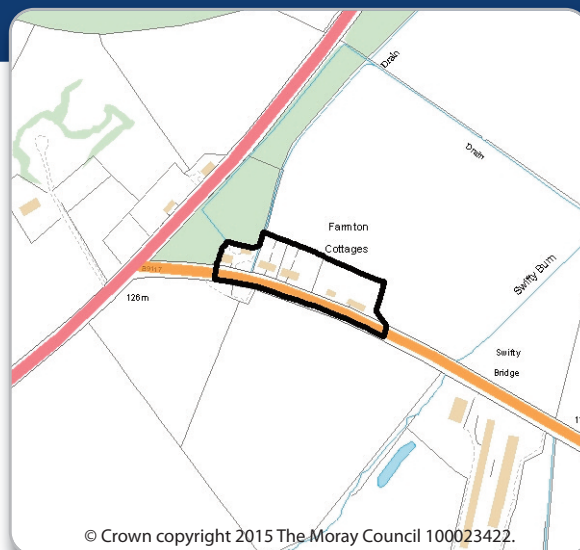
32. FARMTOWN, GRANGE

Opportunities are limited to replacement and renovation only. Development will depend on the suitability of ground conditions for soakaways.

Character Description: 1 Kirktown/Farmtown.

Specific Character Features

- **Group A** buildings dominant.



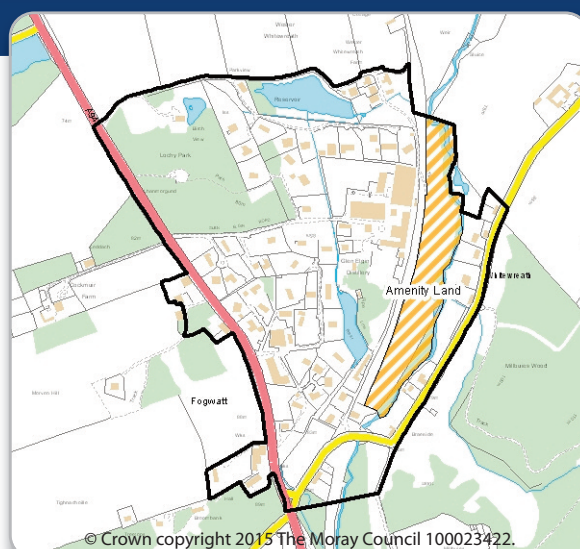
33. FOGWATT

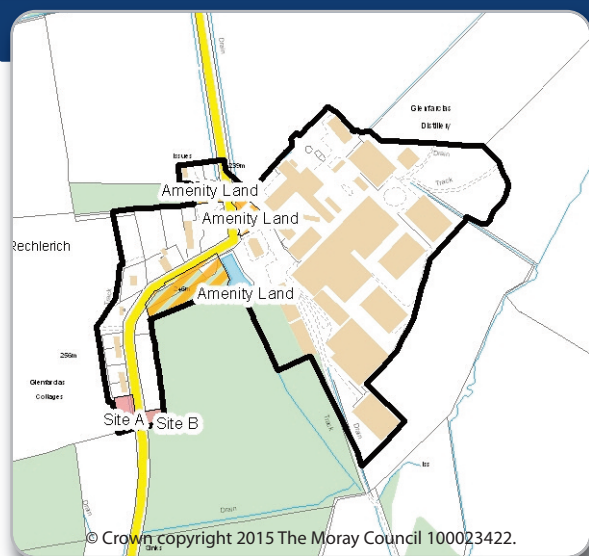
Due to the uncertainty of local ground conditions and fear of ground water pollution from domestic septic tanks, the Council require a full British Standard test to be carried out on all sites proposed for development. For road safety reasons, no further housing development shall be permitted which proposes to use the access point onto the A941 at Neil Millers Garage. The amenity area partly overlies an SSSI. Parts of Fogwatt are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 5 Distillery/Industrial Village.

Specific Character Features

- **Group A and B** buildings dominant.





34. GLENFARCLAS

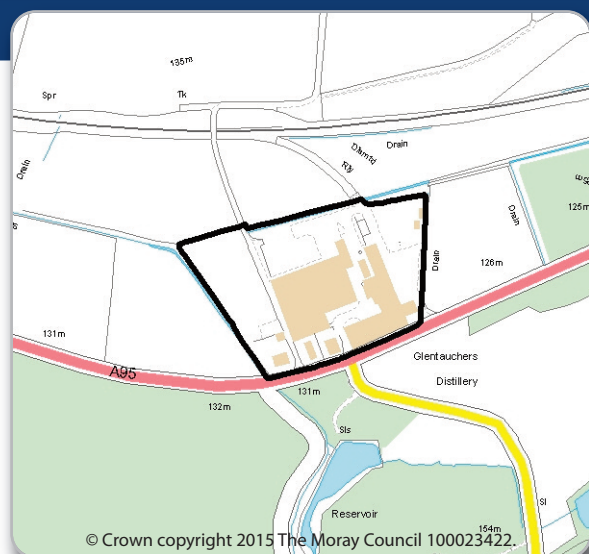
A distillery complex within which the provision of gap sites is limited because of the predominantly industrial character of the community. Site A would accommodate a maximum of two house plots and site B would accommodate one house. No public water supply or drainage system. New development will depend on the suitability of ground conditions for soakaways.

Proposals should be supported by a flood risk assessment (FRA) the outcomes of which may affect the developable area of the site.

Character Description: 5 Distillery Village.

Specific Character Features

- **Group B** buildings dominant.



35. GLENTAUCHERS

A distillery complex within which the housing provision is limited because of the predominantly industrial character of the community, and potential noise conflict. Opportunities are available to replace the now demolished distillery cottages. The stone wall fronting the site should be retained in any new development. No public water supply or drainage available. Parts of Glentauchers are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 5 Distillery Village.

Specific Character Features

- **Group B** buildings dominant.

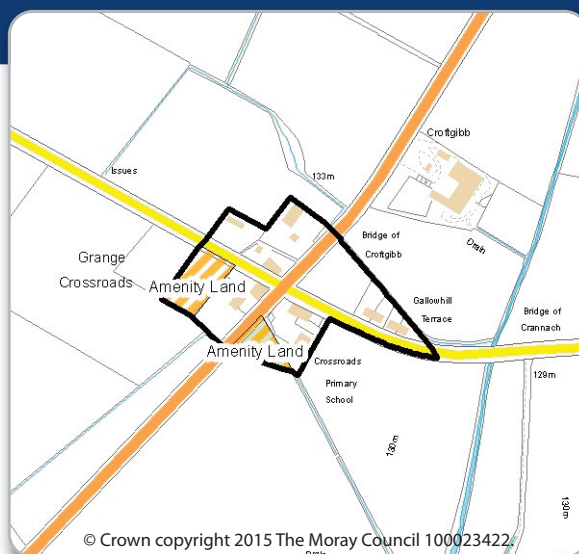
36. GRANGE CROSSROADS

Opportunities for gap site and infill development. A public water supply is available but public drainage is not. Development will depend on the suitability of ground conditions for soakaways.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- **Group B** buildings dominant.



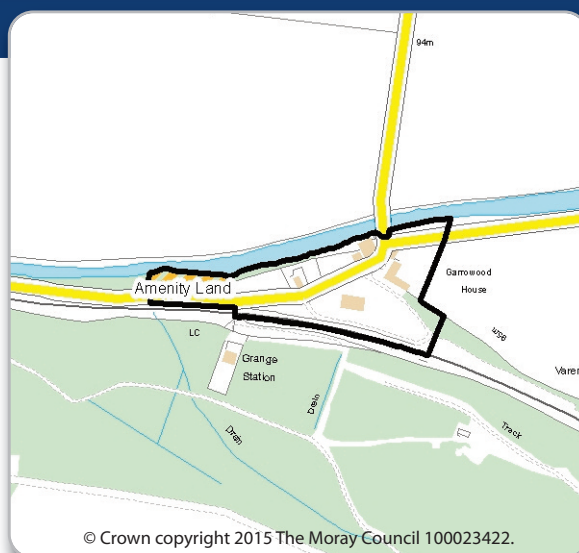
37. GRANGE STATION

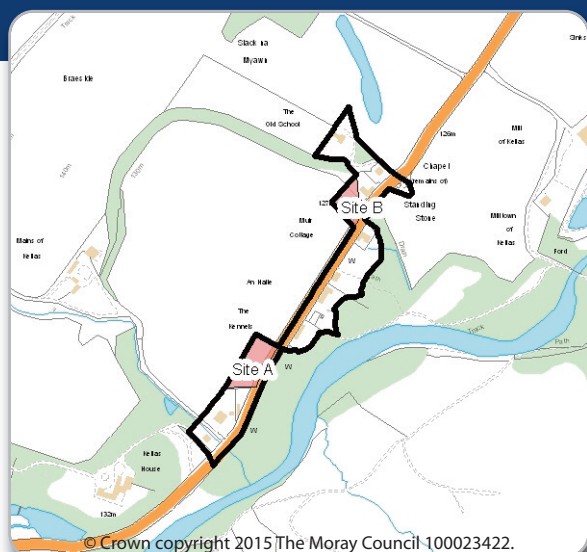
Opportunities exist for a further three house plots on the derelict railway siding site. Development will depend on the suitability of ground conditions for soakaways. Grange Station is at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- **Group B** buildings dominant.





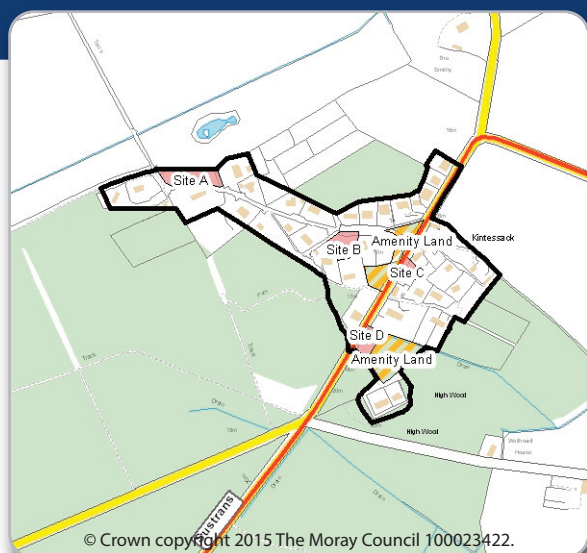
38. KELLAS

A small community with limited opportunities for development. Site A is appropriate for two house plots and Site B for one. A private water supply is available but public drainage is not.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- **Group A** buildings dominant - (i.e. croft houses and single storey cottages).
- Generous plot sizes and spacing between dwellings.



39. KINTESSACK

Site A and D are identified as suitable for two houses, and sites B and C for one house. Each development in the village may be considered subject to compliance with policies IMP1 (Development Requirements) or H5 (Development within Rural Groupings) depending on the nature of the proposal. All development proposals in the village will be required to demonstrate satisfactory arrangement for sewage effluent disposal, because of unpredictable seasonal drainage problems caused by the high water table in the area.

Parts of Kintessack lie within aircraft noise contours published by the Ministry of Defence (MoD). Developments within such areas will be subject to consultation with the MoD, and consideration against policy EP8 regarding noise pollution.

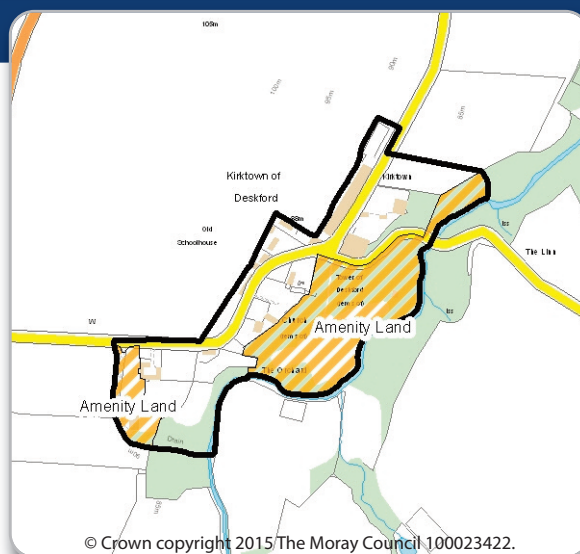
Character Description: 3 Hamlet/Clachan.

Specific Character Features

- Mix of **Groups A, B and C** buildings.

40. KIRKTOWN OF DESKFORD

Opportunity for conversion/renovation of traditional steadings at the manse with the discreet introduction of new build. Some prospects for infill and renovation/replacement within the village. All trees within the grounds of the manse to be safeguarded as are other wooded areas which provide some amenity. A public water supply is available but the public drainage system (septic tank, which serves only part of the community) is at present working to capacity. Parts of Kirktown of Deskford are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.



Character Description: 1 Kirktown/Farmtown.

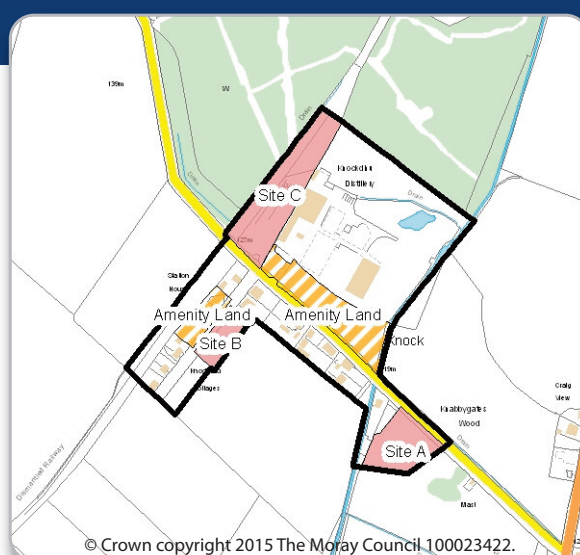
Specific Character Features

- **Group A** buildings dominant.

41. KNOCK

Opportunities exist at three sites within Knock. Site A to the south at Knabbygates Wood could accommodate a maximum of 3 house plots and all existing mature trees should be retained. Site B opposite the play area would also accommodate a maximum of 3 house plots.

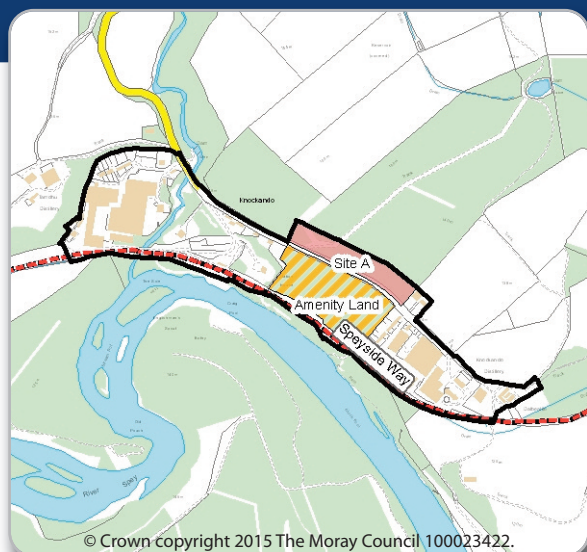
Site C at the Station Yard would accommodate a maximum of 6 house sites although potential noise conflicts with the distillery would have to be recognised. A public water supply is available but the public drainage system (septic tank, which serves only part of the community) is at present working to capacity, and new development will require its own septic tank and soakaway system. Parts of Knock are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.



Character Description: 5 Distillery Village.

Specific Character Features

- **Group B** buildings dominant



42. KNOCKANDO (LOWER)

A distillery complex within which the provision of gap sites is limited because of the predominantly industrial character of the community. As no other opportunities exist, the Council will permit the removal of trees at Site A to accommodate a number of house sites. A public water supply is available but the public drainage system (septic tank, which serves only part of the community) is at present working to capacity. Development proposals should safeguard the integrity of the River Spey SAC. Sufficient information will be required at planning application stage to confirm that adequate protection measures are able to be implemented to protect the water environment.

Any future residential development must consider the potential for excessive noise from existing noise sources in the vicinity. Applicants should have regard to noise measurement criteria which are appropriate.

Parts of Knockando (Lower) are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 5 Distillery Village.

Specific Character Features

- **Group B** buildings dominant.

43. KNOCKANDO (UPPER)

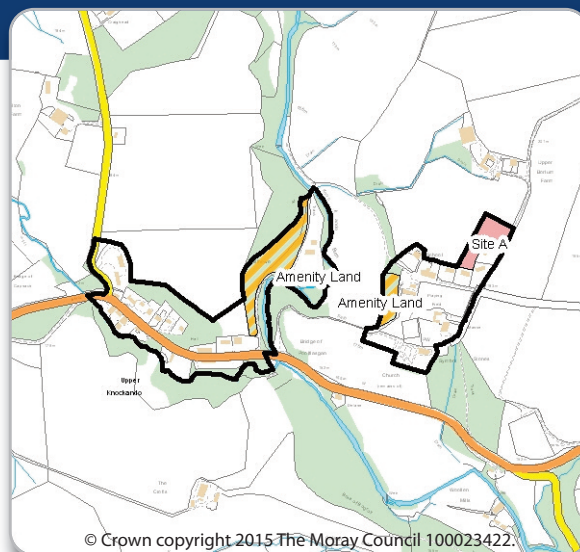
Limited opportunities for infill development within the village. An opportunity for the redevelopment of Millhowe Fish Hatchery exists with the potential addition of some new build (maximum of 3 house units) to the north. However, this site could not discharge directly into the burn so development would depend on the suitability of ground conditions for soakaways. Development proposals should safeguard the integrity of the River Spey SAC. Sufficient information will be required at planning application stage to confirm that adequate measures to protect the water environment can be implemented.

Two new house sites can be accommodated at Knockando School (Site A). A public water supply is available but the public drainage system (which serves only part of the community) is at present working a capacity. Parts of Knockando (Upper) are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- **Group A and B** buildings dominant.
- **Group C** buildings dominant at Knockando



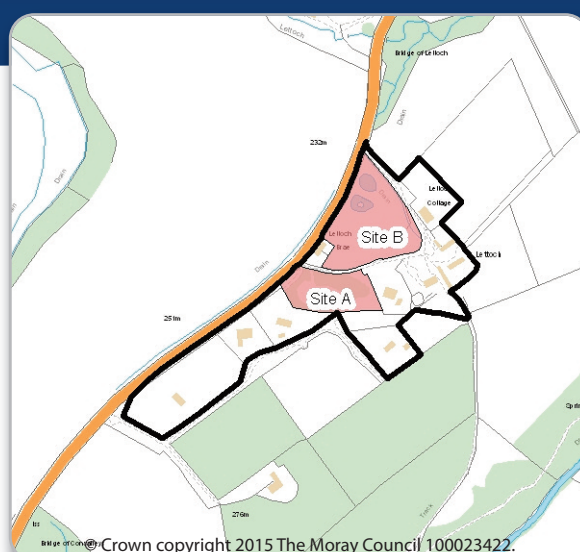
44. LETTOCH

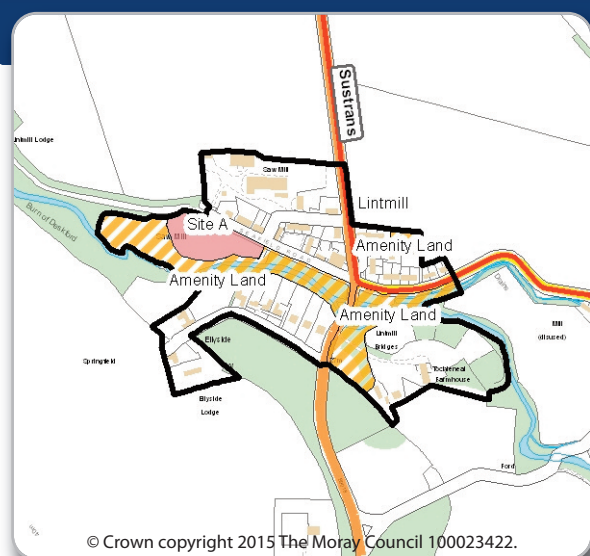
A boundary line has been identified in order to consolidate growth. Opportunities for development exist on Site A, and limited infill on site B. Due to the prominent nature of the location, further development is restricted. There is no public water supply, or public drainage available. Development is dependent upon the suitability of ground conditions for soakaways.

Character Description: 6 Post War Community.

Specific Character Features

- Mix of **Group A and C**.





45. LINTMILL

Subject to ground conditions, an opportunity may exist to introduce a number of roadside plots at Site A to the west end. Ground conditions are uncertain here and the development may have to connect directly to the existing public septic tanks (which serve only part of the community) which are understood to be operating near capacity.

Infill and gap site opportunities exist elsewhere within the community.

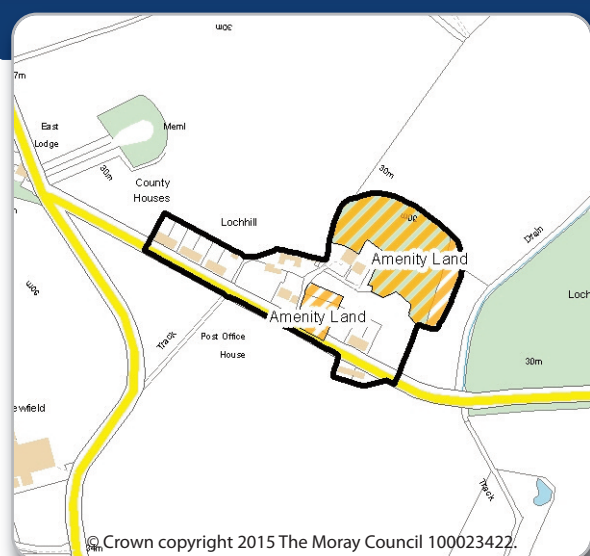
Amenity land is designated to protect trees and hedging as well as the burn banks which are subject to change and flooding. As parts of Lintmill are at risk of flooding, applications for development may be asked to carry out a detailed Flood Risk Assessment.

Part of Lintmill lies within the Historic Gardens and Designed Landscape designation for Cullen House, and proposals for development will be required to take account of this (see Policy BE4)

Character Description: 3 Hamlet/Clachan

Specific Character Features

- **Group A and B** buildings dominant.



46. LOCHHILLS

A number of infill opportunities exist but ground conditions for soakaways are problematic. A public water supply is available but the public drainage system (septic tank, which serves only part of the community) is at present operating to capacity.

Character Description: 1 Kirktown/Farmland.

Specific Character Features

- **Group A** buildings dominant.

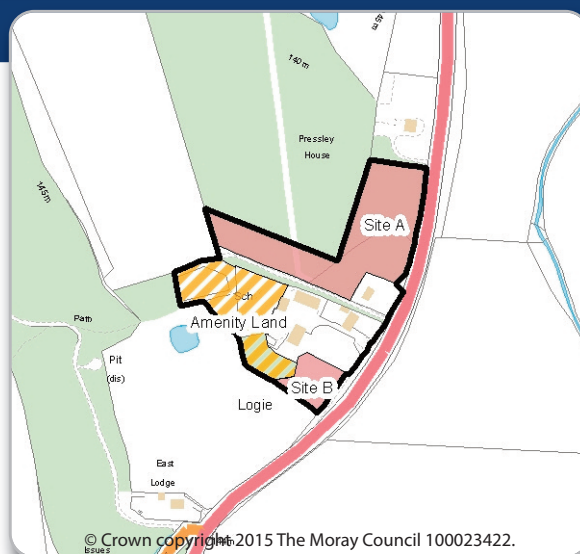
47. LOGIE

Opportunity to develop 8 houses on Site A and two houses on site B. Development on site A will require the existing access to be upgraded, proposals should include new native tree planting and tree felling should be timed to avoid disturbance to breeding birds. New houses on these sites must be sensitively designed to complement the Victorian estate architecture of the community. Foul drainage must be disposed of by means of septic tanks and soakaways/mounds.

Character Description: 4 Estate Village.

Specific Character Features

- **Group B** buildings dominant.
- Mature trees within the curtilage of Logie School.



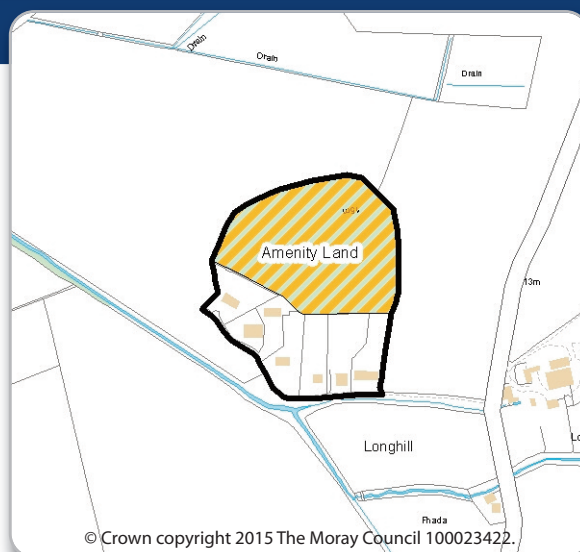
48. LONGHILL

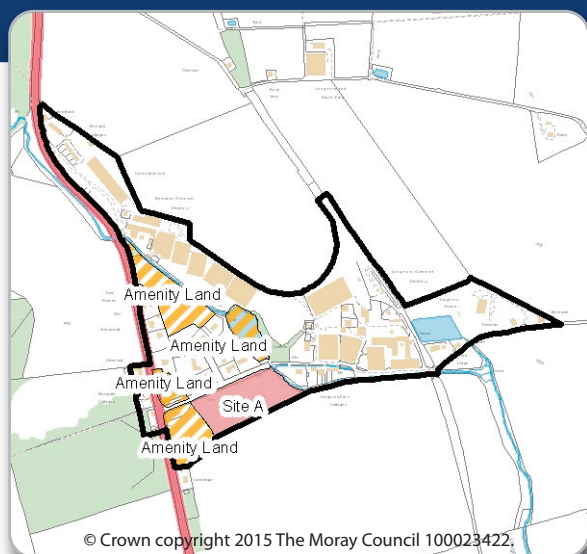
Opportunities only for replacement and renovation. The Council will not approve applications for new house building within this community.

Character Description: 6 Post War Community.

Special Character Features

- Mix of **Group A and C** buildings.





49. LONGMORN

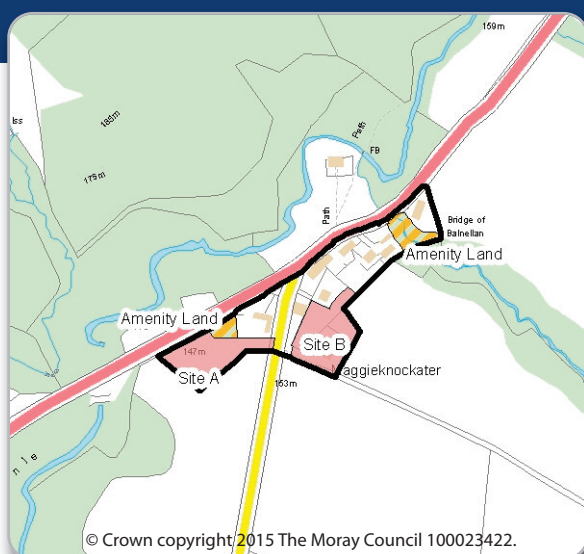
Land designated as amenity land to the north is not considered suitable for residential development on grounds of noise pollution. Site A is appropriate for up to 6 houses with landscaping to be provided along and within the southern boundary of the site. No development must commence until improvements to the junction, including the appropriate visibility splays are provided to a standard acceptable to the Roads Authority. An amenity area to the west of the site must be incorporated into proposals for the development of the six houses. Development will depend on the suitability of the ground conditions for drainage.

Opportunities for infill elsewhere are limited. A public water supply is available. Parts of Longmorn are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 5 Distillery Village.

Specific Character Features

- **Group B** buildings dominant.
- Mature pine trees along the A941.



50. MAGGIEKNOCKATER

Site A is capable of accommodating two house plots. A single house has been built on site B and there scope for a further dwelling on the site.

A public water supply is available and development will depend on the suitability of ground conditions for soakaways.

Development proposals should safeguard the integrity of the River Spey SAC.

Character Description: 3 Hamlet/Clachan

Specific Character Features

- **Group A and B** buildings dominant.

51. MAINS OF MOY

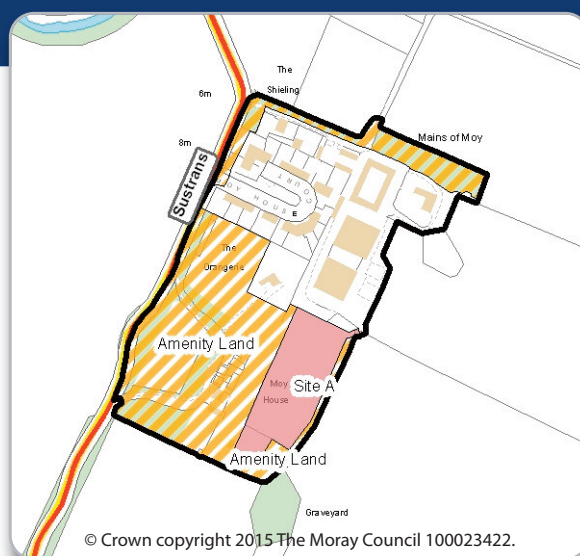
Moy House is included within the settlement in an effort to encourage restoration or redevelopment of this important category "A" listed building. A Tree Preservation Order will be served on the trees within the amenity land designation. Site A could accommodate a low density residential development which respects the character, setting and design of Moy House. Site A can only be developed in association with the restoration or redevelopment of Moy House. A masterplan for Site A and Moy House should be prepared by the applicant. Parts of Mains of Moy are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

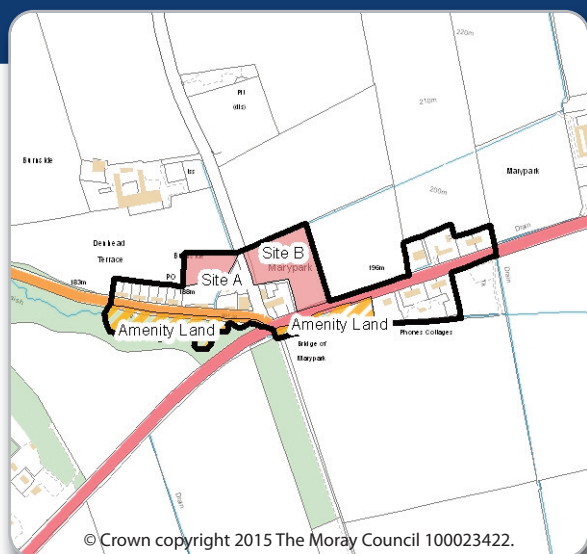
Foul drainage may be disposed of by means of septic tanks and soakaways/mounds. Parts of Mains of Moy lie within aircraft noise contours published by the Ministry of Defence. Developments within such areas will be subject to consultation with MoD, and consideration against policy EP8 regarding noise pollution.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- **Group B** buildings dominant.
- Grade 'A' listed Moy House and Grade 'A' Listed steading.





52. MARYPARK

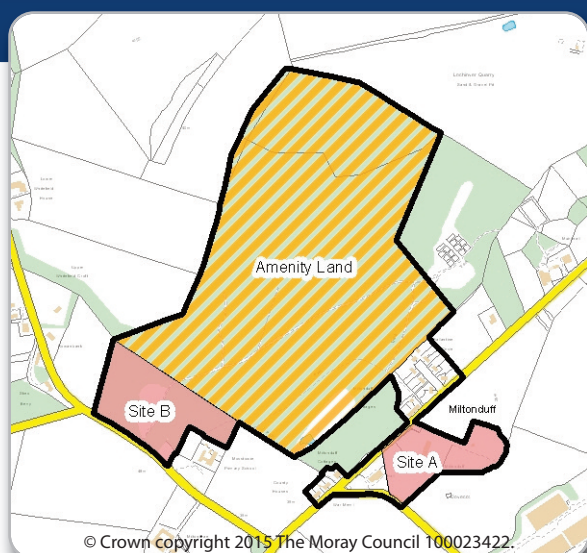
Site A is capable of accommodating up to 3 houses. Development of Site B will require landscaping adjacent to the A95 and along the eastern boundary. The layout of any proposal should allow for future access to the remainder of the field to the east. It should be demonstrated that that site can be satisfactorily serviced in terms of surface water drainage arrangements. Development proposals should safeguard the integrity of the River Spey SAC. Sufficient information will be required at planning application stage to confirm that adequate protection measures are able to be implemented to protect the water environment.

A public water supply is available but may have limited capacity available for new demand and therefore the developer should discuss their development directly with Scottish Water. The public drainage system (which serves only part of the community) currently has capacity.

Character Description: 3 Hamlet/Clachan

Specific Character Features

- **Group A and B** buildings dominant.



53. MILTONDUFF (NORTH)

An opportunity exists for up to 13 (maximum) dwellings on Site A. Drainage must accord with Development Plan drainage policies. The trees on Site A along its north east boundary must be retained and planting along and within the northern boundary must be provided, as part of a landscaping plan for the site which addresses its exposed and elevated position. Access must be taken from the public road to the south of the site. Opportunity for a maximum of 6 houses within the area identified as Site B. This will be conditional upon a new path network linked to a new car park which will be provided, and provision of legal agreements to secure the management and retention and regeneration of the woodlands to the north of the site. There is a requirement for a species survey and tree protection plan and retention of trees as part of the site layout where possible.

The woodland area is protected with an Amenity Land designation. A public water supply is available.

Character Description: 5 Distillery Village.

Specific Character Features

- **Group B** buildings dominant.

54. MILTONDUFF (SOUTH)

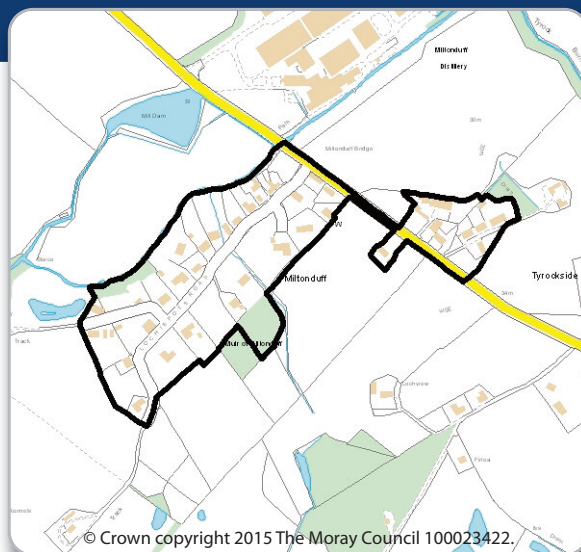
Development at Miltonduff (South) has now reached its natural limits. There are ground condition and access limitations and what rural character remains would be compromised by further development. No further planning consents for new house sites will be granted within the community boundary.

Parts of Miltonduff (South) are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- Mix of **Group A and C** buildings.
- Plots are large and randomly dispersed.



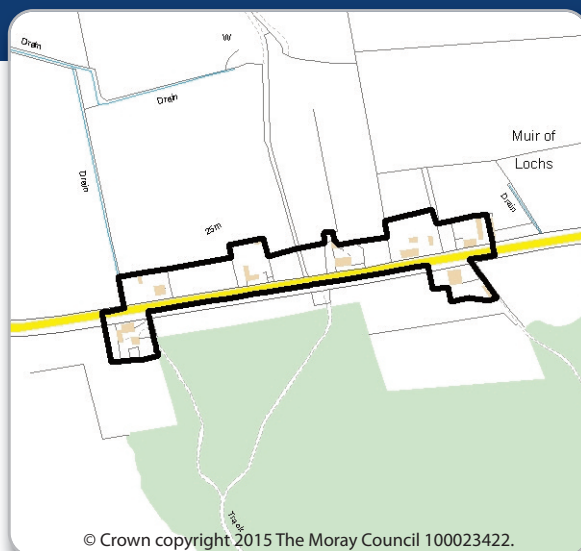
55. MUIR OF LOCHS

The Council will not approve further development because of existing character (small croft holdings evenly spaced), and ribbon development. Opportunities are therefore restricted to replacement and renovation only.

Character Description: 2 Crofting Township.

Specific Character Features

- **Group A** buildings dominant.
- Spacing between buildings.



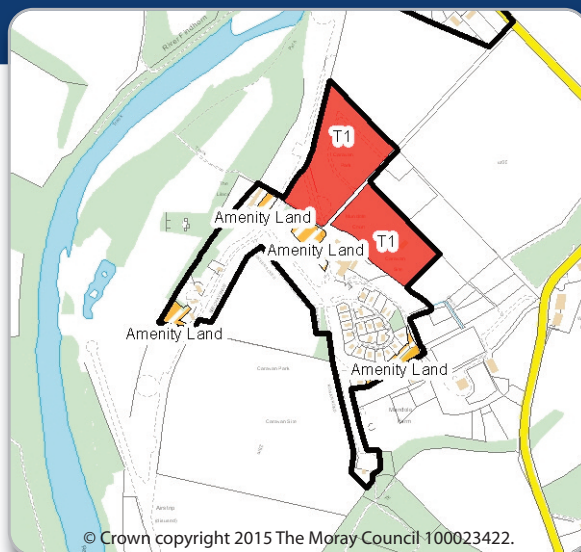
58. MUNDOLE

The Council will support proposals for the redevelopment of Mundole where the proposals are primarily for holiday accommodation. Area T1 should be retained in tourism use and the amenity areas safeguarded. Opportunities for infill development exist within the boundary. Parts of Mundole are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 6 Post War Community.

Specific Character Features

- Mature trees, woodland setting.



59. NETHER DALLACHY

A maximum of 15 houses will be permitted within site A subject to:

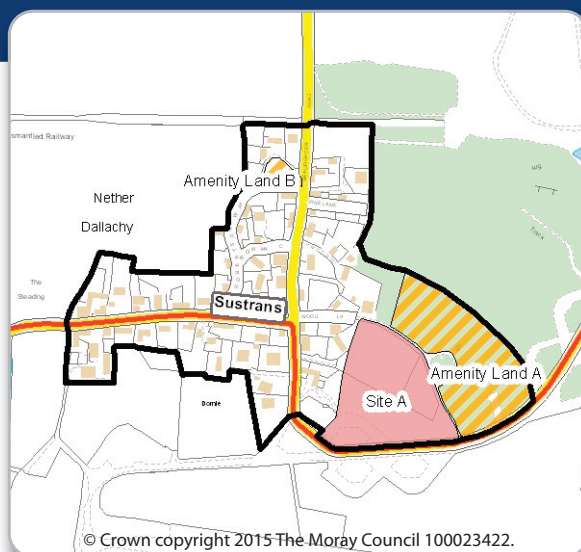
- Drainage arrangements being to the satisfaction of SEPA and
- agreement to secure the management, retention and regeneration of the land identified as Amenity Land A for the community, including a new path network.

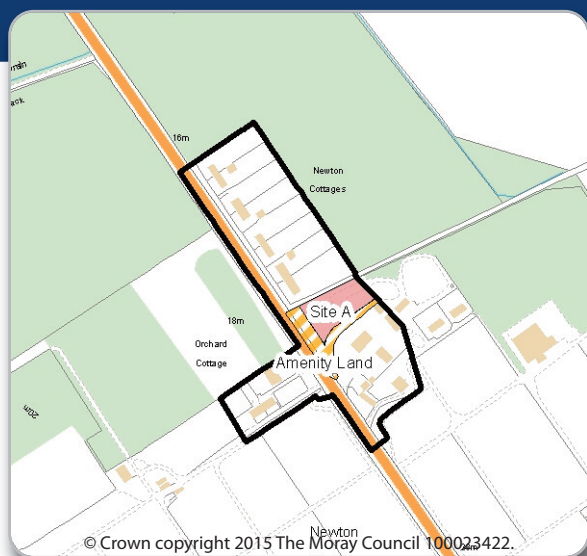
Existing character dictates generous plot sizes and a random disposition of new development. The layout of Site A must be compatible with the character. Access must be taken primarily from the public road from the south east of the site. Any other vehicle access must be to the satisfaction of the Council's Roads Authority. A public water supply is available but public drainage is not. Development will depend on the suitability of ground conditions for soakaways.

Character Description: 2 Crofting Township.

Specific Character Features

- **Group A** buildings dominant i.e. single storey croft cottages





60. NEWTON

Limited opportunities for new development. Site A could accommodate a maximum of two house sites but access must be taken from the Forestry Commission land to the south. A public water supply is available but public drainage is not. Development will depend on the suitability of ground conditions for soakaways.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- Mix of **Group A and C** buildings.



61. NEWTON OF STRUTHERS

Opportunities only for subdivision and replacement.

A public water supply is available but public drainage is not. Development will depend upon suitability of ground conditions for soakaways.

Character Description: 6 Post War Community.

Specific Character Features

- **Group C** Building dominant.

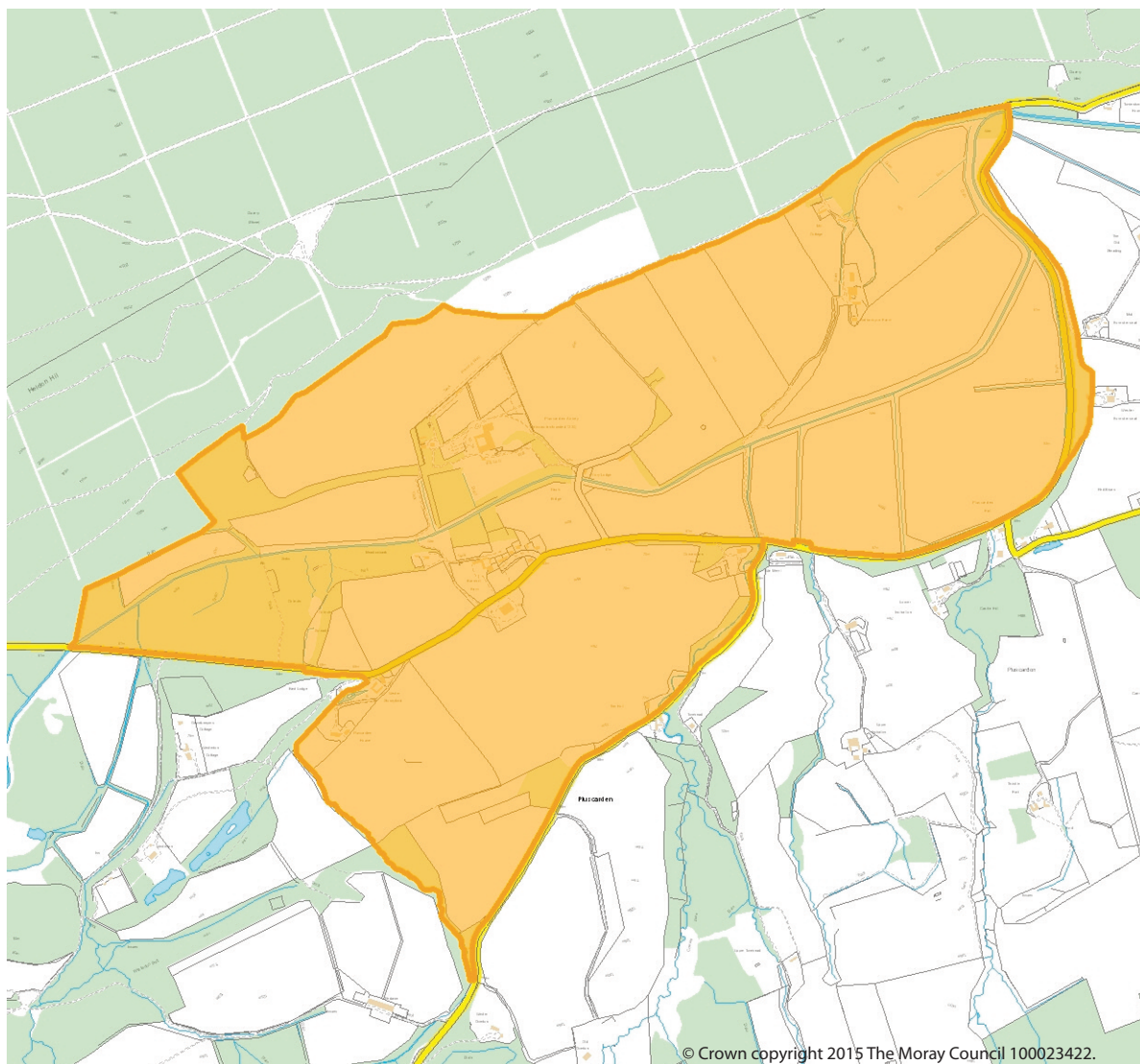
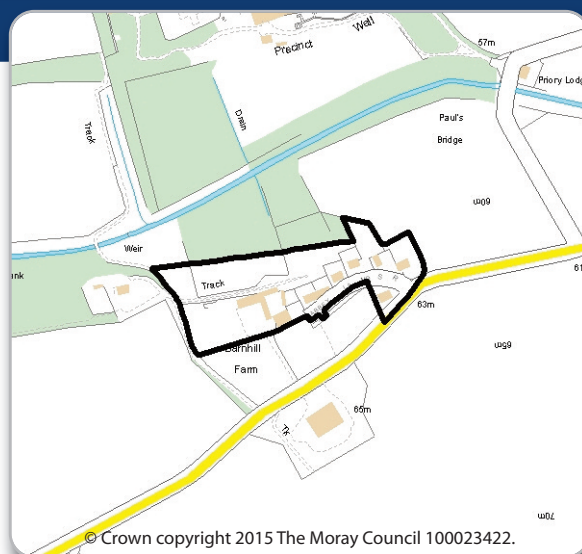
62. PLUSCARDEN

Opportunity exists for the renovation of the existing steadings at Barnhill Farm. An area to the west of the steading has been included within the boundary, to provide land to meet any demand for new housing. The Pluscarden Area of Special Control, where strict control exists over new development, (see policy BE6) surrounds, but does not apply to development within the rural community boundary.

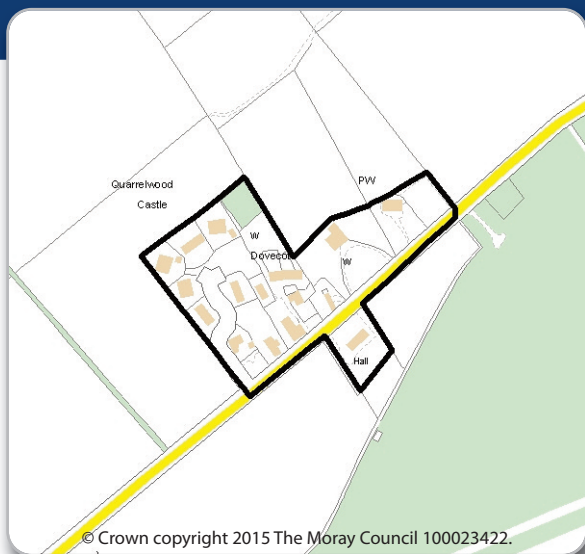
Character Description: 3 Hamlet/Clachan.

Specific Character Features

- Mix of **Group A and C** buildings.
- Proximity to Pluscarden Abbey.
- Location within an Area of Great Landscape Value.



63. QUARRYWOOD



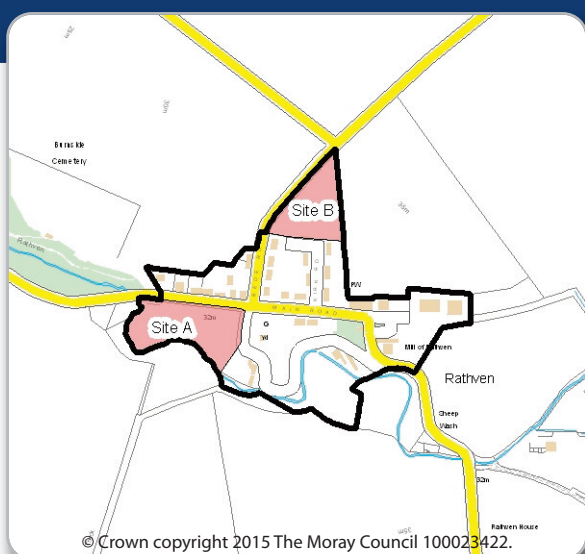
Houses have been approved within the community boundary. Further opportunities are restricted to the rehabilitation of existing properties. Parts of Quarrywood lie within aircraft noise contours published by the Ministry of Defence. Developments within such areas will be subject to consultation with MOD, and consideration against policy EP7 regarding noise pollution.

Character Description: 1 Kirktown/Farmtown.

Specific Character Features

- **Group A** buildings dominant.
- Manse church and doocot are listed buildings.

64. RATHVEN



Two sites are identified for possible development. Site A has a long standing allocation, and Site B has been allocated to provide an alternative location for development. There are opportunities for redevelopment at the east end of the village. A public water supply is available, as is public drainage, and all development must be connected to the public sewer. Parts of Rathven are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 1 Kirktown/Farmtown.

Specific Character Features

- **Group A** buildings dominant to the south of Main Road.
- **Group C**

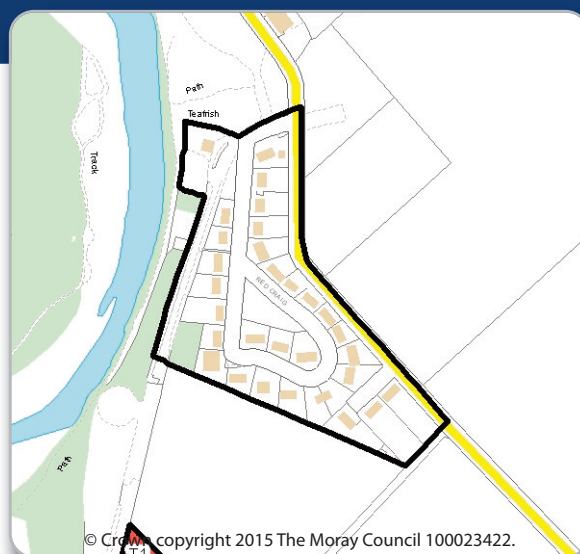
65. REDCRAIG

This is a self contained community within which the Council will not permit further housing development. Opportunities are thereby restricted to replacement and renovation only. A public water supply is available but the public drainage system (which serves only part of the community) is operating near capacity. Parts of Redcraig are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Character Description: 6 Post War Community.

Specific Character Features

- **Group C** buildings dominant.



66. ROSEISLE

Opportunities for infill are limited. Site A can accommodate 3 houses. Any proposal for site A must include widening of the road and provision of a footpath to roads authority specification. A public water supply is available but public drainage is not.

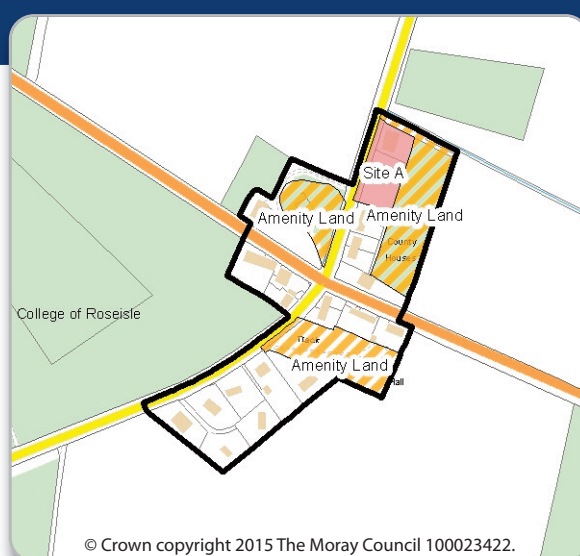
Proposals should be supported by a flood risk assessment (FRA) the outcomes of which may affect the developable area of the site.

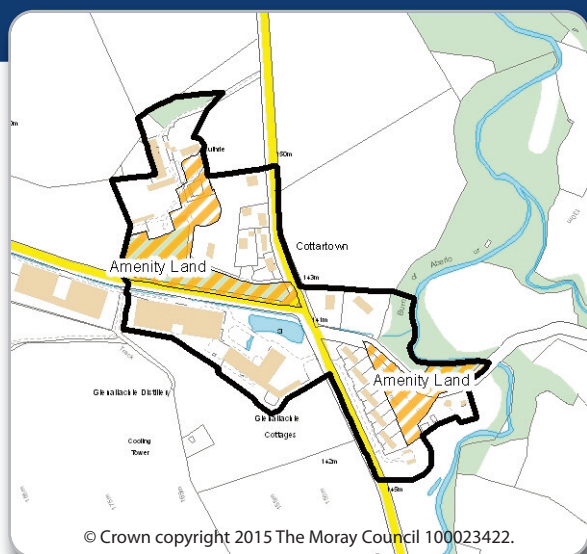
Parts of Roseisle lie within aircraft noise contours published by the Ministry of Defence. Developments within such areas will be subject to consultation with MOD, and consideration against policy EP8 regarding noise pollution.

Character Description: 3 Hamlet/Clachan.

Special Character Features

- **Group A** buildings dominant.
- Trees opposite the County Houses.





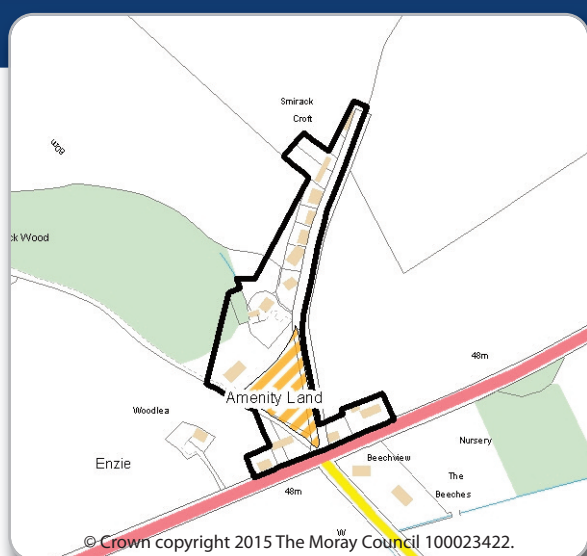
67. RUTHRIE

Opportunities for development and rehabilitation at Ruthrie Farm. There is no public water supply or drainage. Parts of Ruthrie are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment. Development proposals should safeguard the integrity of the River Spey SAC. Design, layout and SUDS for development should be designed to avoid impact on water quality and cause sedimentation.

Character Description: 5 Distillery Village.

Specific Character Features

- **Group B** buildings dominant.



68. SLACKHEAD

The Council will not permit further development due to the A98 Slackhead road access and the existing unplanned form of the grouping.

Character Description: 6 Post War Community.

Specific Character Features

- **Group C** buildings dominant.

69. THOMSHILL

A maximum of three houses will be permitted within the area identified as Amenity Land A. This will be conditional upon provision of agreement to secure the management, retention and regeneration of the woodlands identified as Amenity Land A and Amenity Land B for the community including public footpaths and access.

A species survey and tree protection plan will be required alongside the retention of trees as part of the site layout where possible.

Consent has been granted for four houses within the area identified as Site A. This development is conditional upon the management, maintenance, retention and regeneration of the woodlands identified as Amenity Land C for the community, including public footpath and access.

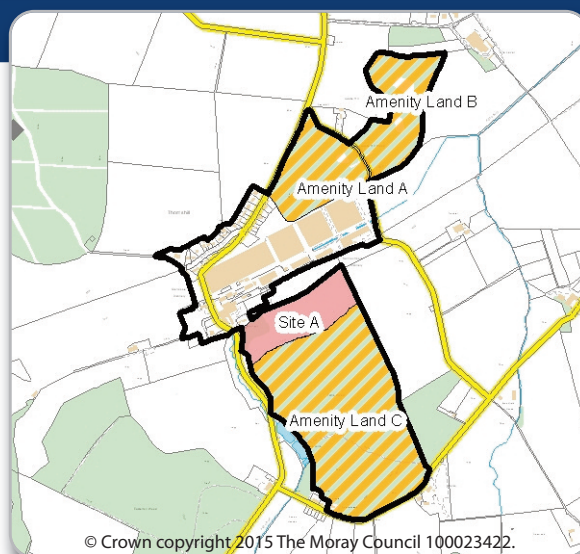
Drainage must be by private treatment. A public water supply is available but the public drainage system (which serves only part of the community) is at present working to capacity. Any future residential development must consider the potential for excessive noise from existing noise sources in the vicinity.

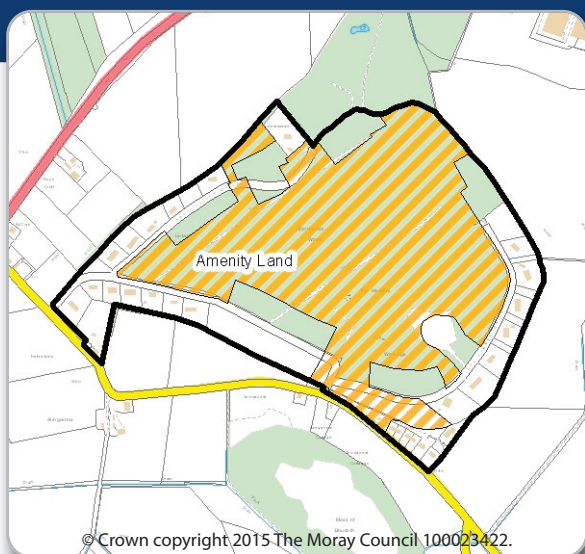
Parts of Thomshill are at risk flooding and applications for development may be asked to carry out a detailed flood risk assessment.

Character Description: 5 Distillery Village

Specific Character Features

- **Group A and B** buildings dominant.





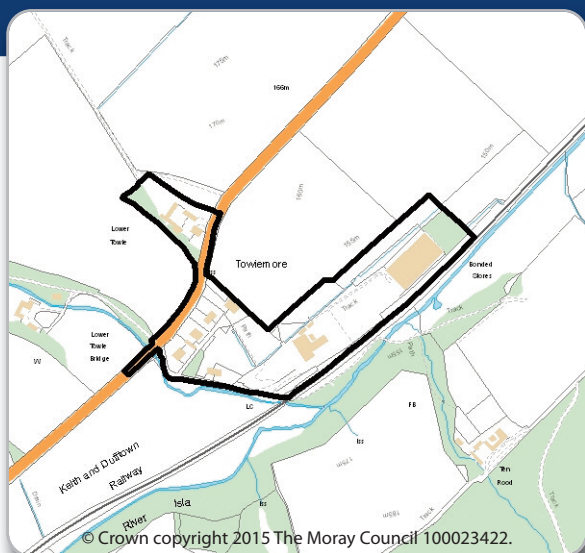
70. TOMNABENT

A masterplan has been approved for the remaining undeveloped sites within this rural community. As part of this there is a requirement to upgrade Spey Valley Drive and Ben Rinnes Drive to an adoptable standard as well as additional tree planting. Foul drainage may be disposed of by means of septic tank and soakaways.

Character Description: 6 Post War Community

Specific Character Features

- **Group C** buildings dominant.



71. TOWIEMORE

Difficulties with access off the B9014 and flood risk restrict the scope for development. Applications for development may be asked to carry out a detailed flood risk assessment. Development will depend upon the suitability of ground conditions for drainage.

Character Description: 5 Distillery Village.

Specific Character Features

- **Group B** buildings dominant.

72. TROVES

Site A is partially developed and has consent for a maximum of eight houses. A landscaping scheme must be implemented within and along the northern boundary of the site and a scheme for amenity land to the south implemented, in association with this development.

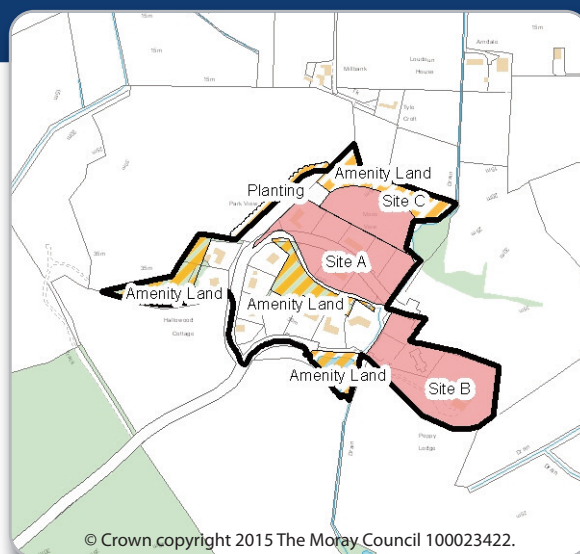
Within Site B there is approval for two houses and further development within Site B will not be supported.

Site C is identified for up to five houses only. Development is restricted to the modified level platform only. The steep slope, woodland and wetland within the amenity land and surrounding the site should be undisturbed. The access should be sited close to the change in gradient and tucked against the field edge with woodland planting established to provide a setting for the road. A badger survey will be required.

Character Description: 6 Post War Community

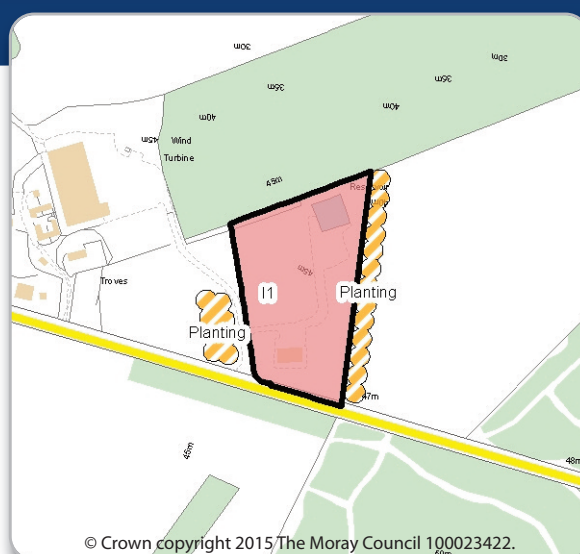
Specific Character Features

- **Group C** buildings dominant.
- 1990's kit houses.

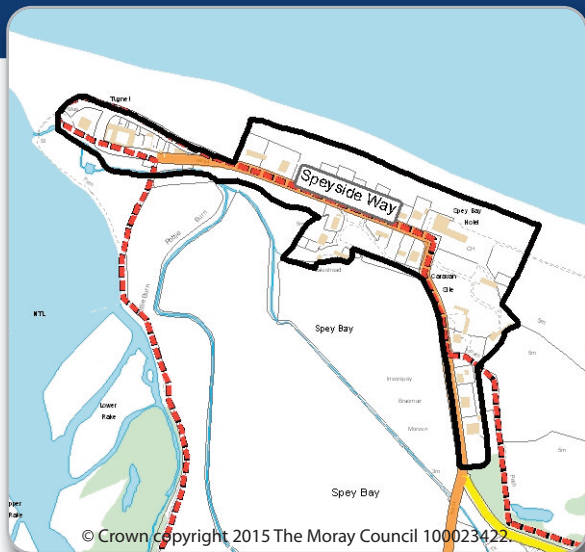


TROVES INDUSTRIAL ESTATE

A site for industrial use is proposed close to Troves Industrial Estate. Development must unify the existing building pattern by providing a well ordered layout and woodland planting to provide a setting for development. The proposed buildings must be consistent in terms of materials, size/scale and overall design. Security fencing must be hidden behind shrubs and trees to mitigate visual impacts. Existing roadside planting should be formalised and consolidated to minimise visual impacts.



73. TUGNET



Any further development is dependent on the suitability of ground conditions for soakaways. A public water supply is available but public drainage is not. SSSI, SAC and SPA designations immediately outside the boundary are wider aspects to take into account.

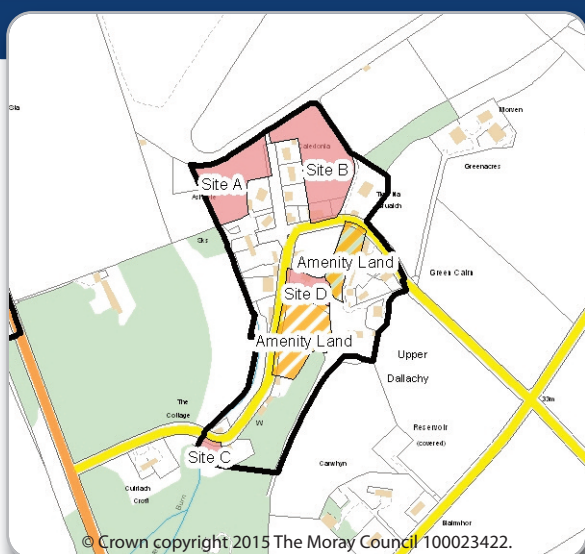
Development proposals should be supported by a flood risk assessment (FRA) the outcomes of which may affect the developable area of the site.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- **Group A and B** buildings dominant.

74. UPPER DALLACHY



Sites for housing have been identified at 'A', 'B', 'C' and 'D' in order to provide continued development land. Upgraded road access (to adoptable standard if possible) will be required to service sites A and B. Gap sites exist elsewhere and derelict buildings could be regenerated/converted but the character of the central area should remain open. A public water supply is available but public drainage is not. Development will depend on the suitability of ground conditions for soakaways.

Character Description: 2 Crofting Township.

Special Character Features

- **Group A and B** buildings dominant.

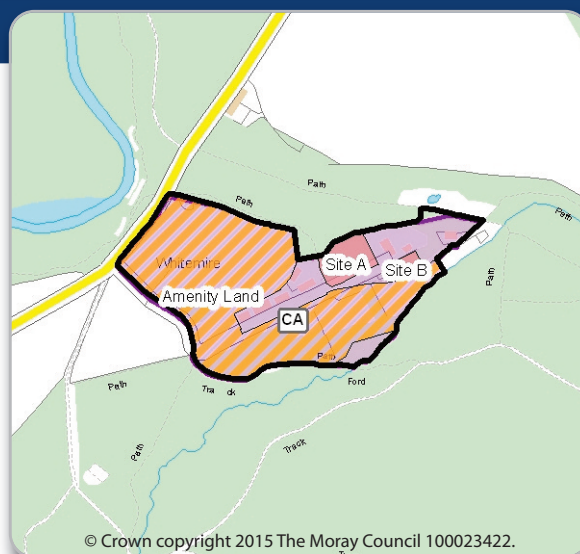
75. WHITEMIRE

Most of Whitemire is a designated Conservation Area and Conservation Area policies apply (see Policy BE3). An opportunity exists to introduce two houses on Site A and one on Site B where cottages of a period style in keeping with the uniformity of the existing estate cottages may be appropriate. Development will depend on the suitability of local ground conditions for soakaways.

Character Description: 4 Estate Village.

Special Character Features

- **Group B** buildings dominant.



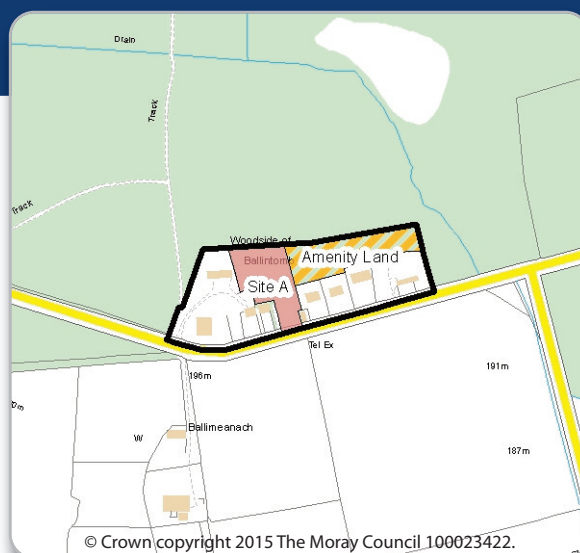
76. WOODSIDE OF BALLINTOMB

Site A has been identified as suitable for 3 houses. There are limited opportunities for infill development within this small community. There is no public drainage system.

Character Description: 6 Post War Community

Special Character Features

- **Group A and C** buildings dominant.







the moray council

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