



Population
1,279



Households
529



Settlement Hierarchy
Tertiary Growth Area

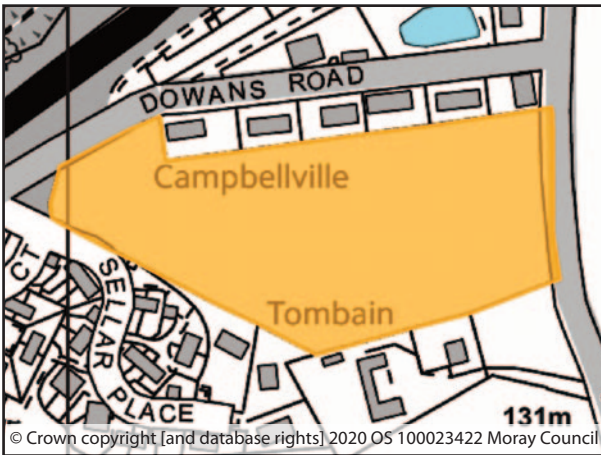
Development Strategy / Placemaking Objectives

- New development to reflect the traditional built form and layout of Aberlour, including modern interpretations of local traditional buildings.
- To promote active travel connections from the south-west into the town and wider countryside.
- An additional 4.8ha of employment land required within Speyside LHMA to support proposals for business development and growth.
- Development proposals in the Special Landscape Area must reflect the traditional settlement character in terms of siting and design and respect the special qualities of the designation.

Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

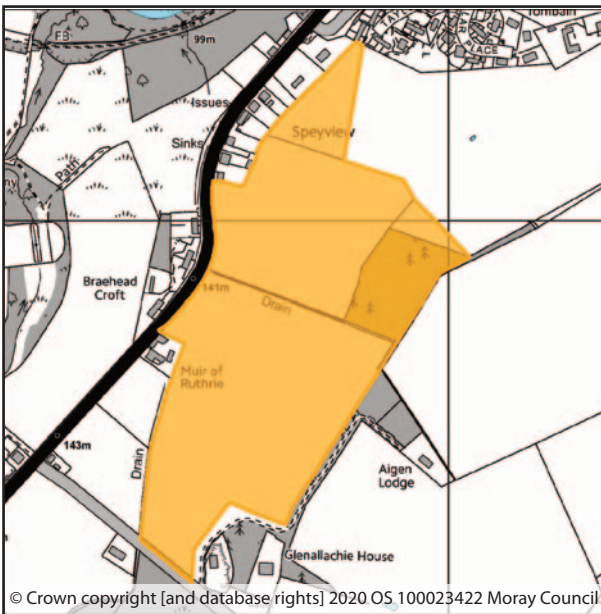
HOUSING

R1 Tombain Farm 2 ha 12 units



- Access must be taken off Sellar Place.
- Playspace required.
- Eastern boundary to ensure that a 4.5m verge is maintained for future widening of C59H (Aberlour - Edinville Road).
- Emergency access must be provided to site from C59H (Aberlour - Edinville Road).
- Improvements to off-site footways on Dowans Road and additional remote pedestrian connection to Dowans Road must be provided.
- Measures must be taken to safeguard and protect the existing stand of trees bordering the site along Dowans Road.
- New wastewater connection to the sewer required.
- Drainage Impact Assessment (DIA) required.

R2 Speyview 14 ha 60 units and 1ha of employment land

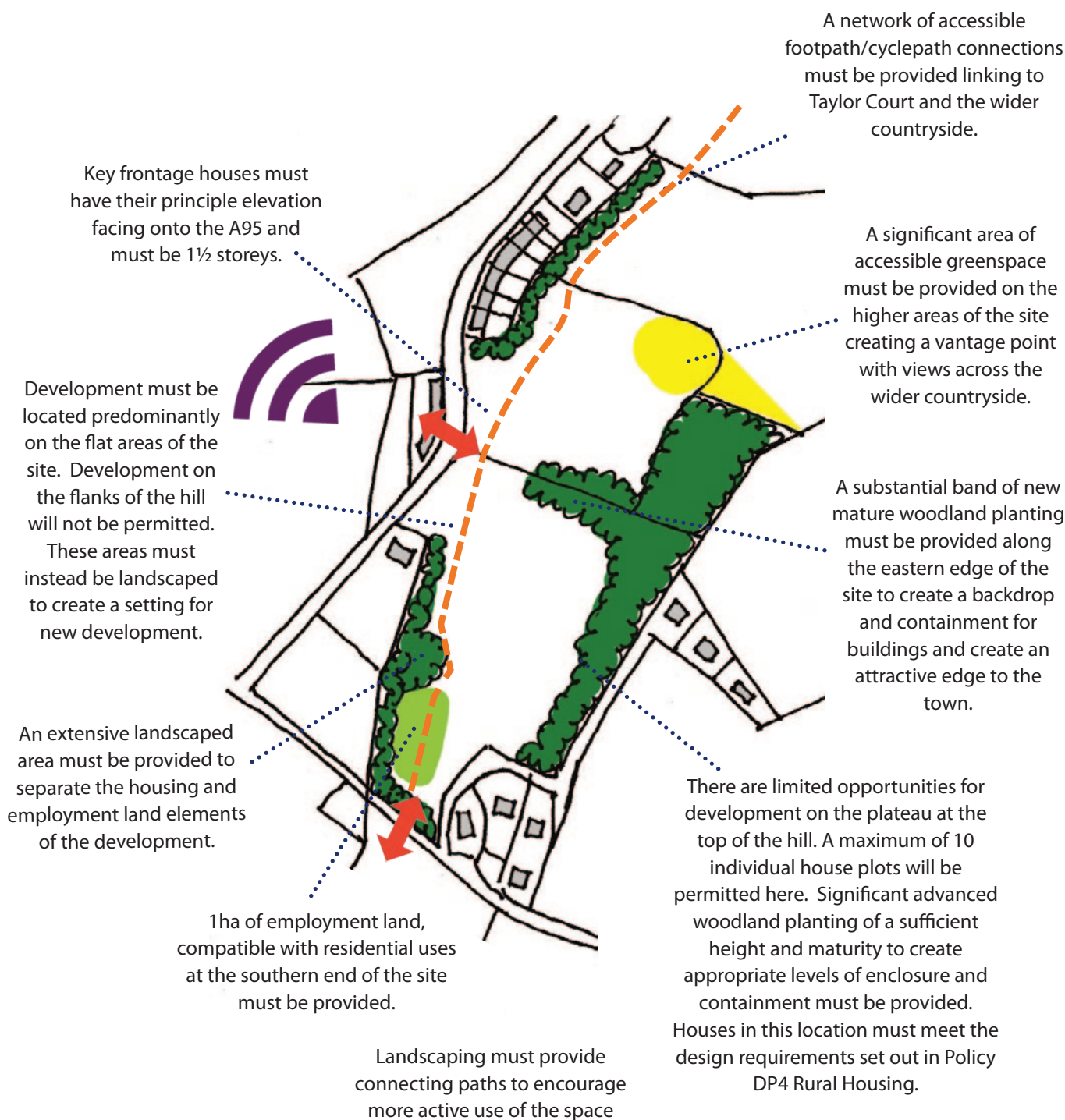


- Proposals must comply with key design principles set out in Figure 1.1.
- Masterplan required for the site including provision of 1ha of employment land to the south.
- The site will provide a gateway into the settlement. Proposals must be designed to reflect this.
- Development must reflect the woodland character of the site.
- Houses fronting onto the A95 must be 1½ storey in height, have their primary elevations facing the road with no direct access onto the A95 and be of traditional design with stone frontages, natural slate roofs and low stone walls with metal railings.
- Woodland creation along the eastern boundary must be provided to create a backdrop for housing and an attractive edge to the town.
- Landscaping on the western edge must be provided to create a buffer between the development and existing housing along the A95.

- Early phase(s) must provide a central greenspace with pocket park.
- Phase 1 Habitat Survey required.
- Later phase(s) must provide a neighbourhood park or a pocket park, depending on the balance of residential and industrial use.
- An active travel connection to Taylor Court must be provided.
- Footpath along or parallel to the extent of the site frontage onto the A95 must be provided. Once completed, the development must provide active travel connections from U103H (Ruthrie Road) on the southern boundary with the A95 frontage and Sellar Place and potential for future connectivity from the eastern site boundary.
- Flood Risk Assessment (FRA) may be required.
- Drainage Impact Assessment (DIA) required.

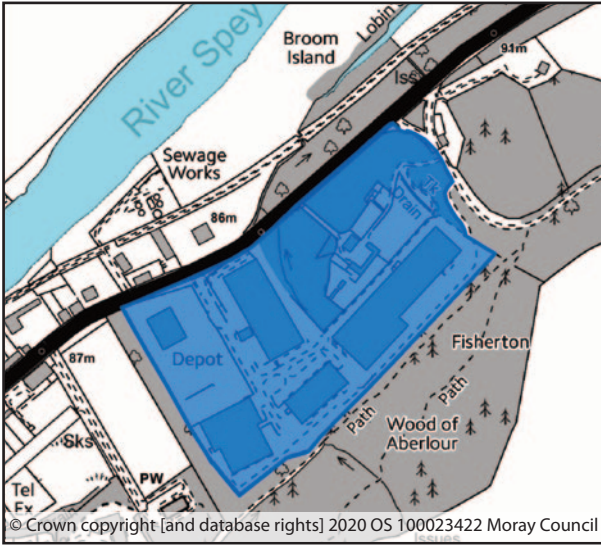


Figure 1.1 Key Design Principles R2 Speyview



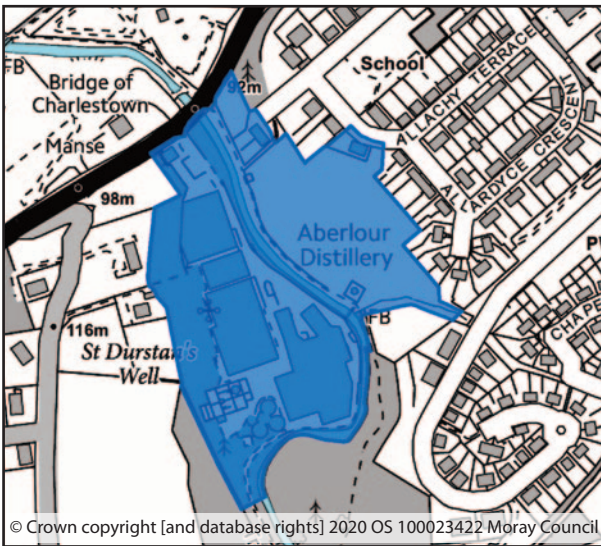
EMPLOYMENT

I1 Fisherton Industrial Estate



- Accommodates McPherson of AberLOUR’s transport depot and Walkers Shortbread Factory.
- New development will comprise of redevelopment, extension or change of use.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.

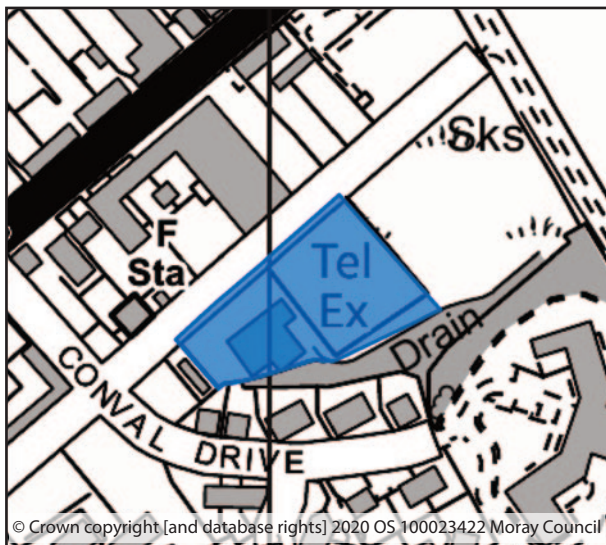
I2 AberLOUR Distillery Existing Business Area



- Reserved for the use of the distillery and related business uses, including tourism.
- Transport Assessment required.
- Access paths to Linn Falls and Mary Avenue must be retained and enhanced.
- Level 2 Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity either causing disturbance to otters that may be using the watercourse and banks, pollution or sediment to reach the SAC, or changes to water quality and quantity.
- Demonstrate that there will be no adverse impact on the amenity of nearby residential areas.
- Phase 1 Habitat Survey required.

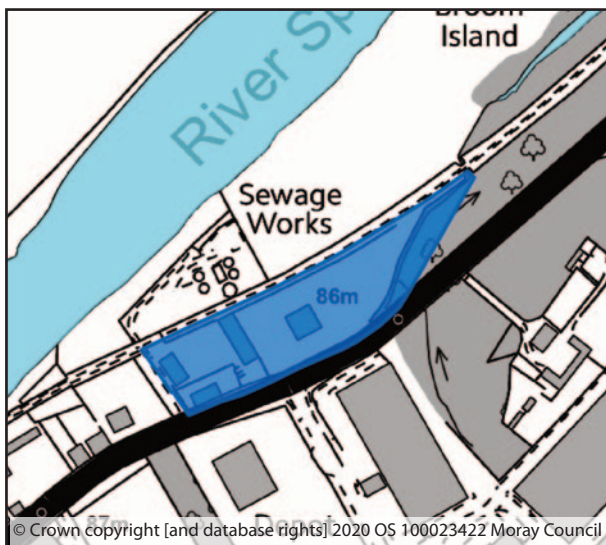


13 Mary Avenue Industrial Estate



- New development will comprise of redevelopment, extension or change of use.
- Part of the site benefits from the Aberlour Flood Scheme and is adjacent to surface water risk areas.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.

14 Fisherton Yard Industrial Estate

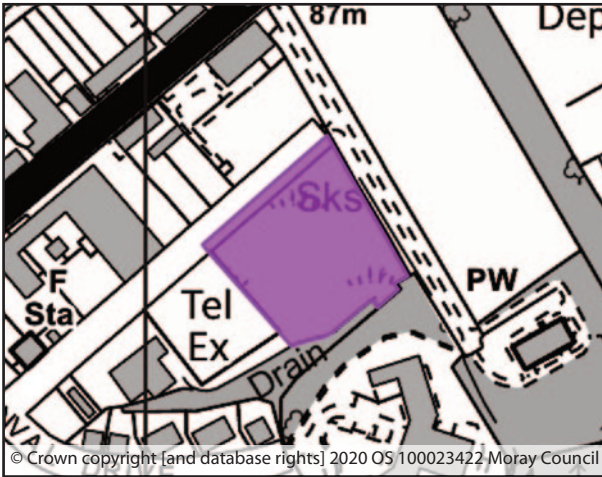


- Development must respect the site's sensitive location at the entrance to Aberlour and will be required to screen or landscape the frontage to the A95.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity either causing disturbance to otters that may be using the watercourse and banks, pollution or sediment to reach the SAC, or changes to water quality and quantity.
- Phase 1 Habitat Survey required.



OPPORTUNITY SITES

OPP1 Mary Avenue 0.54 ha



Suitable Uses

Business and residential

Site specific requirements

- Improvements to the access road required.
- Adjacent to surface water risk areas.
- Drainage Impact Assessment (DIA) required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity either causing disturbance to otter that may be using the watercourse and banks, pollution or sediment to reach the SAC, or changes to water quality and quantity.
- Phase 1 Habitat Survey required.

TOURISM

T1 Speyside Way

- Follows the line of the old railway through the town. Development which abuts the Speyside Way must not impair its attractiveness to users.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Aberlour will be safeguarded from development that is not related to their current use as set out in the table below. Where available the audit site reference from the Open Space Strategy is given in brackets:

REF	Type of Open Space	Location
ENV1	Public Parks and Gardens	Alice Littler Park (AB/OS/005)
ENV2	Amenity Greenspace	Field at St. Margaret’s Church (AB/OS/001) and Allardyce Terrace (AB/OS/021)
ENV3	Playspace for Children and Teenagers	Allardyce Terrace (AB/OS/021) and Taylor Court/Sellar Place (AB/OS/019)
ENV4	Sports Areas	Charlestown Bridge (AB/OS/014) and Speyside High School (AB/OS/007)
ENV6	Natural/Semi-Natural Greenspace	Braes of Allachie (AB/OS/004); Braes of Allachie South (AB/OS/011); Braes of Allachie TPO (AB/OS/012); Braes of Allachie Woods (AB/OS/003); Dowans Brae (AB/OS/016); Linn Brae Woods (AB/OS/006) ; Mary Avenue (AB/OS/008); St. Margaret’s Church (AB/OS/001) and Wood of Aberlour (AB/OS/022) Within the Wood of Aberlour ENV, there are limited opportunities for the re-use or replacement of existing buildings.



REF	Type of Open Space	Location
ENV7	Civic Space	The Square (AB/OS/010)
ENV9	Cemeteries and proposed extensions	Aberlour Cemetery and Aberlour Cemetery Extension (AB/OS/015)
ENV10	Private Gardens and Grounds	West Lynne
TPO	Tree Preservation Order	Braes of Allachie

WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
SAC	Special Area of Conservation	The River Spey
SLA	Special Landscape Area	The Spey Valley
SSSI	Site of Special Scientific Interest	The River Spey

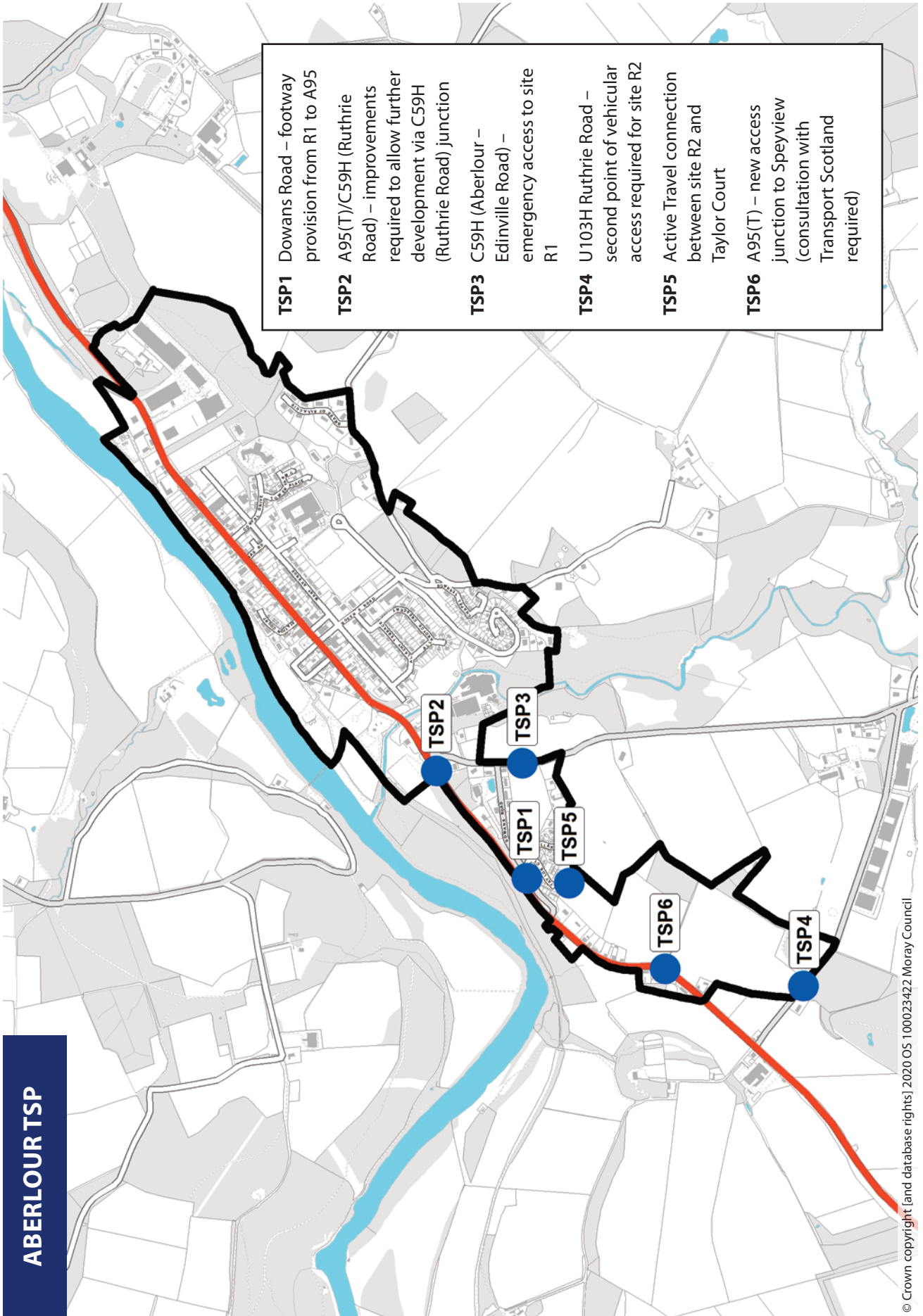
INFRASTRUCTURE

Sites identified will be required to contribute to and/or provide the infrastructure identified below and shown on the Transport Proposal (TSP) Map to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

Type of Infrastructure	Mitigation Measure	Sites
Healthcare	Reconfiguration to Aberlour Health Centre	R1, R2, OPP1
Healthcare	1 x Additional Dental Chair	R1, R2, OPP1

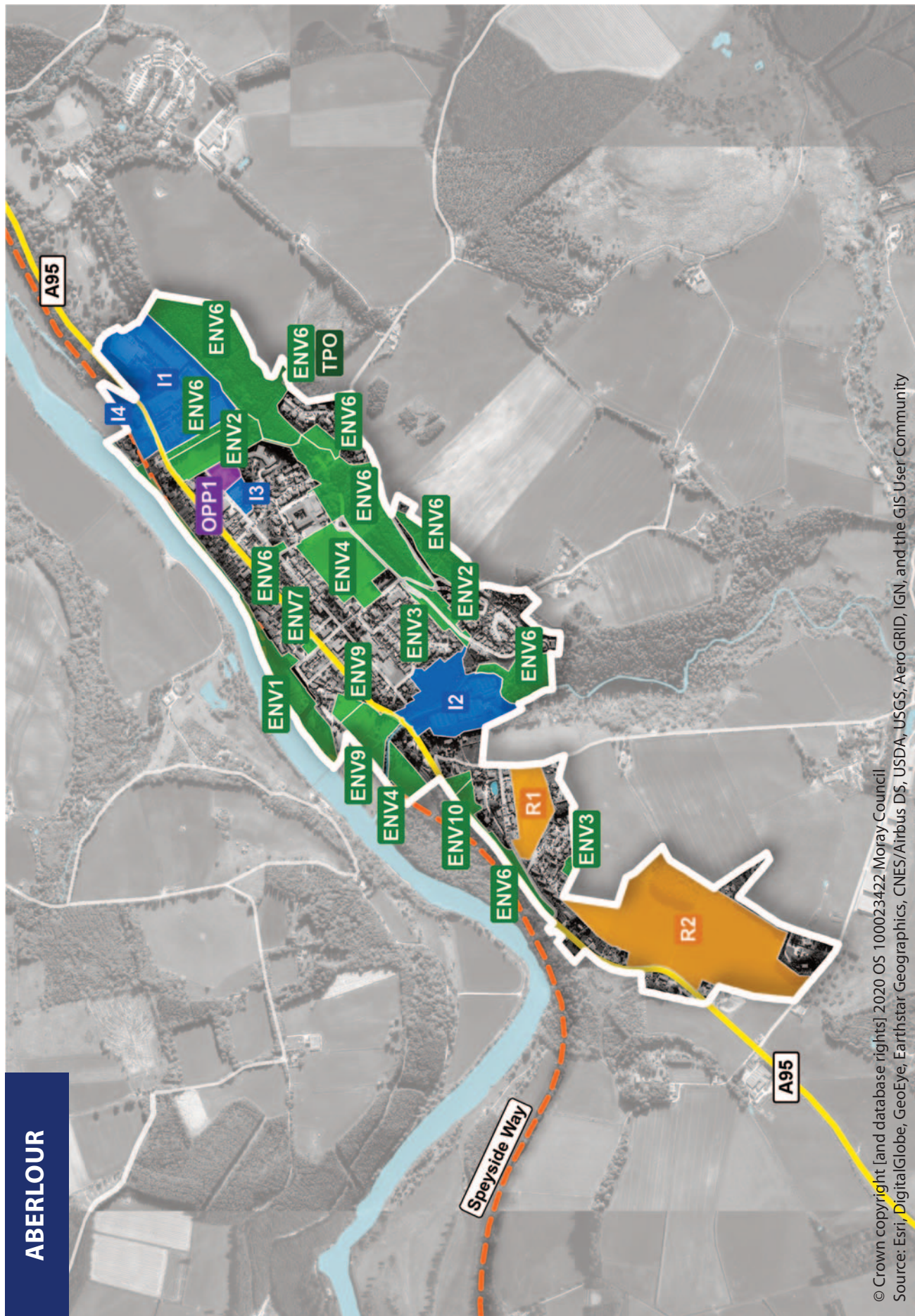


ABERLOUR TSP



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ABERLOUR



