



Population
253



Households
99



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

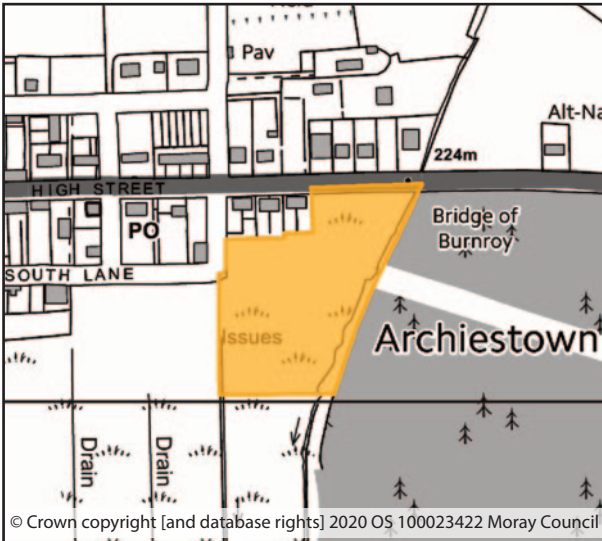
- To promote interest and encourage housing development on designated sites.
- Conserve and enhance the distinct built heritage and integrity of the Conservation Area
- New development to reflect the character, appearance, detailing and finishing of the local traditional architecture.
- Development proposals in the Special Landscape Areas 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.

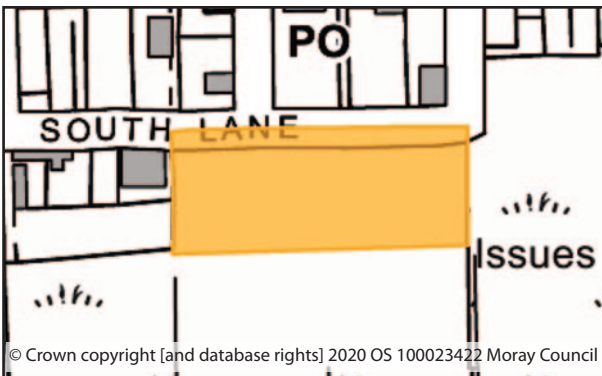
HOUSING

R1 East End 1.7ha 15 units



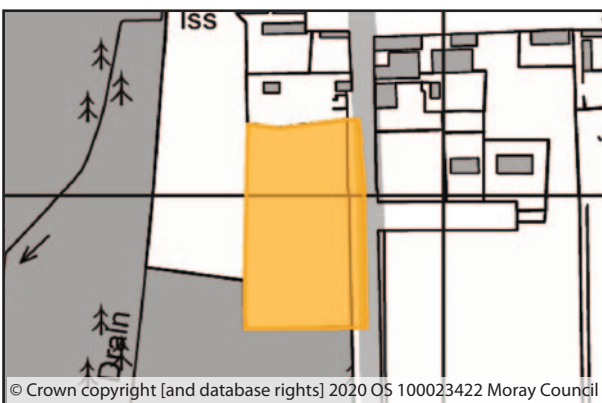
- Houses must be positioned and designed to reflect the character, appearance, detailing and finishing of the local traditional architecture.
- Lanes must be incorporated to reflect the traditional grid layout pattern.
- Extension of existing footway along the B9012 frontage of the site must be provided.
- 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.

R2 South Lane 0.57ha 4 units



- Houses must be positioned and designed to reflect the character, appearance, detailing and finishing of the local architecture.
- Lanes must be incorporated between houses to link with the lanes between South Lane and High Street.
- Natural stone dykes on frontages of the site and frontage to new lanes required.
- Drainage Impact Assessment (DIA) required.

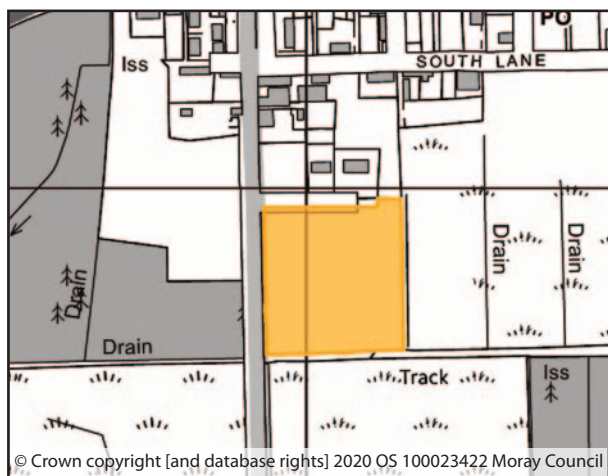
R3 West End 0.76ha 6 units



- Houses must be positioned and designed to reflect the character, appearance, detailing and finishing of the local architecture.
- Natural stone dykes on frontages of the site must be provided.
- Footway alongside the C15E connecting site to The Square required.
- Drainage Impact Assessment (DIA) required.



R4 South of Viewmount 1.32ha 10 units



- Houses must be positioned and designed to reflect the character, appearance, detailing and finishing of the local architecture.
- Natural stone dykes on frontages to existing roads and lanes must be provided.
- Footway alongside the C15E connecting site to The Square required.
- Drainage Impact Assessment (DIA) required.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Archiestown will be safeguarded from development that is not related to their current use as set out in the table below:

REF	Type of Open Space	Location
ENV4	Sports Areas	The Playing Field
ENV7	Civic Space	The Square

WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
CA	Conservation Area	Archiestown Conservation Area
SAC	Special Area of Conservation	River Spey
SLA	Special Landscape Area	The Spey Valley

INFRASTRUCTURE

Sites identified will be required to contribute to the following infrastructure 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 of Aberlour Health Centre	R1, R2, R3, R4
Healthcare	1 x Additional Dental Chair	R1, R2, R3, R4



