

UPDATED SEPT 16

SG

SUPPLEMENTARY GUIDANCE



the **moray** council

RURAL GROUPINGS



MORAY LOCAL DEVELOPMENT PLAN



Contents

Background	3
Historical Evolution	3
Designations	3
Character Descriptions	4
Character of Buildings	6
Rural Groupings index	7



Background

In supporting 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.

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 subject to compliance with the Moray Local Development Plan (MLDP) 2015, but will still require confirmation of technical requirements (eg road access; drainage).

Development should be of a high design quality reflecting the principles with **PP3 Placemaking**. A contribution towards the provision of **Affordable Housing** will be required on developments of four or more houses. The preference is to locate affordable housing on site, however there may be practical reasons which make this difficult or unviable and in these cases the provision of affordable housing off site or securing a commuted payment will be considered.

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	8	41	Kintessack	28
2	Ardivot	8	42	Kirktown of Deskford	29
3	Arradoul	9	43	Knock	29
4	Auchbreck	9	44	Knockando (Lower)	30
5	Auchenhalrig	10	45	Knockando (Upper)	31
6	Aultmore	10	46	Lettoch	31
7	Berryhillock	11	47	Lintmill	32
8	Birnie	11	48	Lochhills	32
9	Blinkbonnie (Kingston)	12	49	Logie	33
10	Bogmoor	12	50	Longhill	33
11	Bridgend of Glenlivet	13	51	Longmorn	34
12	Broadley	13	52	Maggielockater	35
13	Brodie	14	53	Mains of Moy	35
14	Broom of Moy	14	54	Marypark	36
15	Burgie	15	55	Maverston	36
	Cabrach	15	56	Milton Brodie	37
16	Cardhu	16	57	Miltontuff (North)	37
17	Carron	16	58	Miltontuff (South)	38
18	Carron, Imperial Cottages	17	59	Muir of Lochs	38
19	Clackmarras	17	60	Muirton	38
20	Clochan	18	61	Mulben	39
21	Coltfield	18	62	Mundole	40
22	Conicavel	19	63	Nether Dallachy	40
23	Cragganmore	19	64	Newton	41
24	Craighead	20	65	Newton Of Struthers	41
25	Crofts of Dipple	20	66	Pluscarden	42
26	Dailuaine	21	67	Quarrywood	43
27	Darklands (North)	21	68	Rathven	43
28	Drummuir	22	69	Redcraig	44
29	Drybridge	22	70	Roseisle	44
30	East Grange	23	71	Ruthrie	45
31	Easter Lawrenceton	23	72	Slackhead	46
32	Edinvillie	24	73	Thomshill	46
33	Enzie	24	74	Tomnabent	47
34	Farmtown, Grange	25	75	Towiemore	48
35	Fogwatt	25	76	Troves	48
36	Glenfarclas	26		Troves Industrial Estate	49
37	Glentauchers	26	77	Tugnet	49
38	Grange Crossroads	27	78	Upper Dallachy	50
39	Grange Station	27	79	Whitemire	50
40	Kellas	28	80	Woodside of Ballintomb	51

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. ARDIVOT

Opportunities exist at four sites in Ardivot. Site A has planning consent for the development of 2 houses, Site B consent for a steading conversion and 8 additional houses and Sites C and D consent for 1 house each. Development on Site B must retain the existing steading which will require a level 1 standing buildings survey prior to conversion.

Developers must demonstrate that there will not be an adverse effect on the integrity of the Loch Spynie SPA and associated SSSI and RAMSAR site.

Sites A and B are within the MoD's 63-66dBA aircraft noise contour zone, and therefore a Noise Impact Assessment must be submitted to support any planning application.

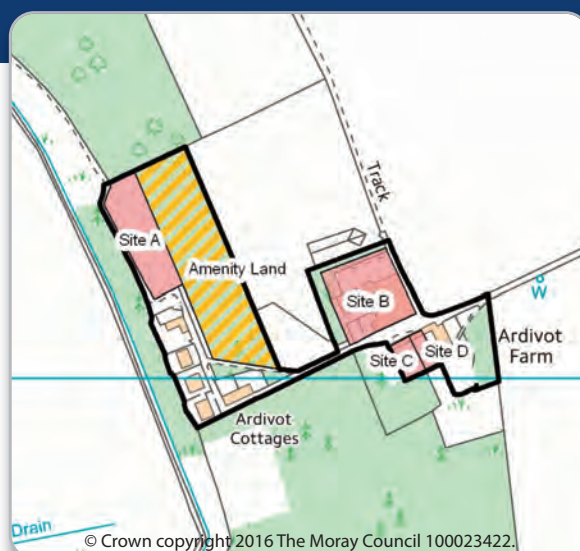
A public water supply is available but public drainage is not.

The access road and junction with the A941 require to be upgraded.

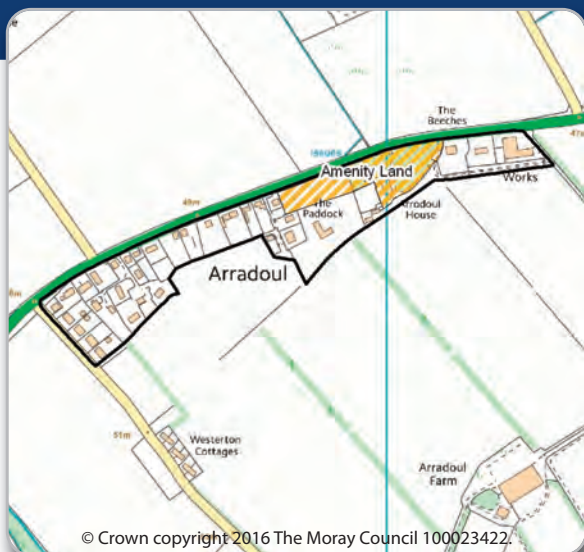
Character Description: 1 Kirktown/Farmtown

Specific Character Features

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



3. ARRADOUL



Additional accesses onto the A98 will not be permitted, see Policy T6 - Traffic Management. Poor ground conditions for drainage also restrict the scope for further development.

Opportunities are restricted to replacement of houses on a one to one basis, using an existing septic tank and soakaway, and an existing access.

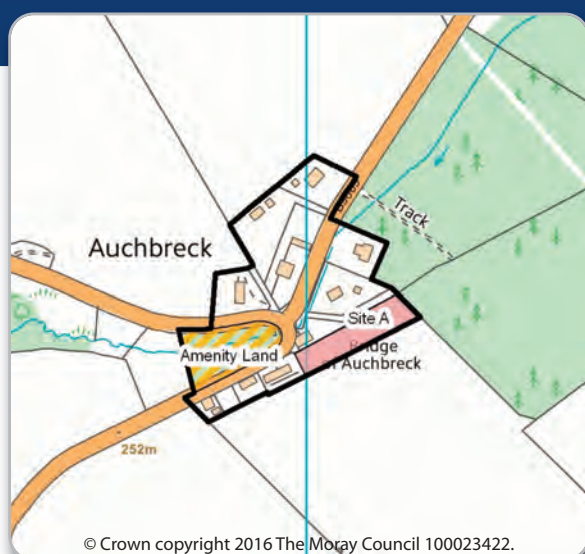
The wooded area around Arradoul House provides visual amenity to the village and proposals which involve felling of trees to provide development sites will not be permitted.

Character Description: 3 hamlet/Clachan

Specific Character Features:

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

4. 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.

Developers must demonstrate that there will not be an adverse effect on 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.

5. AUCHENHALRIG

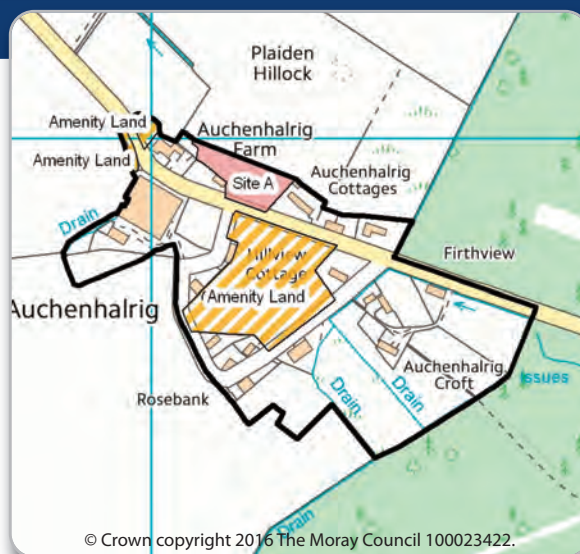
The character of the village is one of random single storey traditional houses, dispersed and set within open spaces. A number of single houses have been introduced which respect the random distribution of plots and which do not diminish the central open spaces which are integral to the village character and amenity.

Site A has been identified as suitable for development up to 3 houses, one house has been built and there is planning permission for a barn conversion. The roadside beech hedging should be retained and incorporated in all development proposals. The crofts to the east should not be subdivided beyond "Auchenhalrig Croft" to protect the crofting nature of the community.

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.



6. AULTMORE

Opportunities for infill and gap site development, especially to the east of B9016 road through the village, where site A which has consent for 6 houses 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/C74H to improve visibility and this will require third party land. A footpath along the site frontage will need to be provided.

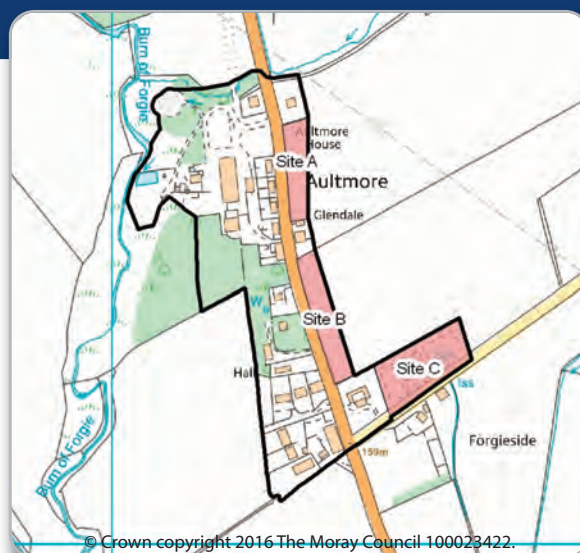
Parts of Aultmore are at risk of flooding and applications for development may be asked to carry out a flood risk assessment (FRA). The outcomes of which may reduce the developable area of a site.

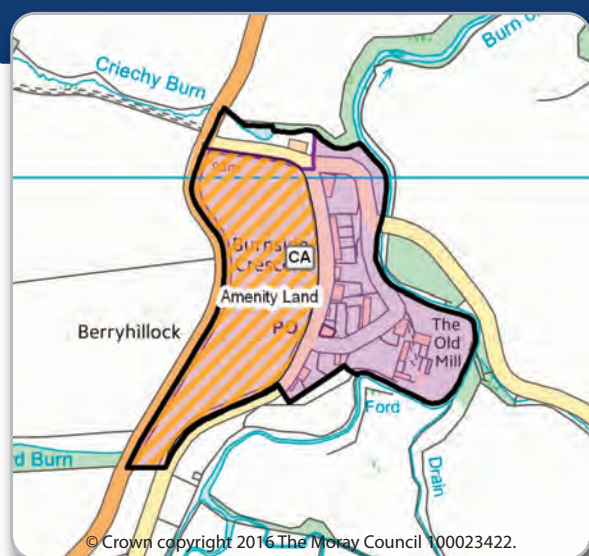
A public water supply is available but public drainage is not. Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.

Character Description: Distillery Village

Specific Character Features

- **Group B** buildings dominant.





7. BERRYHILLOCK

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

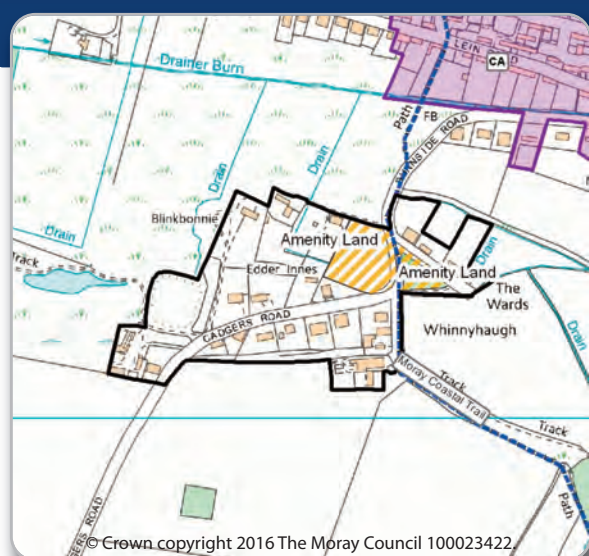
There are no identified development opportunities. The Old Mill is at risk of fluvial flooding. Proposals will have to be accompanied by a Flood Risk Assessment (FRA) which may remove the developable area of the site. Opportunities on this site are restricted to replacement and renovation only, which do not result in a change of use of a more vulnerable use.

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/Farmland.

Specific Character Features

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



9. BLINKBONNIE

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.

10. BOGMOOR

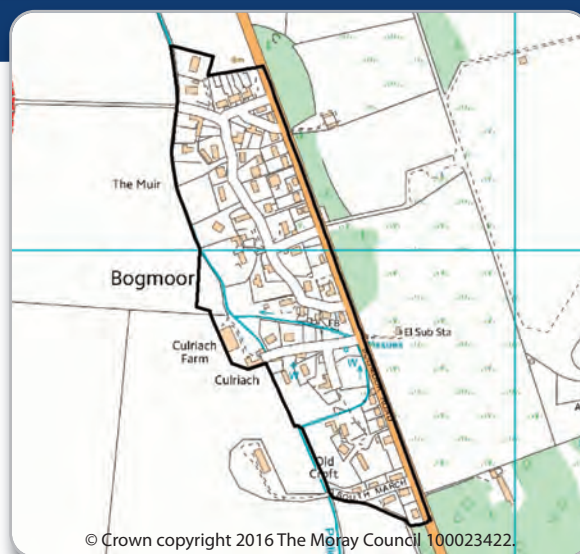
Opportunities exist for gap site development within the community, however the Council will restrict further development on the main road frontage (B9104) for road safety reasons. A public water supply exists but there is no public drainage

There are drainage difficulties in some areas. Where discharge indirectly to ground and dilution in adjacent watercourses are not suitable the potential to develop the site may be limited.

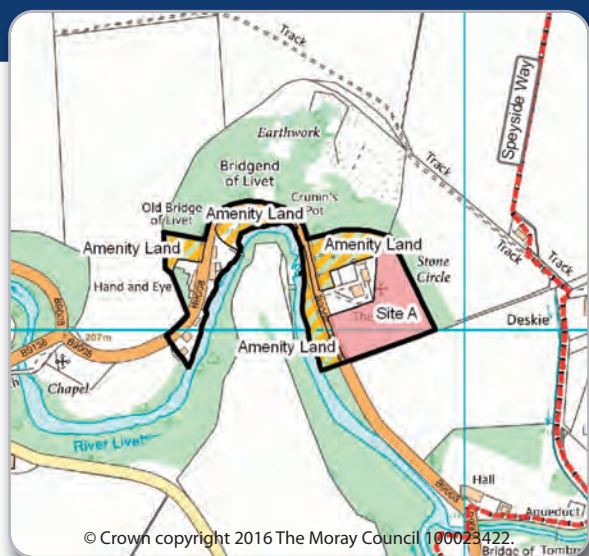
Character Description: 2 Crofting Township.

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



Bogmoor



11. 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.

Development proposals would need to be supported by information demonstrating the provision of and control over visibility splays of 4.5 metres by 215 metres in both directions at the proposed access onto the public road.

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.

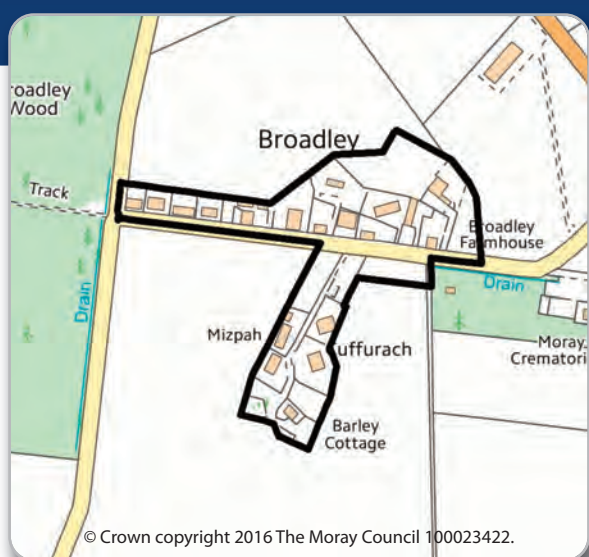
Part of Bridgend of Glenlivet are at risk of flooding and development proposals should be supported by a flood risk assessment (FRA) the outcomes of which may affect the developable area of the site.

Developers must demonstrate that there will not be an adverse effect on 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.



12. 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.

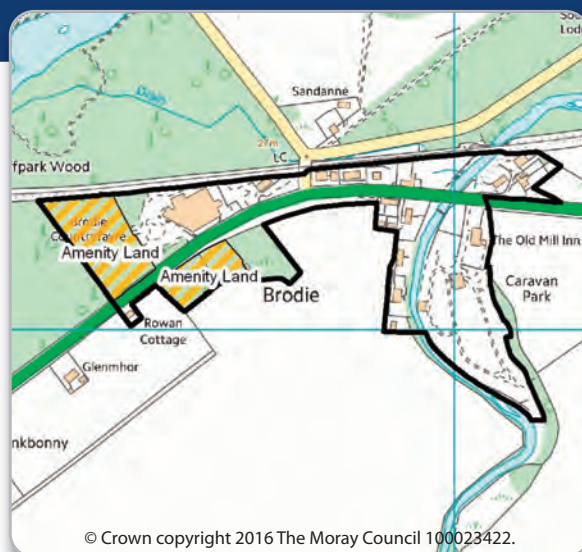
13. BRODIE

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.



14. BROOM OF MOY

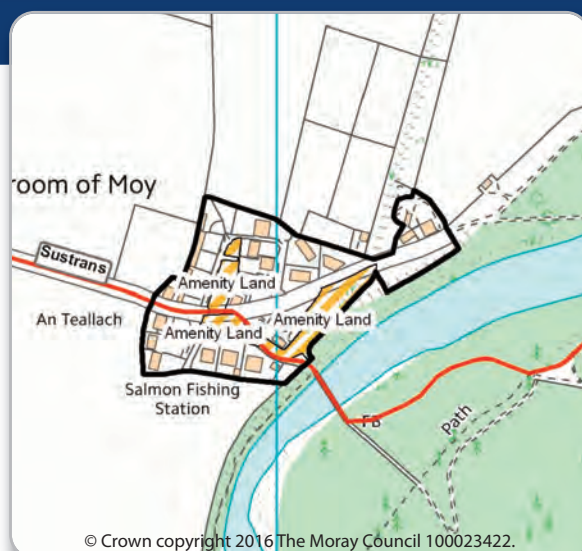
Parts of Broom of Moy are at risk of flooding and applications for development may be asked to carry out a detailed flood risk assessment (FRA). The outcomes of which may reduce the developable area of a site. Opportunities are restricted to replacement and renovation only which do not increase the footprint of the development and do not result in a change of use to a more vulnerable use.

Ground conditions are uncertain and development will depend heavily on the suitability of ground conditions for soakaways.

Character Description: 4 Estate Village.

Specific Character Features

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



15. 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.

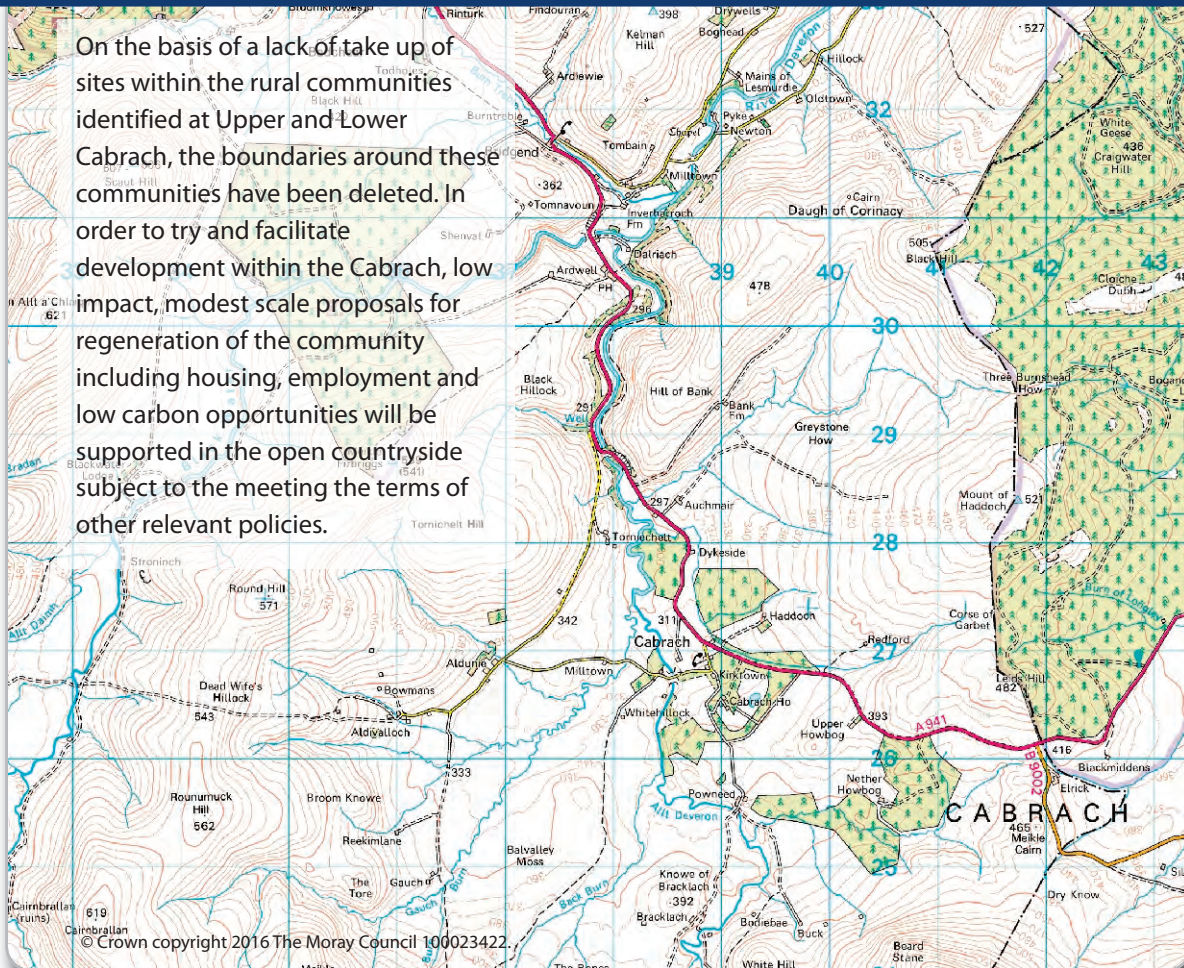
Character Description: 5 Distillery Village.

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.



16. CARDHU

Opportunity for new development exists in the field to the south of the public play area. New housing here must be single storey and reflect Victorian (distillery) architecture.

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.

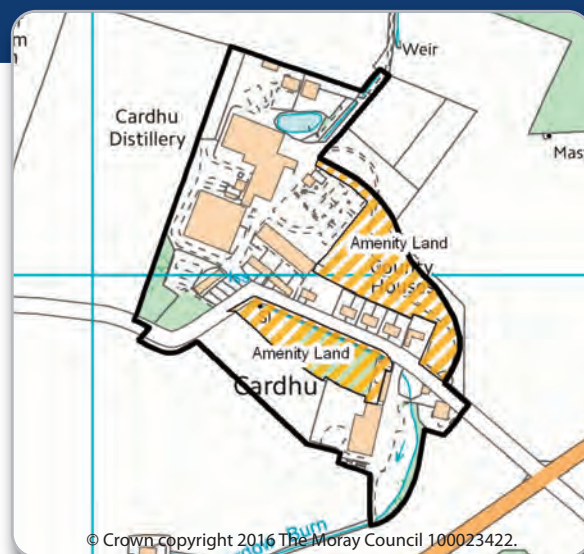
Development will largely depend on the suitability of ground conditions for soakaways. A public water supply is available but the public drainage system (which serves only part of the community) is at present working to capacity. Developers must demonstrate that there will not be an adverse effect on 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.

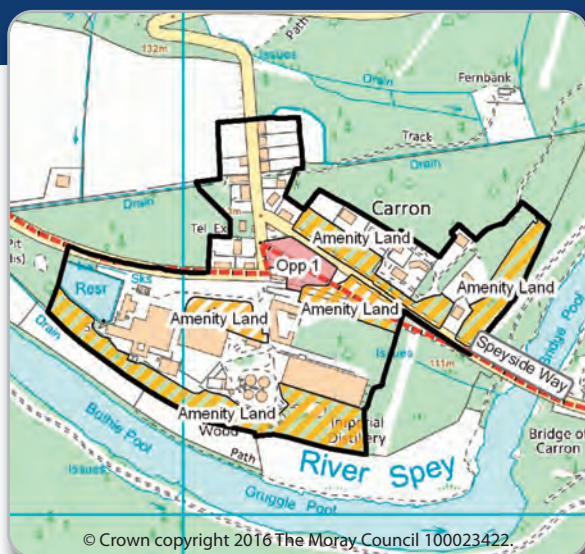
The land enclosed by the new access road to the distillery is to remain as landscaped amenity land.

Character Description: 5 Distillery Village.

Specific Character Features

- **Group B** buildings dominant.





17. CARRON

OPP1 is considered suitable for Residential/Commercial use.

If developed for residential use, the site is within a prominent location and buildings should be designed to reflect the Victorian architecture and detailing which is a dominant feature of the village. Buildings must front onto the road along the east entrance to the village. Soft landscaping and boundary treatments will also enhance this entranceway and integrate development into the site. This entranceway is currently characterised by mature trees and is a key character feature of the site which should be preserved.

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

An indicative capacity has not been given for Site A. Instead the capacity of the site will be determined by the required Flood Risk Assessment and requirements of PP3 Placemaking (See page 3 for further information on placemaking and affordable housing).

Development proposals will have to take the Speyside Way into consideration. Road widening along the northern frontage of the site and relocation of the Speyside Way as necessary. The site is on old railway land. A contamination assessment and if necessary remediation plan will be required as part of any planning application for residential use.

Development will largely depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution. Developers must demonstrate that there will not be an adverse effect on 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.

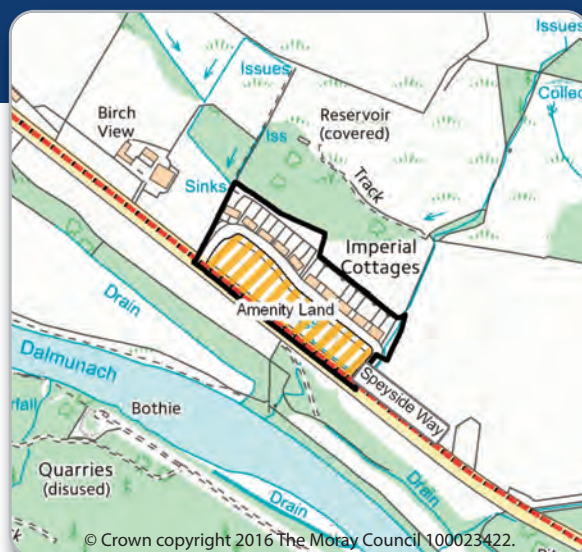
18. CARRON IMPERIAL COTTAGES

Housing at Imperial Cottages should not be expanded.

Character Description: 1 Kirktown/Farmtown

Specific Character Features

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



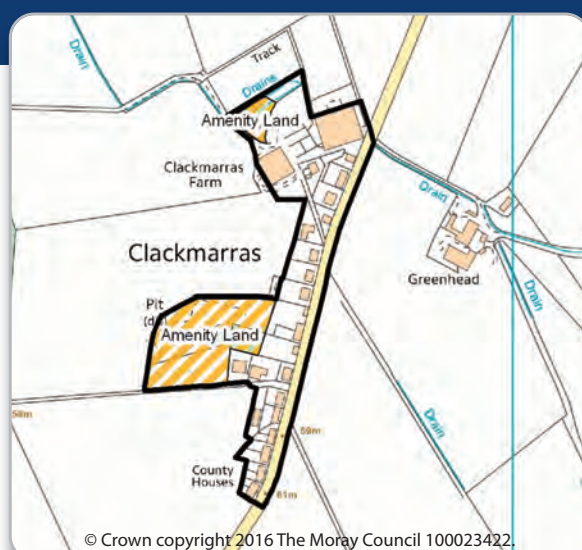
19. CLACKMARRAS

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 or the installation of an appropriate system to a watercourse with sufficient dilution.

Character Description: 1 Kirktown/Farmtown

Specific Character Features

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



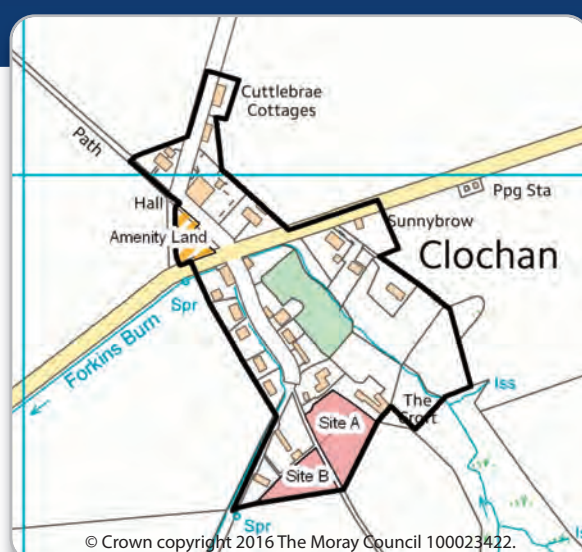
20. CLOCHAN

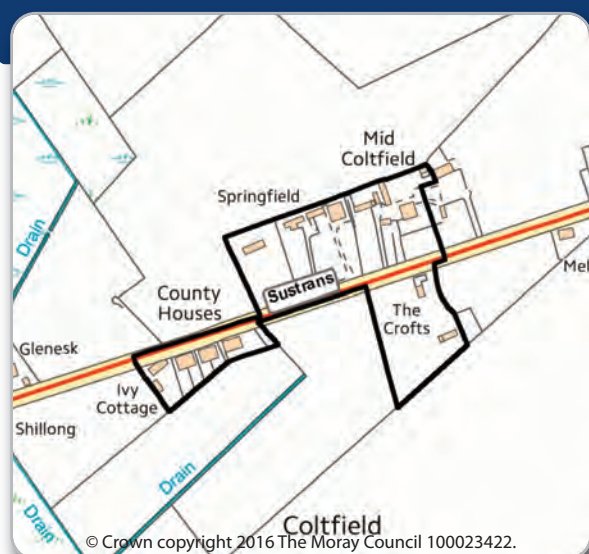
There are limited opportunities for new development, which have been identified as sites A and B. Road access into these sites will require the upgrading of the existing track. A public water supply is available but public drainage is not, and foul drainage will require to be by septic tanks and soakaways.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

Character Description: 3 Hamlet/Clachan

Specific Character Features

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





21. COLTFIELD

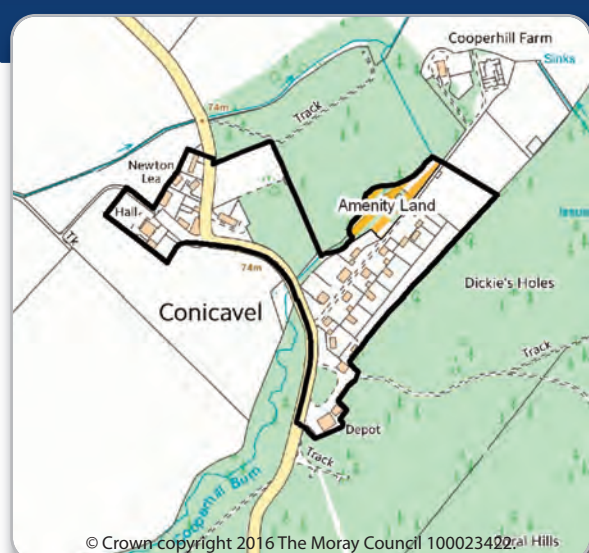
The existing character of Coltfield is one of single houses set back on long narrow plots. There are no identified development opportunities, development should respect the established settlement pattern and as of single plot depth only.

A public water supply is available but the public drainage (which serves only part of the community) is at present at working 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.



22. 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 or the installation of an appropriate system to a watercourse with sufficient dilution.

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.

23. CRAGGANMORE

Site A has been identified as being suitable for up to 5 houses depending on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

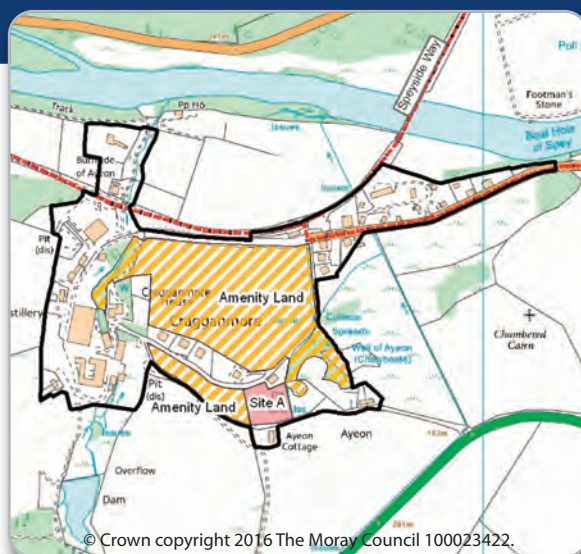
Developers must demonstrate that there will not be an adverse effect on the integrity of the River Spey SAC. Sufficient information will be required at planning application stage to confirm that adequate protection measures are able to be implemented to protect the water environment.

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



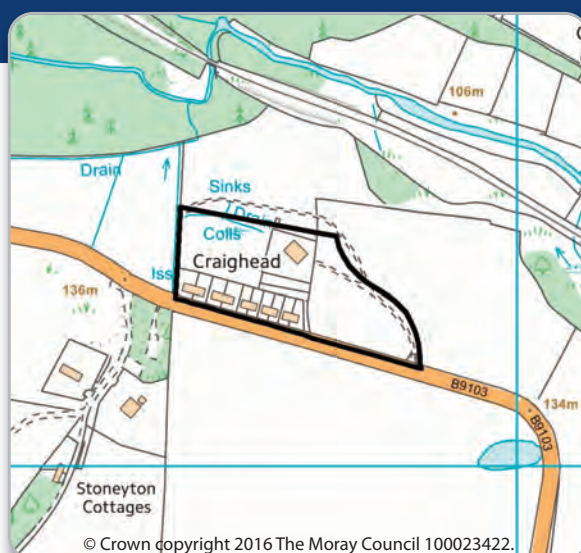
24. CRAIGHEAD

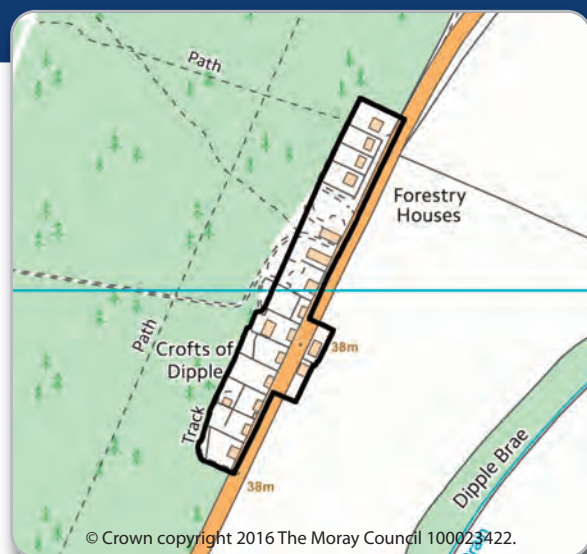
There is scope to consolidate the existing row of houses without creating ribbon development along the B9013. Access should be via the newly formed track to the east but no new sites off this, fronting the B9013, will be permitted.

Character Description: 6 Post-war community.

Specific Character Features

- **Group C** building dominant.





25. 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.

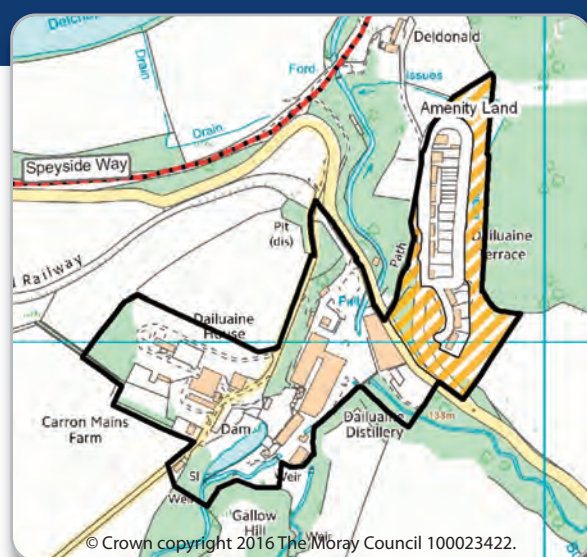
Any residential development on the former forestry works will require a contamination assessment as part of any planning application.

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



26. 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 or the installation of an appropriate system to a watercourse with sufficient dilution.

Developers must demonstrate that there will not be an adverse effect on 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 Dailuaine are at risk of flooding, 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.

27. DARKLANDS (NORTH)

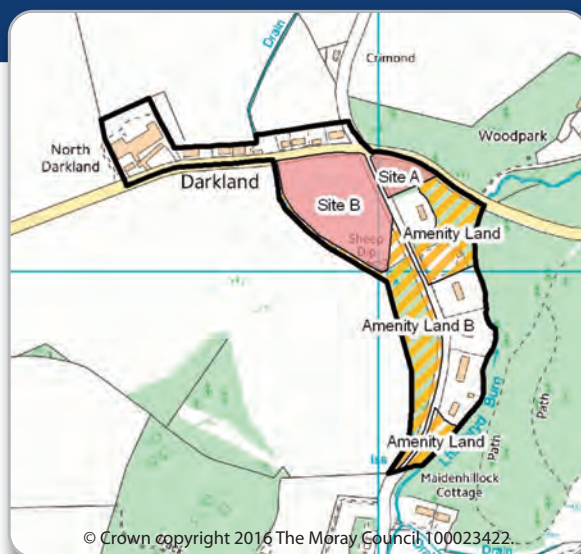
Site A has been identified to accommodate one house. Screen planting should be provided at the northern boundary. Site B has planning consent for 4 houses and requires the management, retention, and regeneration of the woodlands identified as Amenity Land B, for the community, including public footpath 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 which may affect the developable area of the site.

Character Description: 6 Post War Community.

Specific Character Features

- **Group C** buildings dominant.



28. DRUMMUIR

Opportunities for multiple house development at Site A, which should provide a footpath link to the community woodland. Developments of 4 houses or more will have to meet placemaking and affordable housing policies (see page 3).

Site B has been identified as being capable of accommodating up to 8 houses. The former school playground at the western corner of the site should be retained as a community facility and its upgrading to a car park with picnic area for the community will be sought as a developer contribution.

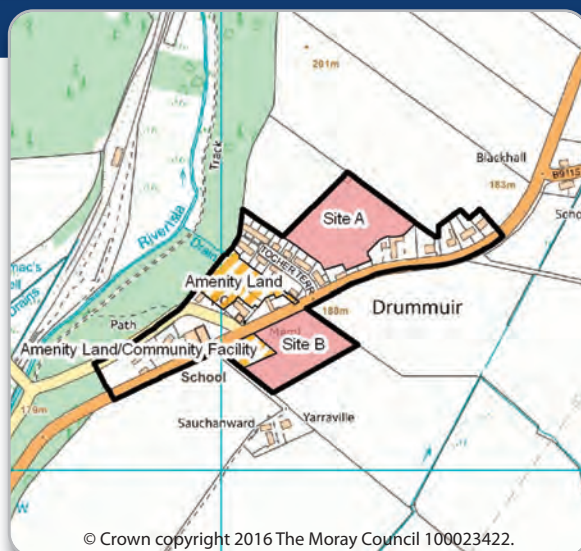
Development of Site B will require significant improvements to the B9012 including road widening, footpaths and traffic island. A comprehensive layout for the whole site including road improvements will require to be submitted as part of any application in order to establish the mechanisms for the delivery of road improvements. Early contact with the Council's Transportation Section is advised.

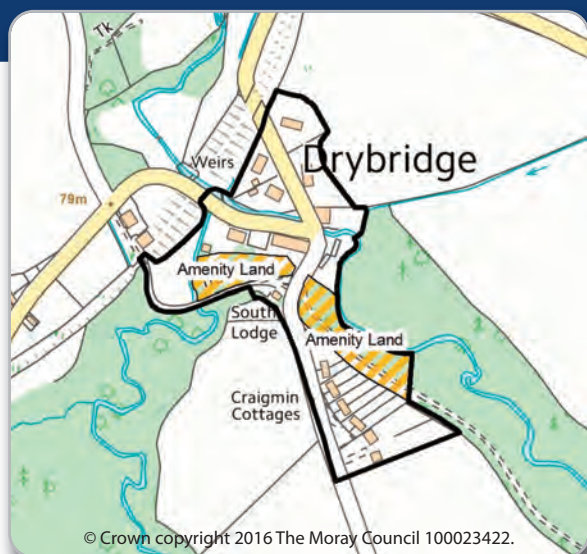
A public water supply is available. The public drainage system is nearing capacity and developers should contact Scottish Water at an early stage to discuss drainage arrangements.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

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





29. DRYBRIDGE

No development opportunities have been identified.

A public water supply is available, but there is no capacity in the public drainage system. Any proposed development will either have to upgrade this system, or use septic tank and soakaways/mounds. SEPA has advised that effluent disposal for multi house developments will require considerable investigative work.

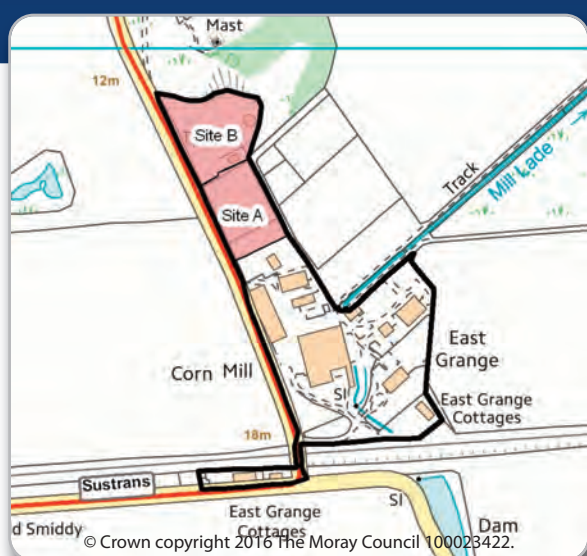
The areas of woodland within the village provide amenity and parts are covered by a Tree Preservation Order.

Parts of Drybridge are at risk of flooding and applications for development may be asked to carry out a Flood Risk Assessment which may affect the developable area of the site.

Character Description: Hamlet/Clachan

Specific Character Features

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



30. 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 or the installation of an appropriate system to a watercourse with sufficient dilution.

Character Description: 1 Kirktown/Farmland.

Specific Character Features

- **Group B** buildings dominant.

31. 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 or the installation of an appropriate system to a watercourse with sufficient dilution.

Character Description: 1 Kirktown/Farmland

Specific Character Features

- **Group A** buildings dominant.



32. EDINVILLIE

Opportunities exist for single plot development along the roadside to the west and at Smithy Cottage to the north.

Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Developers must demonstrate that there will not be an adverse effect on the integrity of the River Spey SAC. 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 Edinvillie are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment which may affect the developable area of the site.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- **Group A** buildings dominant.





33. ENZIE

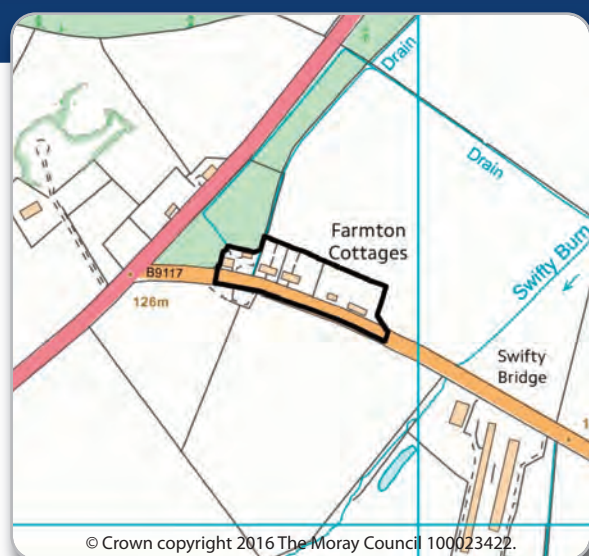
The Community is set around the private grounds of the manse and contains significant areas of woodland which should be retained for their amenity value. A redundant church building, capable of rehabilitation for residential or office use, occupies a central location, immediately north of the single-storey 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, see Policy T6 - Traffic Management.

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. Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.

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'.



34. FARMTOWN, GRANGE

Opportunities are limited to replacement and renovation only. Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Character Description: 1 Kirktown/Farmtown.

Specific Character Features

- **Group A** buildings dominant.

35. FOGWATT

Site A has planning consent for a total of 9 houses. The site is covered by a tree preservation order and any development should incorporate the guidance set out in the Trees and Development supplementary guidance to retain the maximum number of trees.

Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways.

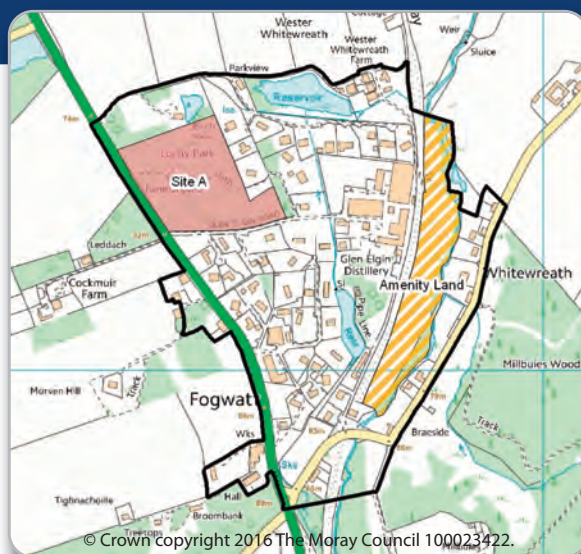
For road safety reasons, no further housing development shall be permitted which proposes to use the access point onto the A941 at Neil Millers Garage.

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, which may impact on the developable area of the site.

Character Description: 5 Distillery/Industrial Village.

Specific Character Features

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



36. GLENFARCLAS

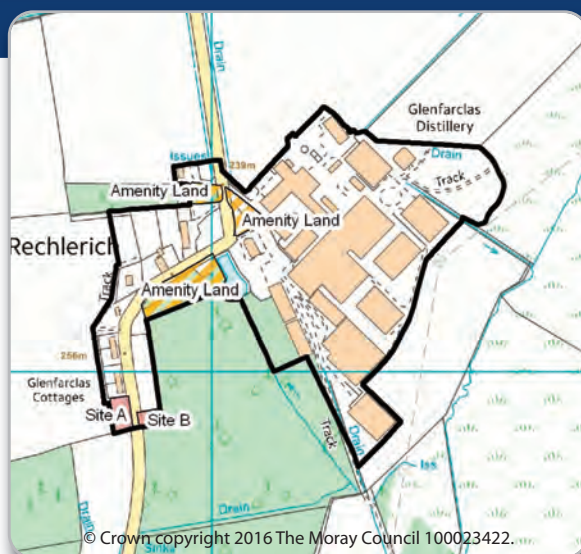
A distillery complex within which the provision of gap sites is limited because of the predominantly industrial character of the community. Site A would accommodate a maximum of two house plots and site B would accommodate one house. No public water supply or drainage system. New development will depend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

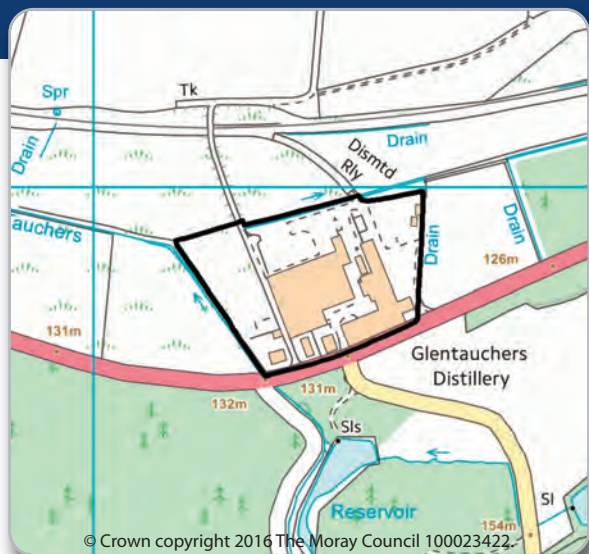
Parts of Glenfarclas are at risk of flooding and development proposals should be supported by a flood risk assessment (FRA) the outcomes of which may affect the developable area of the site.

Character Description: 5 Distillery Village.

Specific Character Features

- **Group B** buildings dominant.





37. GLENTAUCHERS

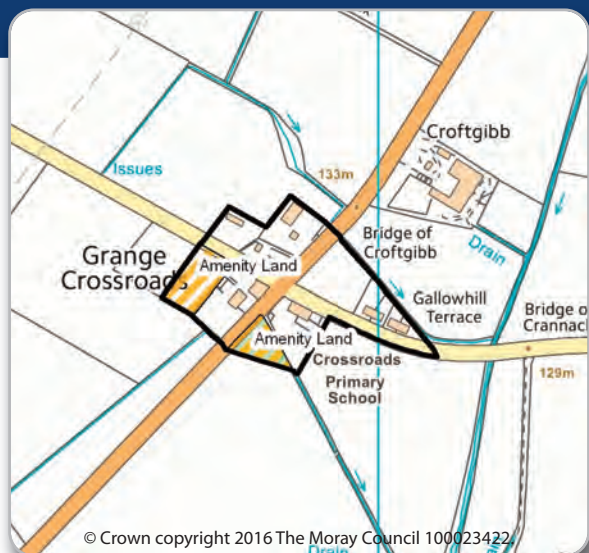
A distillery complex within which the housing provision is limited because of the predominantly industrial character of the community, and potential noise conflict. Opportunities are available to replace the now demolished distillery cottages. The stone wall fronting the site should be retained in any new development. No public water supply or drainage available. Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.

Parts of Glentauchers are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment which may affect the developable area of the site.

Character Description: 5 Distillery Village.

Specific Character Features

- **Group B** buildings dominant.



38. 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 or the installation of an appropriate system to a watercourse with sufficient dilution.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- **Group B** buildings dominant.

39. GRANGE STATION

Opportunities exist for a further three house plots on the derelict railway siding site. Any residential development on the former railway stores will require a contamination assessment as part of any planning application.

Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Grange Station is at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment (FRA) which may affect the developable area of the site.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

- **Group B** buildings dominant.



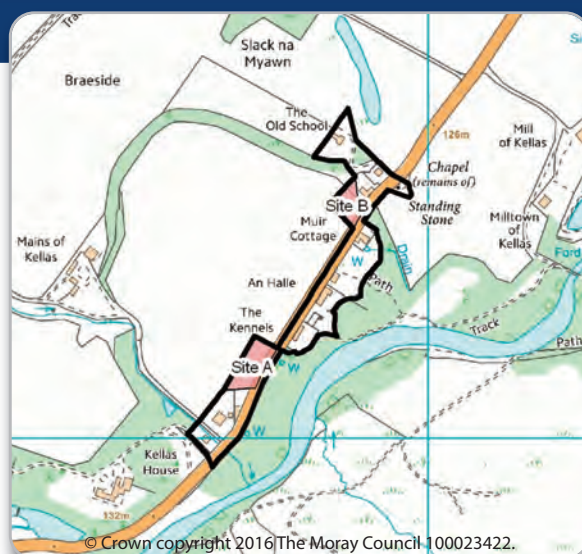
40. KELLAS

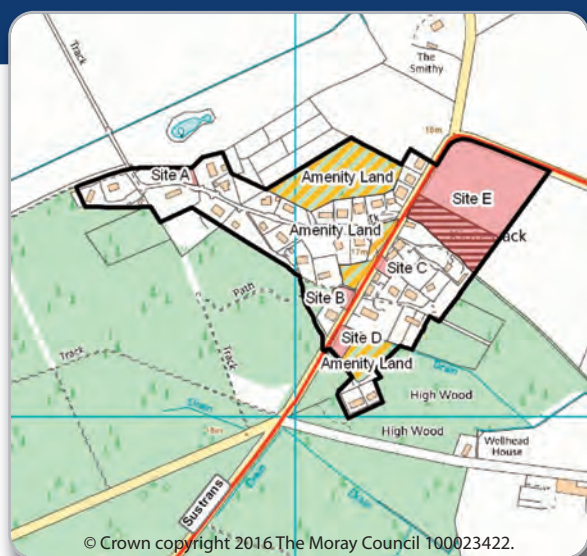
A small community with limited opportunities for development. Site A is appropriate for two house plots and Site B for one. A private water supply is available but public drainage is not. Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.

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.





41. KINTESSACK

Site A has planning consent for one house, Sites B & C are suitable for single houses and Site D can accommodate two houses.

A longer term view of the expansion of Kintessack has been taken in designating Site E. Site E is suitable for the development of three houses in this plan period with scope for additional housing in the next plan period. Due to the entrance gateway location buildings should be of a high design quality and incorporate traditional materials and slate roofs.

To facilitate this expansion the developer has provided a belt of advanced planting on the south

eastern boundary of the site, which will require time to mature and provide containment and a new edge to Kintessack.

On this basis the three houses must be sited on the south western portion of the site (shown hatched on the accompanying plan) whereby new housing will be viewed in the context of the existing housing and form part of a cohesive grouping.

In addition to the advanced planting provision, landscaping must be provided on the north boundary of the site to visually screen it when travelling into the village. Feature hedge planting is a part of the character of the village and should be incorporated along the road frontage on the western edge of the site. There will be a requirement for passing places to be provided. Within the site itself open space and landscaping should be utilised to create a setting for new development.

No indicative capacity has been given for the whole of the site as this will be established through the provision of landscaping and meeting the terms of PP3 Placemaking. New housing developments of 4 or more houses must provide 25% of the total units as affordable housing.

Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways.

Part of the site is potentially at risk of surface water flooding and this should be addressed as part of the site drainage investigation.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

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

42. 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. Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.

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.



43. 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. Any residential development on the former railway stores will require a contamination assessment as part of any planning application.

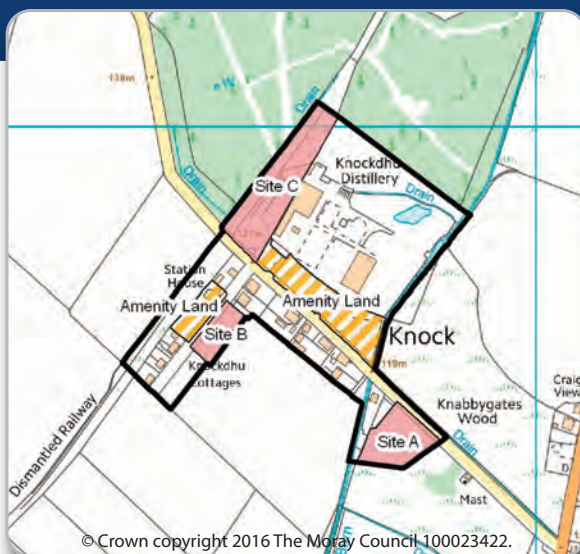
Parts of Knock are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

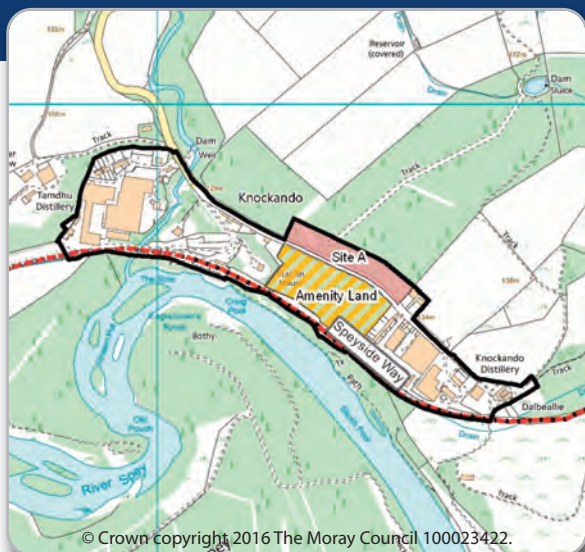
A public water supply is available but the public drainage system (septic tank, which serves only part of the community) is at present working to capacity, and new development will require its own septic tank and soakaway system. Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.

Character Description: 5 Distillery Village.

Specific Character Features

- **Group B** buildings dominant





44. 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 subject to compliance with policy ER2 - Development in Woodlands. Development of 4 or more houses must comply with placemaking and affordable housing policies (see page 3).

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 will depend on the suitability of ground conditions for soakaways or the

installation of an appropriate system to a watercourse with sufficient dilution. Developers must demonstrate that there will not be an adverse effect on 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.

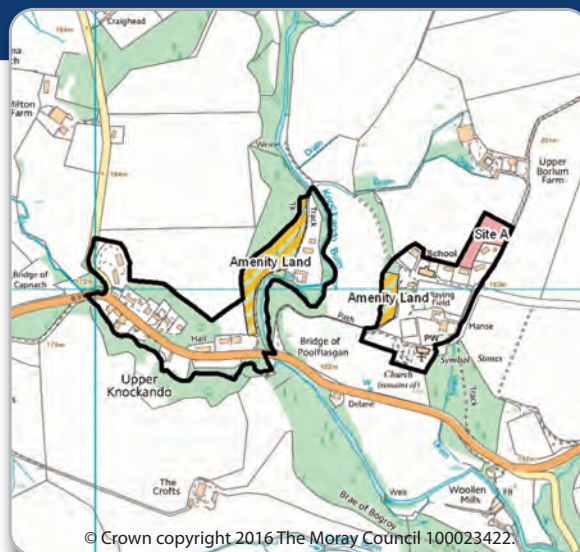
Specific Character Features

- **Group B** buildings dominant.

45. 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.

Developers must demonstrate that there will not be an adverse effect on 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

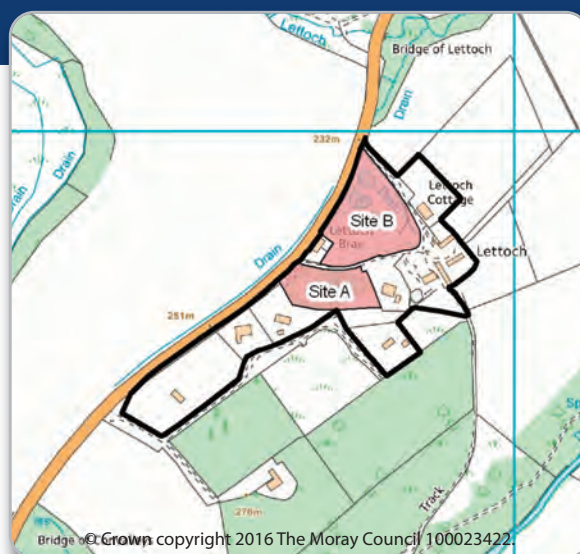
46. LETTOCH

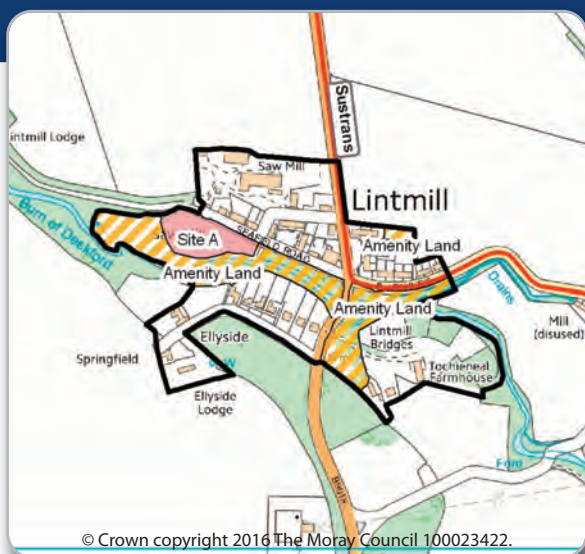
A boundary line has been identified in order to consolidate growth. Opportunities for development exist on Site A, and limited infill on site B which has planning consent for 8 houses. Any revised application would be subject to placemaking and affordable housing policies (see page 3). Due to the prominent 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**.





47. LINTMILL

Subject to ground conditions, an opportunity may exist to introduce a number of roadside plots at Site A to the west end. The site is possibly upfilled ground and any residential development will require a contamination assessment as part of any planning application. 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.

Development utilising private drainage will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Infill and gap site opportunities exist elsewhere within the community.

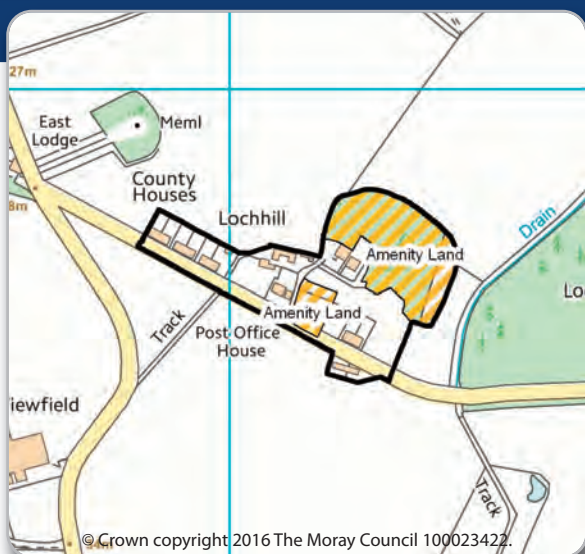
Amenity land is designated to protect trees and hedging as well as the burn banks which are subject to change and flooding. As parts of Lintmill are at risk of flooding, applications for development may be asked to carry out a detailed Flood Risk Assessment.

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.



48. 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. Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.

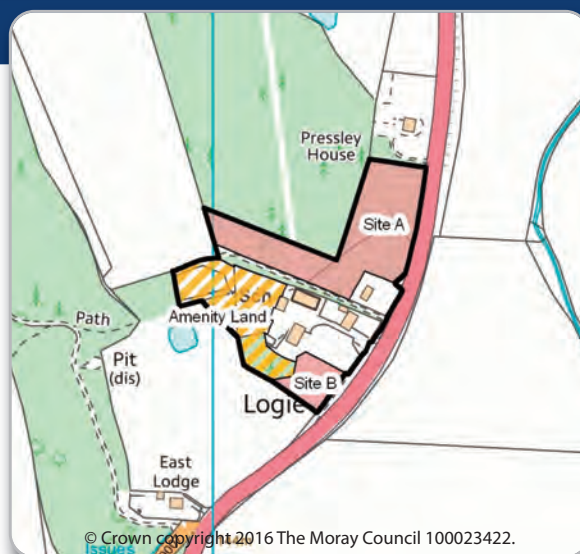
Character Description: 1 Kirktown/Farmtown.

Specific Character Features

- **Group A** buildings dominant.

49. LOGIE

Opportunity to develop 8 houses on Site A and two houses on site B. Development on site A will require to meet placemaking and affordable housing policies (see page 3). The existing access requires 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. Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.



Character Description: 4 Estate Village.

Specific Character Features

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

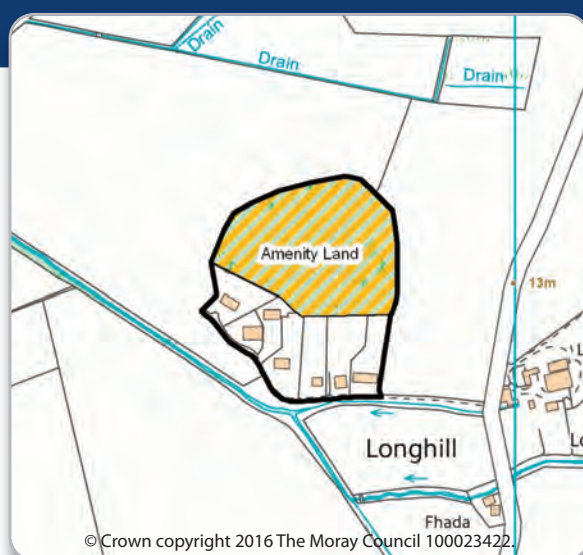
50. LONGHILL

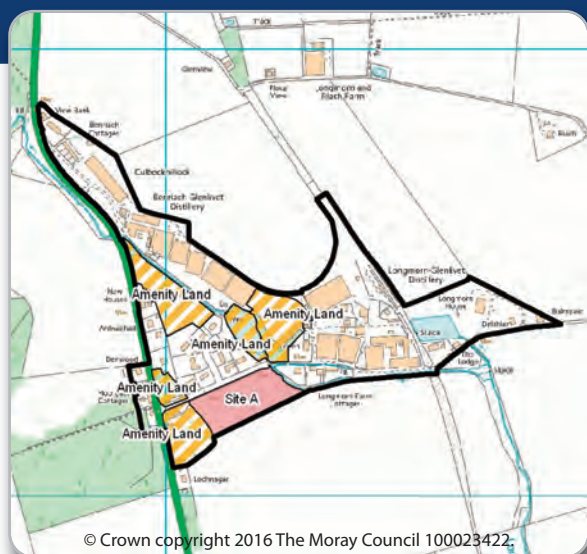
Opportunities only for replacement and renovation. The Council will not approve applications for new house building within this community.

Character Description: 6 Post War Community.

Special Character Features

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





51. 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. Development of 4 or more houses must comply with placemaking and affordable housing policies (see page 3). 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.



52. 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.

Developers must demonstrate that there will not be an adverse effect on the integrity of the River Spey SAC.

Character Description: 3 Hamlet/Clachan

Specific Character Features

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

53. 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. 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. There will be a requirement for passing places to be provided.

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. New development will depend on the suitability of ground conditions for soakaways.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

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



54. MARYPARK

Site A has planning consent for 3 houses. Site B has planning consent for 9 houses. Any revised applications will require to meet placemaking and affordable housing policies (see page 3).

Development 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.

Developers must demonstrate that there will not be an adverse effect on the integrity of the River Spey SAC.

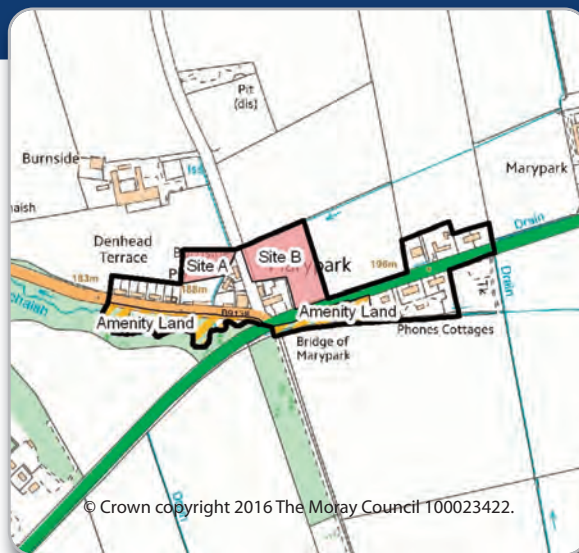
Sufficient information will be required at planning application stage to confirm that adequate protection measures are able to be implemented to protect the water environment.

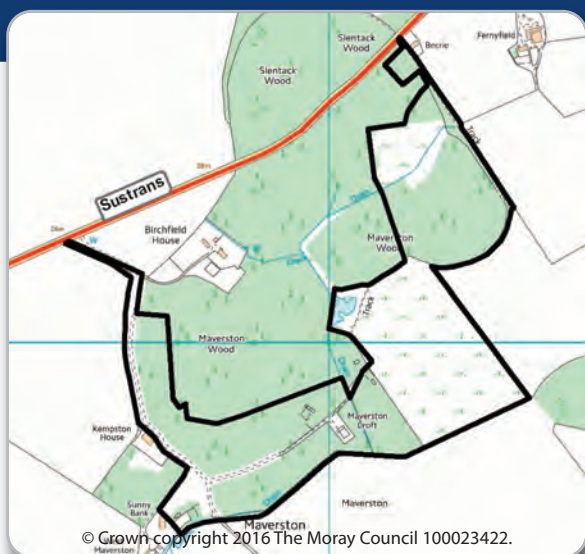
A public water supply is available but may have limited capacity available for new demand and therefore the developer should discuss their development directly with Scottish Water. The public drainage system (which serves only part of the community) currently has capacity.

Character Description: 3 Hamlet/Clachan

Specific Character Features

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





55. MAVERSTON

Maverston has an extant planning consent for 40 houses, two golf courses, and leisure facilities. A settlement boundary has been drawn around this consent. No further opportunities for development have been identified.

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

Protected species are known to be present on site. The innovative use of greenspace could assist with surface water drainage and accommodating species issues as they arise.

Character Description: 3 Post War Community

Specific Character Features

- **Group C** buildings dominant.



56. MILTON BRODIE

No development opportunities are identified at Milton Brodie to protect the distinctive character of the grouping.

Character Description: 4 Estate Village

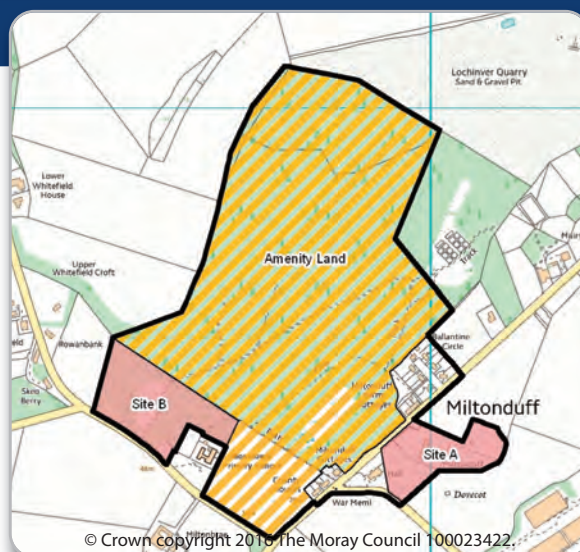
Specific Character Features

- Mix of **Group A and C** buildings.
- Milton Brodie Category A Listed Building.

57. MILTONDUFF (NORTH)

An opportunity exists for up to 13 (maximum) dwellings on Site A. Development of 4 or more houses must comply with placemaking and affordable housing policies (see page 3). New development will depend on the suitability of ground conditions for soakaways or connection/installation of public sewer network.

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 which will also require to meet placemaking and affordable housing policies. An extension to the footway from the primary school to site B is required. Development is 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.

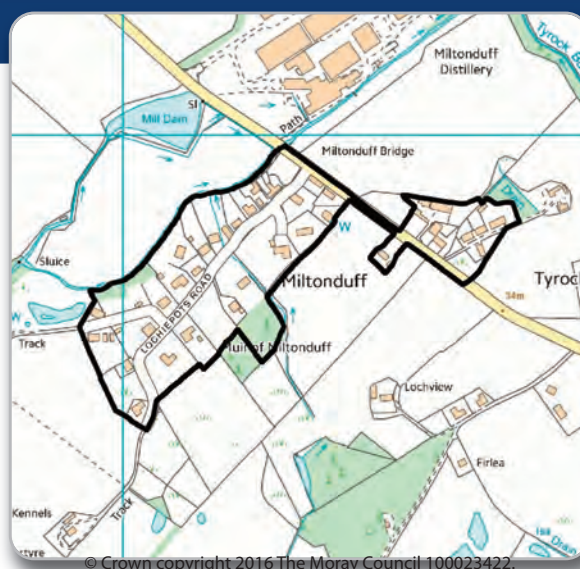
Specific Character Features

- **Group B** buildings dominant.

58. MILTONDUFF (SOUTH)

Development at Miltoduff (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.

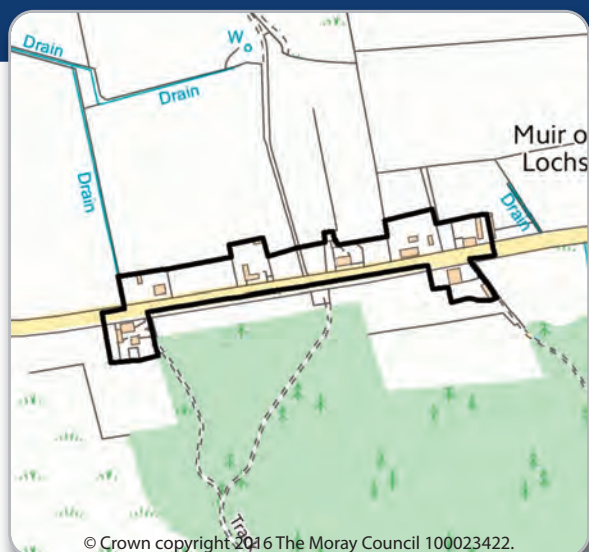
Parts of Miltoduff (South) are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.



Character Description: 3 Hamlet/Clachan.

Specific Character Features

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



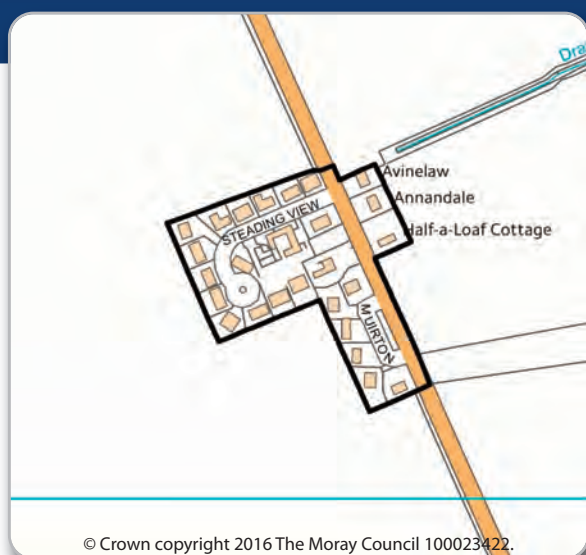
59. MUIR OF LOCHS

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.



60. MUIRTON

The existing steading at Muirton has been converted, in association with a number of new build properties on surrounding ground. Further opportunities are restricted to replacement and renovation only. Parts of Muirton 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

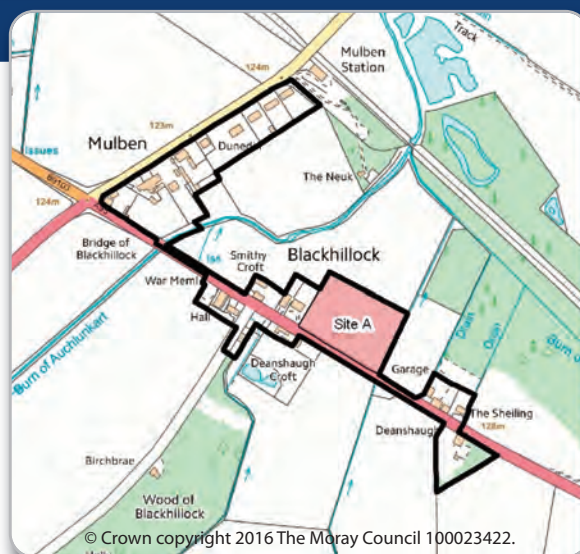
- **Group A** buildings dominant.

61. MULBEN

Site A has been identified to offer development opportunities within Mulben. Proposals should be supported by a Flood Risk Assessment (FRA) the outcomes of which may affect the developable area of the site.

Opportunities for blue/green infrastructure should be identified to take pressure off of drainage systems and to help with flood risk management.

An indicative capacity has not been provided. Instead the capacity of the site will be determined by the required Flood Risk Assessment and requirements of PP3 Placemaking (See page 3 for further information on placemaking and affordable housing).



The site is located in a flat agricultural field and has no defined landscape boundaries making the site visually prominent. Any development must incorporate landscaping along the eastern edge of the site to help integrate it into the surrounding environment. Properties adjacent to the A95 must have their frontages overlooking it to maintain the existing character of the settlement.

There is a public water supply, but no public drainage. Options for waste water drainage should be thoroughly investigated as no discharge to the watercourse will be permitted.

Character Description: 3 Hamlet/Clochan

Specific Character Features

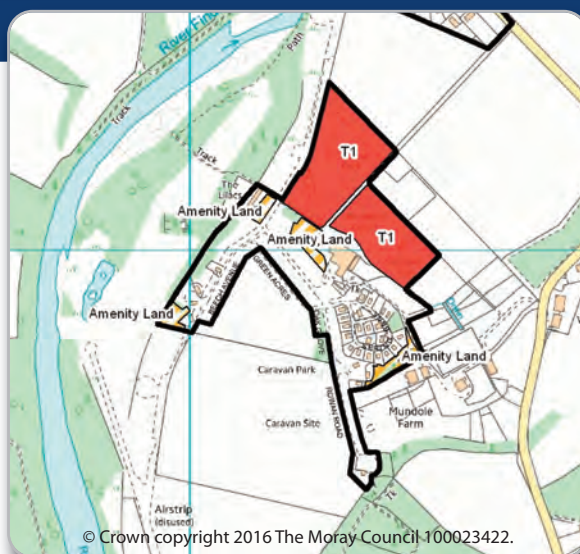
- **Group B** buildings dominate.

62. MUNDOL

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.

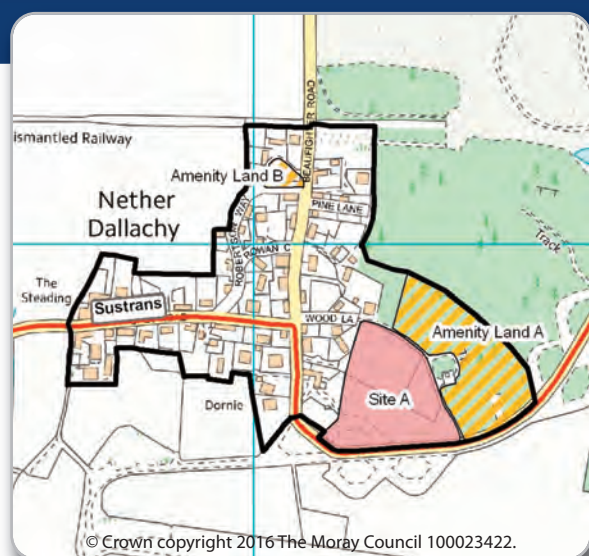
Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.



Character Description: 6 Post War Community.

Specific Character Features

- Mature trees, woodland setting.



63. 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.

Proposals must comply with placemaking and affordable housing policies (see page 3).

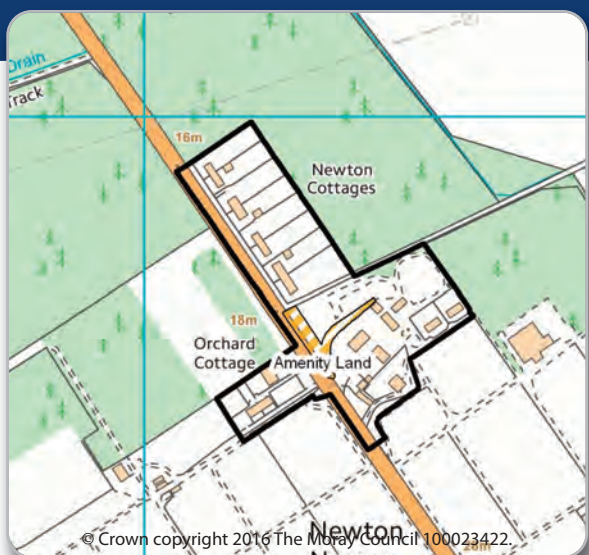
Existing character dictates generous plot sizes and a random disposition of new development. The layout of Site A must be compatible with the character. Access must be taken primarily from the public road from the south east of the site. Any other vehicle access must be to the satisfaction of the Council's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

Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited and 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



64. NEWTON

There are limited opportunities for new infill development. Access for new development must meet Council standards. A public water supply is available but public drainage is not. Development will also depend on the suitability of ground conditions for soakaways.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

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

65. NEWTON OF STRUTHERS

Opportunities only for subdivision and replacement.

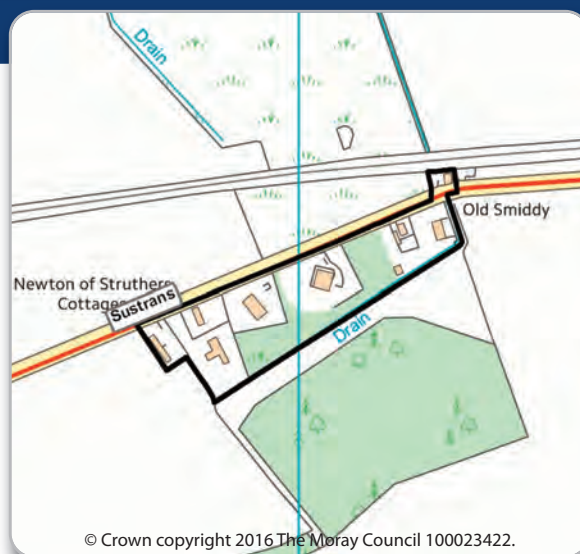
Parts of Newton of Struthers are at risk of flooding. Development proposals should be supported by a flood risk assessment (FRA) the outcomes of which may affect the developable area of the site.

A public water supply is available but public drainage is not. Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways.

Character Description: 6 Post War Community.

Specific Character Features

- **Group C** Building dominant.



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66. PLUSCARDEN

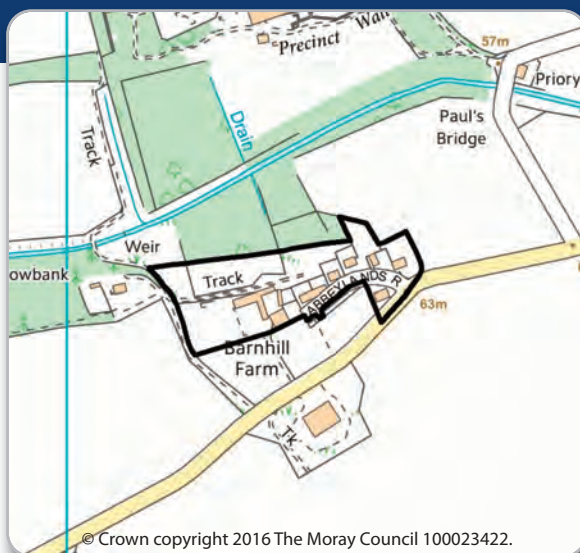
Opportunity exists for the renovation of the existing steadings at Barnhill Farm. An area to the west of the steading has been included within the boundary, to provide land to meet any demand for new housing. Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

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.

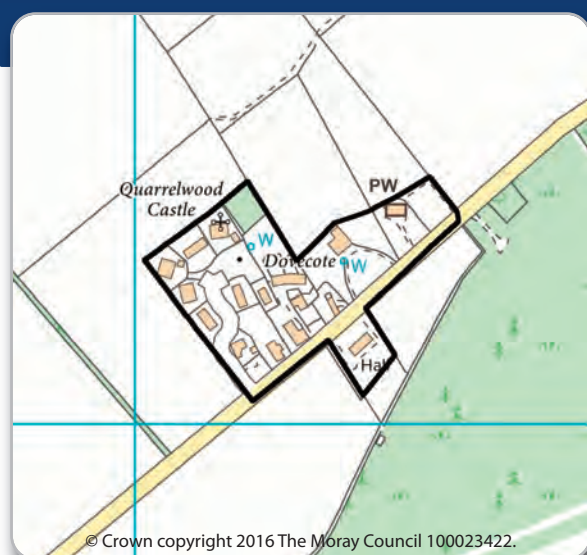
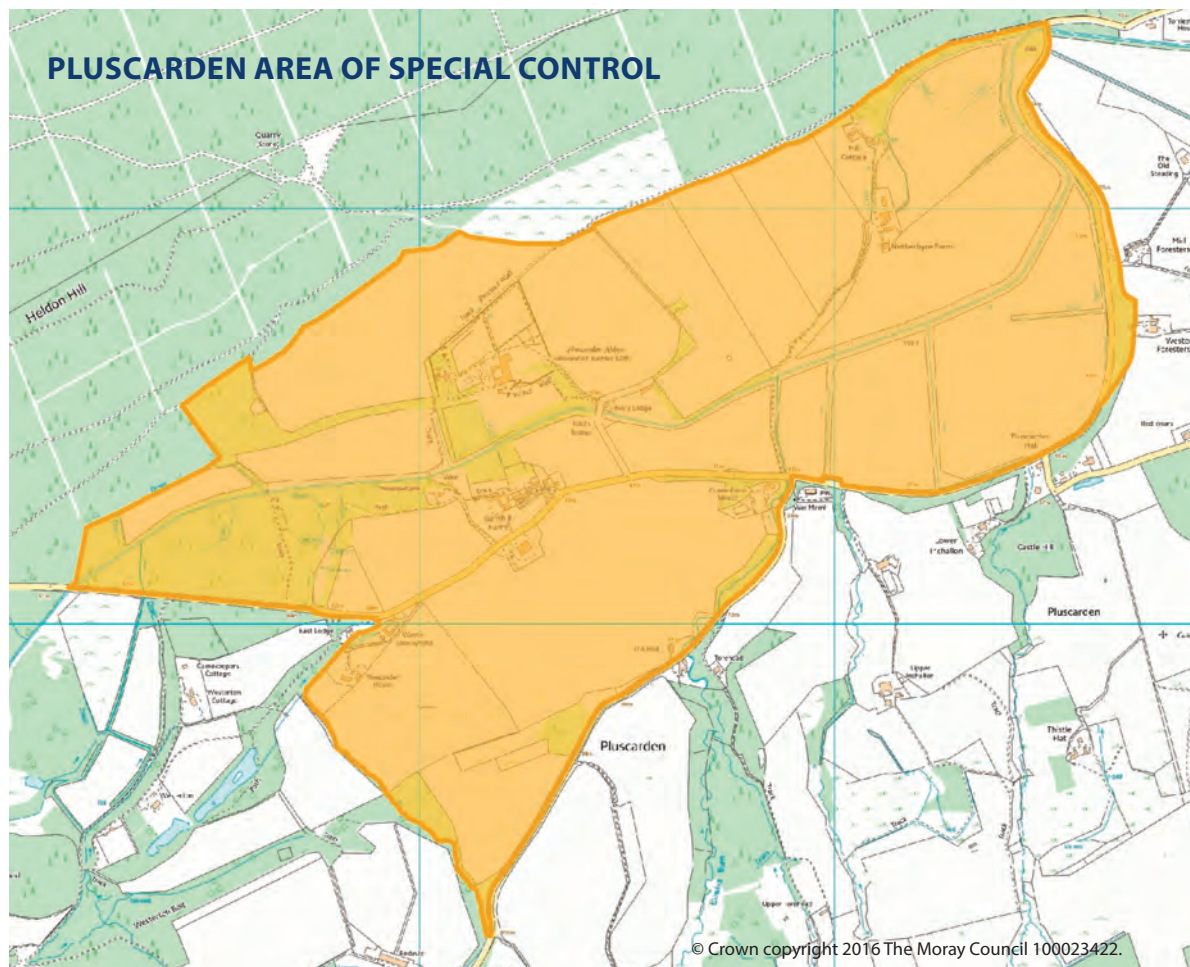
Character Description: 3 Hamlet/Clachan.

Specific Character Features

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



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67. QUARRYWOOD

Houses have been approved within the community boundary. Further opportunities are restricted to the rehabilitation of existing properties. Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited. 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 EP8 regarding noise pollution.

Character Description: 1 Kirktown/Farmtown.

Specific Character Features

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

68. RATHVEN

Two sites are identified for possible development. Site A has a long standing allocation. Site B has been allocated to provide an alternative location for development.

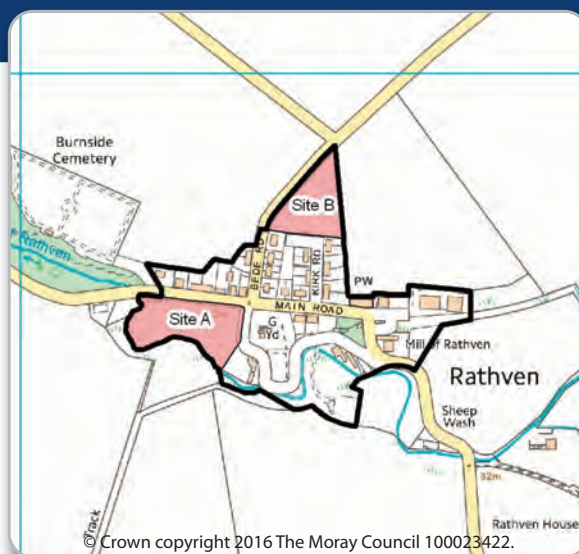
If access is to be taken from the C33L (Findochty - Rathven road) A minimum visibility splay of 4.5 metres by 95 metres is required in both directions. The extension of the existing footway from No 11 Bede Road to the site is also required to provide a safe access for pedestrians.

Development of 4 or more houses must comply with placemaking and affordable housing policies (see page 3). 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/Farmland.

Specific Character Features

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



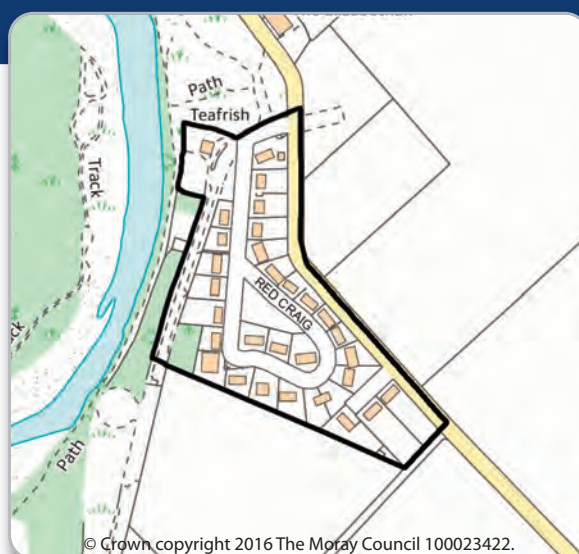
69. REDCRAIG

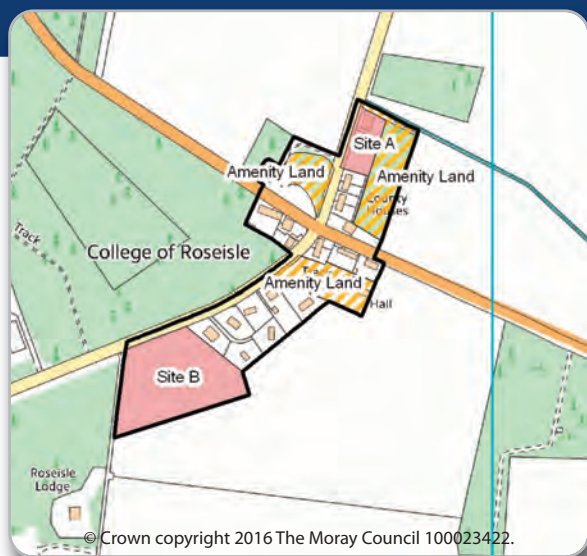
This is a self contained community within which the Council will not permit further housing development. Opportunities are thereby restricted to replacement and renovation only. A public water supply is available but the public drainage system (which serves only part of the community) is operating near 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.





70. ROSEISLE

Opportunities for infill are limited. Site A has a single house built on it and can accommodate 2 further houses. Any proposal for Site A must include the 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.

Site B has been identified for residential development.

Any proposal must provide a 2m wide footpath along the northern edge of the site that connects to the existing village. Properties must be no higher than 1 ½ storeys to maintain the continuity and character of the settlement.

To integrate the site into the existing settlement, properties immediately adjacent to Kinloss Road must have their frontages overlooking it and have individual access points. Soft boundary treatments must be used for frontages of these properties. There is a fuel pipeline running through the site that will constrain development. No development will be permitted over the pipeline and a 3 metre buffer zone at each side of the pipeline will be required.

Any proposal must incorporate landscaping along the eastern edge of the site. This will help visually screen development when travelling west along the Kinloss Road and would help to maintain the rural character of the village.

Open space must be a feature of the site creating a safe and pleasant expansion of the village in line with the key principles of Policy PP3.

An indicative capacity has not been given for Site B. The capacity of the site will be determined by the technical requirements of the pipeline, the requirements of PP3 Placemaking (See page 3).

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

Character Description: 3 Hamlet/Clachan.

Special Character Features

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

71. RUTHRIE

Opportunities for development and rehabilitation at Ruthrie Farm. There is no public water supply or drainage. There is a public sewer network to south side of Ruthrie and a cost-benefit analysis should be carried out to assess the opportunity to connect to this system.

Options for waste water drainage should be thoroughly investigated as options for discharges to the water environment are limited.

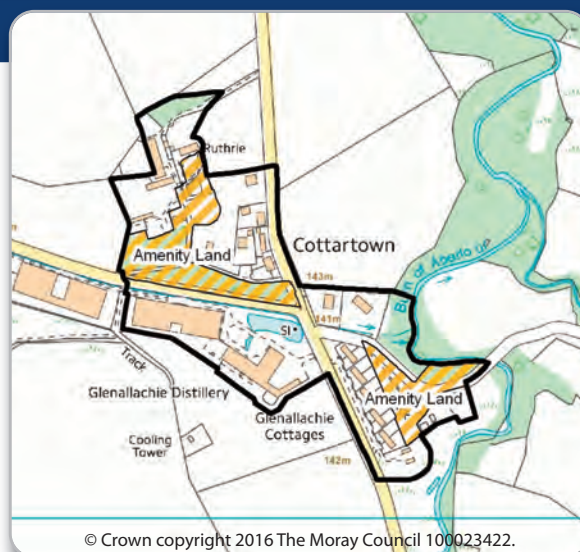
Parts of Ruthrie are at risk of flooding and applications for development may be asked to carry out a detailed Flood Risk Assessment.

Developers must demonstrate that there will not be an adverse effect on 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.



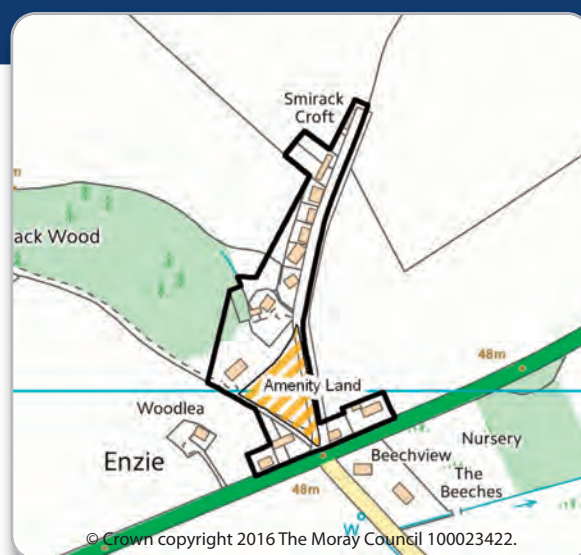
72. SLACKHEAD

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

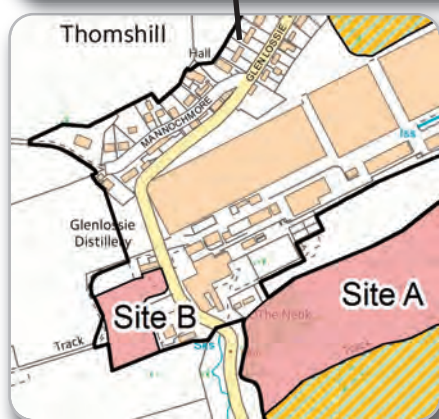
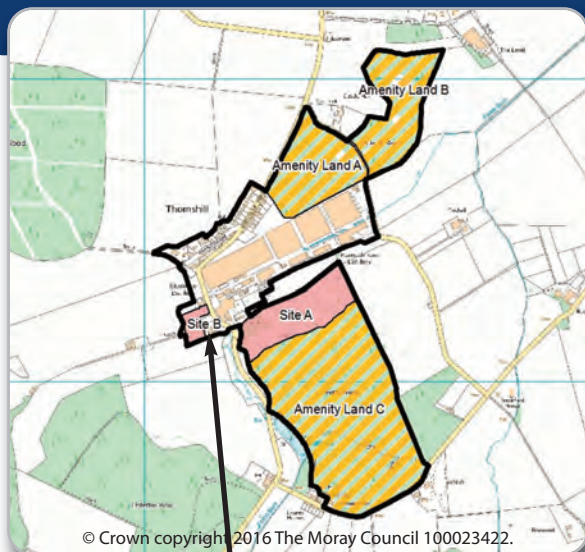
Character Description: 6 Post War Community.

Specific Character Features

- **Group C** buildings dominant.



73. 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.

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

Site B has been identified for residential development.

The site is on a former sawmill and a review of existing information contained within the previous planning application on the site should be carried out in relation to gas protection measures.

The applicant would need to demonstrate the suitability for residential use or propose suitable mitigation/remediation measures.

Proposals should be supported by a flood risk assessment (FRA) the outcomes of which may affect the developable area of the site. Development should not occur on areas shown by a FRA to be at risk from flooding. On account of the proximity of the distillery any proposal will require a detailed Noise Impact Assessment. The site could potentially have Groundwater Dependant Terrestrial Ecosystems (GWDTE). A phase 1 habitat survey would be needed to confirm the presence/absence of these wetlands. Badgers are very active in the wider area so the development of this site would need to consider surveying to confirm badgers presence/absence.

Buildings adjacent to Glenlossie Road must have their frontages overlooking it. A buffer strip of at least 6m between any new development and all water features is required. There is an opportunity to integrate greenspace to assist with any flood issues. Planting of trees would not only help integrate the site but also help with the air quality in the longer term given the proximity to the distillery and biomass plant.

An indicative capacity has not been given, instead the capacity of the sites will be determined by the required flood risk assessment and requirements of PP3 Placemaking and other policy requirements. It is a policy requirement that proposals for new housing developments of 4 or more units (including conversions) must provide 25% of the total units as affordable housing.

Character Description: 5 Distillery Village

Specific Character Features

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

74. TOMNABENT

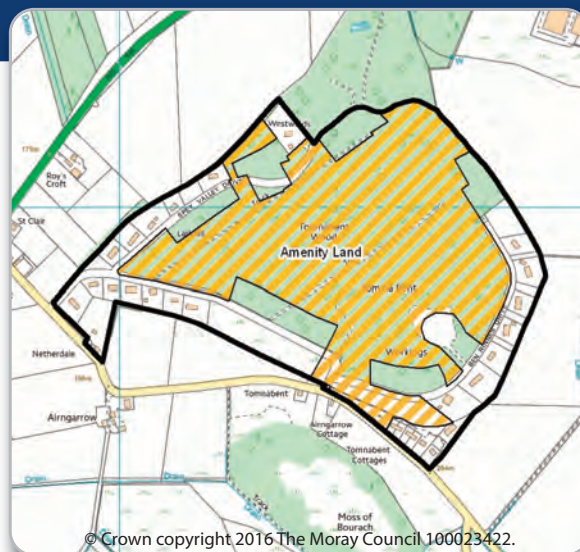
A masterplan has been approved for the remaining undeveloped sites within this rural community. As part of this there is a requirement to upgrade Spey Valley Drive and Ben Rinnes Drive to an adoptable standard as well as additional tree planting.

Development will largely depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.

Character Description: 6 Post War Community

Specific Character Features

- **Group C** buildings dominant.



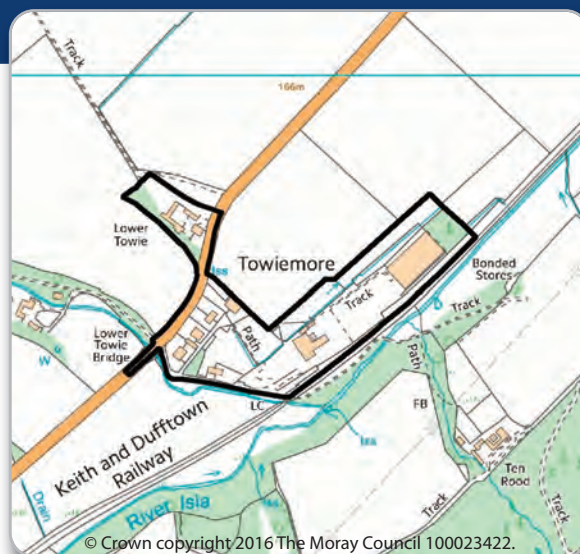
75. TOWIEMORE

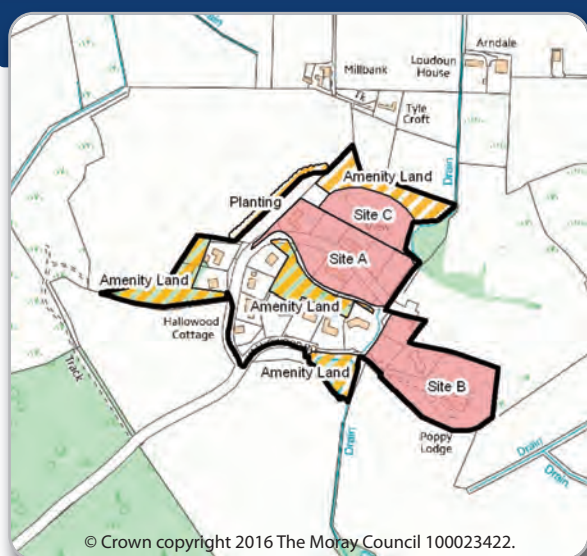
Difficulties with access off the B9014 and flood risk restrict the scope for development. Applications for development may be asked to carry out a detailed flood risk assessment. Sites could potentially have ground water dependent terrestrial ecosystems (GWDTE). A phase/habitat survey would be needed to confirm the presence/absence of these wetlands.

Character Description: 5 Distillery Village.

Specific Character Features

- **Group B** buildings dominant.





76. 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. Development of 4 or more houses must comply with place making and affordable housing policies (see page 3).

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.

Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.

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.

At detailed application stage consideration must be given to potential noise emissions associated with this development and this may necessitate the provision of a detailed noise impact assessment. See Policy EP8 Pollution.

77. TUGNET

Development opportunities exist at Site A where there is planning consent for 6 houses. Proposals must include materials and boundary treatments that are in keeping with the character of the existing grouping. Slate roofs must be used and finishing colours must complement the surrounding buildings.

Expansion opportunities can also be explored through the redevelopment of the Spey Bay Hotel.

A public water supply is available but public drainage is not.

Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways.

SSSI, SAC and SPA designations immediately outside the boundary are wider aspects to take into account.

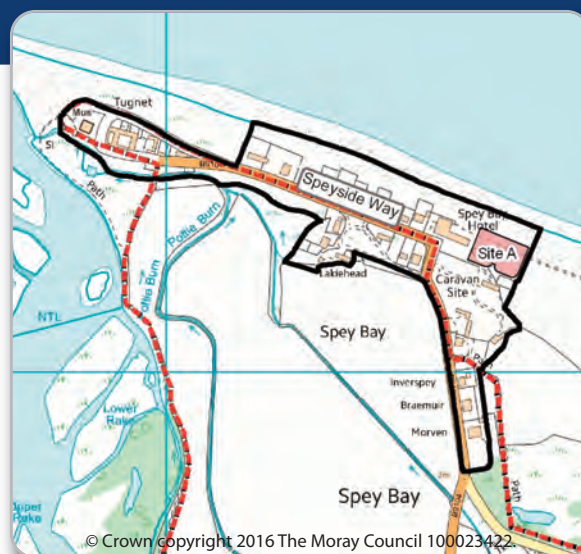
Part of Tugnet are at risk of flooding and therefore development proposals should be supported by a flood risk assessment (FRA) the outcomes of which may affect the developable area of the site.

Lakiehead could potentially have ground water dependent terrestrial ecosystems (GWDTE). A phase/habitat survey would be needed to confirm the presence/absence of these wetlands.

Character Description: 3 Hamlet/Clachan.

Specific Character Features

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



78. UPPER DALLACHY

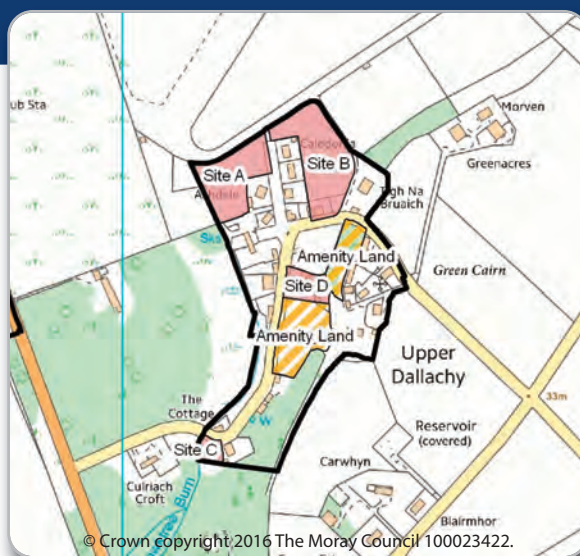
Sites for housing have been identified at A, B, C and D in order to provide continued development land. Site A and B combined have planning permission in principle for 6 houses. Upgraded road access (to adoptable standard if possible) will be required to service sites A and B. Gap sites exist elsewhere and derelict buildings could be regenerated/converted but the character of the central area should remain open.

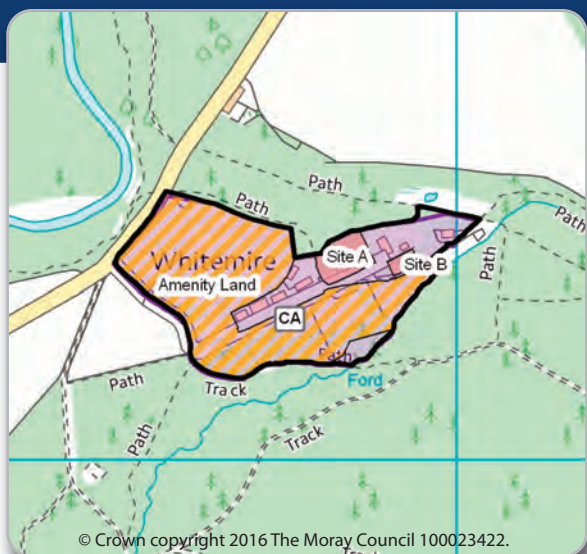
A public water supply is available but public drainage is not. Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways.

Character Description: 2 Crofting Township.

Special Character Features

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





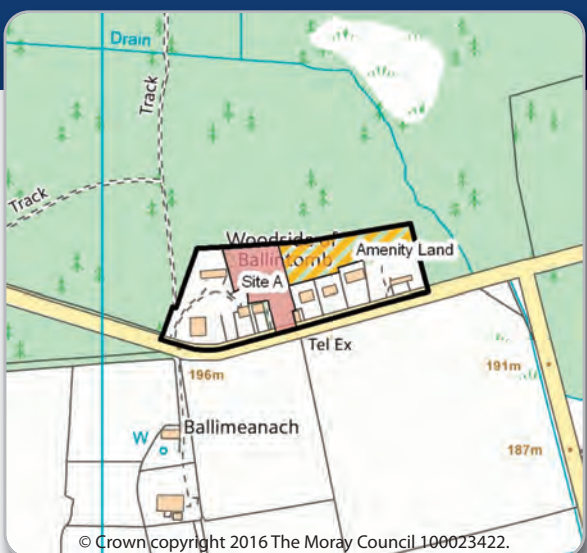
79. WHITEMIRE

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 or the installation of an appropriate system to a watercourse with sufficient dilution.

Character Description: 4 Estate Village.

Special Character Features

- **Group B** buildings dominant.



80. WOODSIDE OF BALLINTOMB

Site A has a planning consent for 3 houses. There are limited opportunities for infill development within this small community.

There is no public drainage system. Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.

Character Description: 6 Post War Community

Special Character Features

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





the moray council

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