



Population
447



Households
202



Settlement Hierarchy
Smaller Towns &
Villages

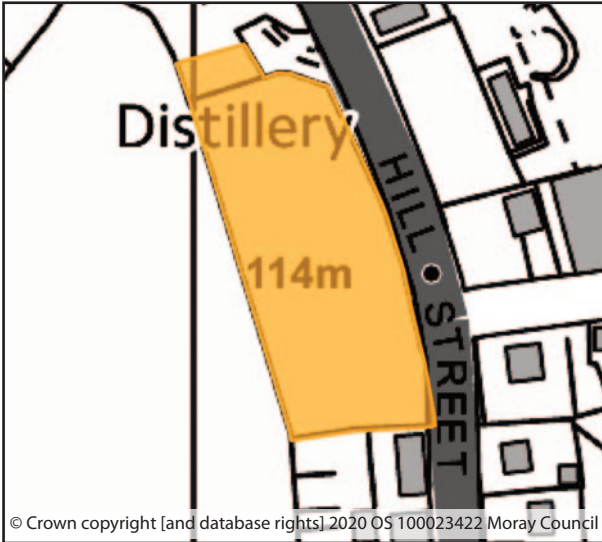
Development Strategy / Placemaking Objectives

- To promote Craigellachie as a strategic point of the Speyside Way and associated tourist facilities.
- To promote interest and encourage housing development on designated sites.
- To prevent the sub-division of plots and backland development within the Victorian part of the village to retain the character of the built heritage.
- 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.

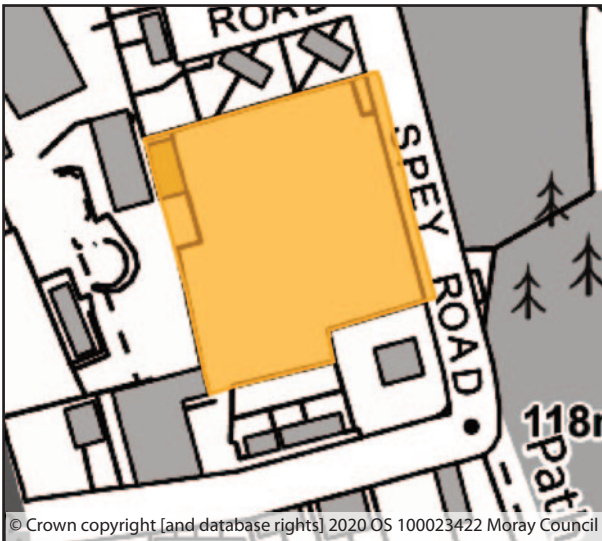
HOUSING

R1 Edward Avenue 0.55ha 5 units



- Houses must be detached with a common building line to reflect the character of the area.
- Noise Impact Assessment (NIA) required.
- Phase 1 Habitat Survey required.
- Drainage Impact Assessment (DIA) required.

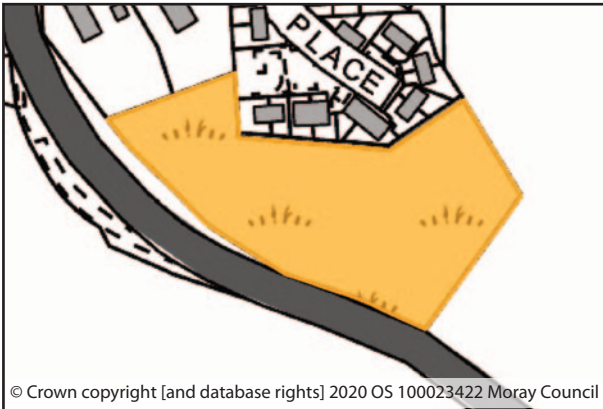
R2 Site of Former Brewery 0.63ha 5 units



- Noise Impact Assessment (NIA) required.
- Contamination Assessment required.
- Drainage Impact Assessment (DIA) required.
- Appropriate landscaped buffer strip, distance to be determined by NIA, between development and distillery must be provided and retained as open space and managed/maintained by developer.

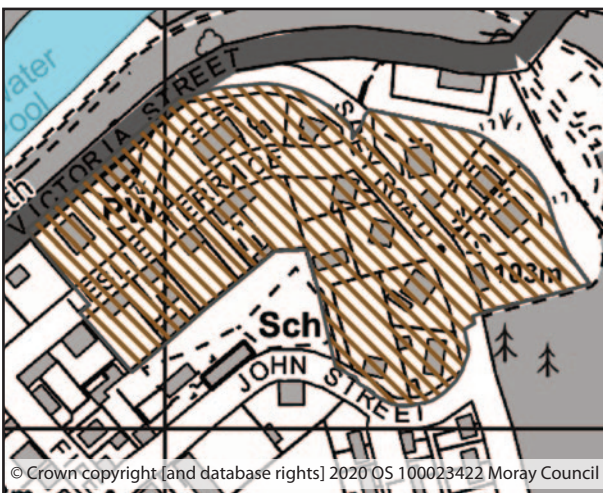


R3 Brickfield 1 ha 12 units



- Tree planting on south-east and north-east boundaries must be provided.
- Drainage Impact Assessment (DIA) required.

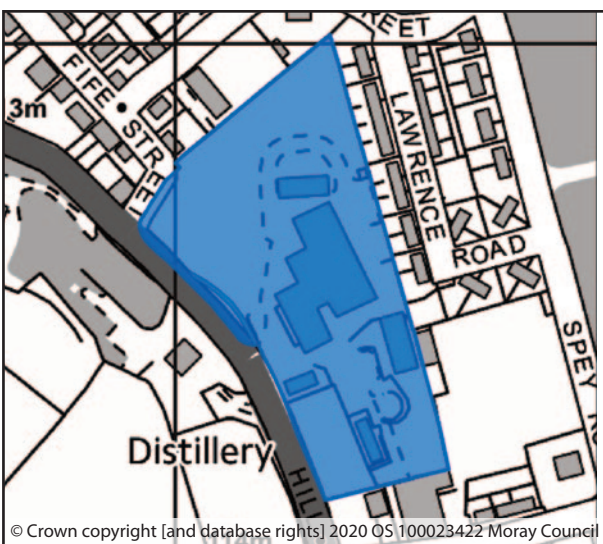
R4 Sub-Division/Backland Development



- The sub-division of plots or backland development within the boundary is not permitted.
- This does not prevent replacement or redevelopment of existing sites on a one for one basis.

EMPLOYMENT

I1 Craigellachie Distillery Existing Business Area



- Reserved for the use of the distillery and related business uses, including tourism.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.



TOURISM

T1 Speyside Way

- Follows the line of the old railway line 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 Craigellachie 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
ENV2	Amenity Greenspace	Brickfield Road; Edward Avenue; Spey Road (North) and The Highlander
ENV3	Playspace for Children and Teenagers	The Highlander Play Area
ENV4	Sports Areas	Playing Field and Tennis Court
ENV5	Green Corridors	A95 Corridor; Fiddich Park; Spey Road and Speyside Way
ENV10	Private Gardens and Grounds	Boat of Fiddich Cottage
TPO	Tree Preservation Order	Telford Bridge

WIDER ENVIRONMENTAL DESIGNATIONS

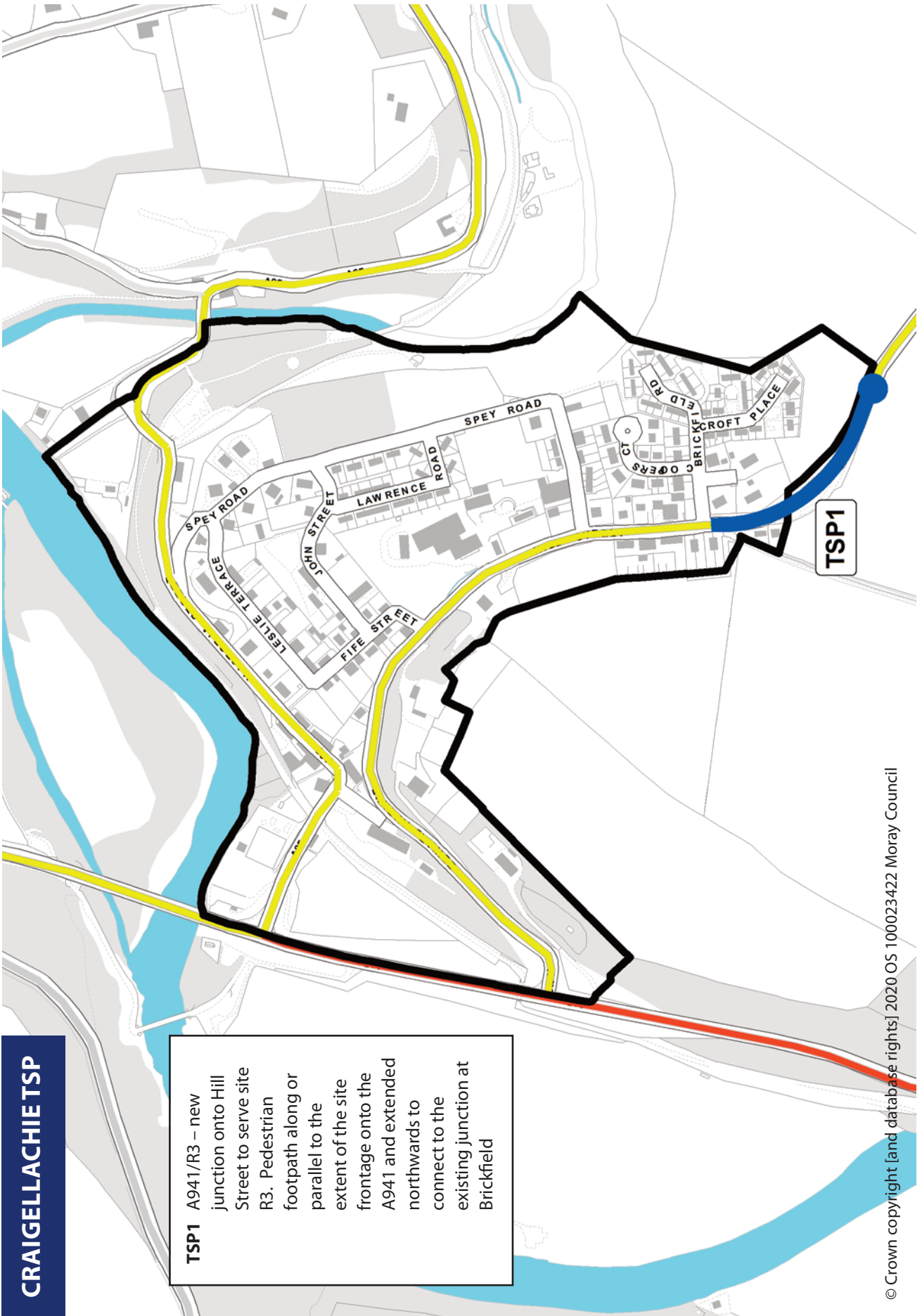
REF	Type of Environment Designation	Specification
SAC	Special Area of Conservation	River Spey
SLA	Special Landscape Area	The Spey Valley
SSSI	Site of Special Scientific Interest	River Spey

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 of Aberlour Health Centre	R1, R2, R3
Healthcare	1 x Additional Dental Chair	R1, R2, R3



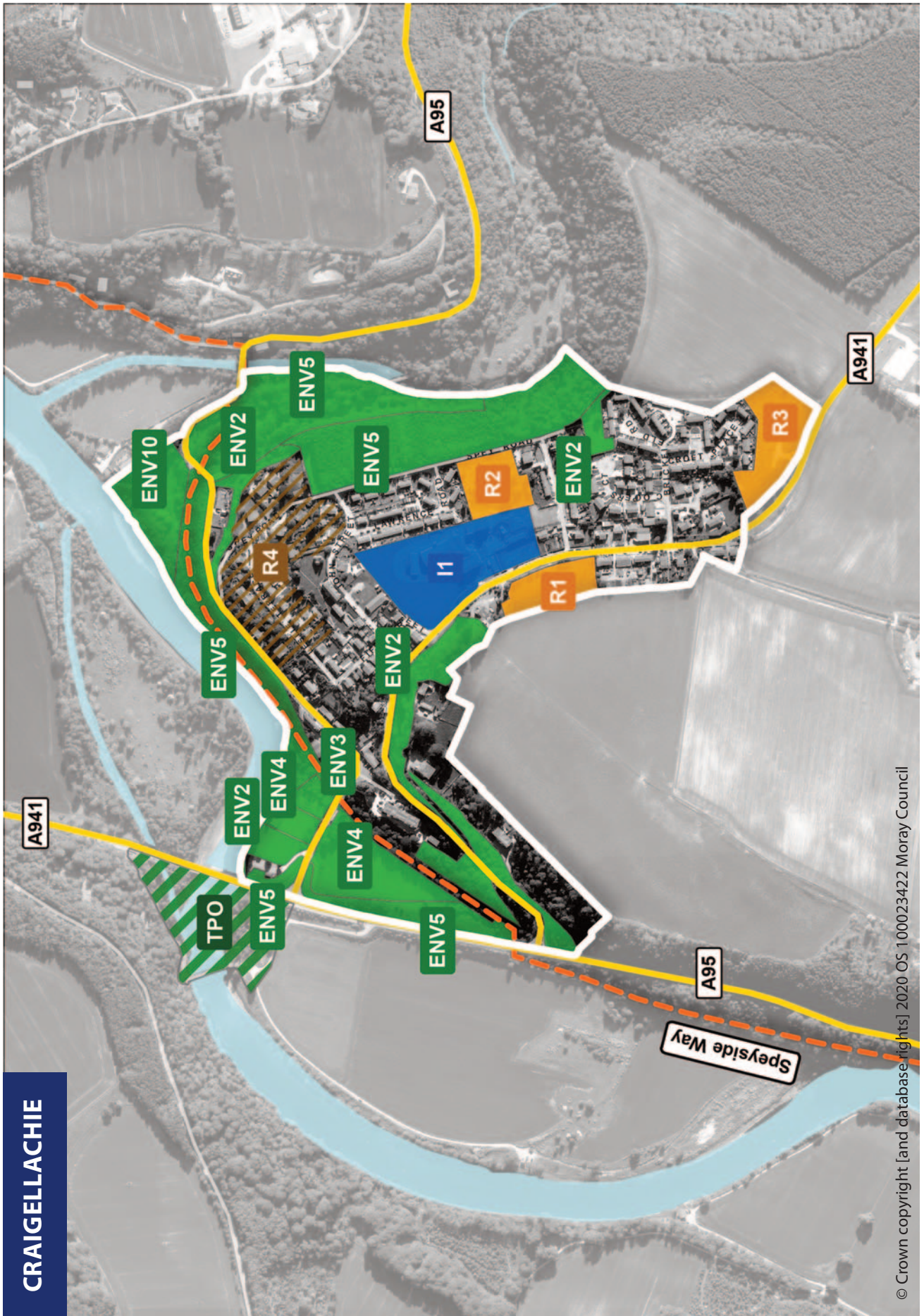


CRAIGELLACHIE TSP

TSP1 A941/R3 – new junction onto Hill Street to serve site R3. Pedestrian footpath along or parallel to the extent of the site frontage onto the A941 and extended northwards to connect to the existing junction at Brickfield

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