

Issue 16a	Speyside Local Housing Market Area	
Development plan reference:	<p>Aberlour settlement statement, page 88-91</p> <ul style="list-style-type: none"> • R4 Speyview P89/90 <p>Archiestown settlement statement, page 100-101</p> <ul style="list-style-type: none"> • R1 East End, page 100 <p>Craigellachie settlement statement, page 125-127</p> <ul style="list-style-type: none"> • R1 Edward Avenue, page 125/126 • R2 Spey Road, page 126 • R3 Site of Former Brewery, page 126 <p>Dufftown settlement statement, page 140-142</p> <ul style="list-style-type: none"> • R1 Corsemaul Drive, page 140 • R2 South of Conval Street, page 141 • R3 Hillside Farm, page 141 • R4 Tomnamuidh, page 141 • NTF Ardachaidh <p>Roths settlement statement, page 266-269</p> <ul style="list-style-type: none"> • R1 Spey Street, page 266 • R2 Green Street, page 267 • 	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p><u>Aberlour</u> <u>R4 Speyview</u> Simon Dix (0636) Gordon and Pauline Gilbert (0695) Robert and Nancy Keir (0731) Lee Philip (0910) Sheena Zakeri (0962) Mr and Mrs James Forsyth (0964) Robert Aylward (1002)</p> <p><u>Archiestown</u> <u>R1 East End</u> Scottish Environment Protection Agency (0569)</p> <p><u>Craigellachie</u> <u>R1 Edward Avenue and R3 Site of Former Brewery</u> John Dewar and Sons Ltd (0906)</p> <p><u>R2 Spey Road</u> Mr A Nicol (0587)</p>		

Mr Brian G Sillars (0646)

Dufftown

R1 Corsemaul Drive

Dufftown and District Community Council (0522)

Cabrach Community Association (0674)

Mrs Jean Oliver (0996)

R2 South of Conval Street

Dufftown and District Community Council (0522)

Cabrach Community Association (0674)

Mrs C Mitchell (0684)

Callum Hart (0966)

Mrs Jean Oliver (0996)

R3 Hillside Farm

Dufftown and District Community Council (0522)

Cabrach Community Association (0674)

Mrs Jean Oliver (0996)

R4 Tomnamuidh

James Nicol (0683)

Mrs Marion Cassidy (0747)

Theresa Robertson (0943)

Mr J Hendry (0993)

Mrs S Robb (0994)

Val Lord (1036)

Site not taken forward at MIR stage (R5) Ardachaidh

Mr and Mrs Munro (0089)

Roths

R1 Spey Street

Julie and Duggie Christie (0950)

Debby Holmes (1021)

R2 Green Street

Roths and Aikenway Fishings Ltd (0752)

Provision of the development plan to which the issue relates:

Identifies sites for residential development to meet the housing land requirements for the Speyside Local Housing Market Area.

Planning authority's summary of the representation(s):

Aberlour

R4 Speyview

Proposed footpath links

Simon Dix (0636)

Object to the footpath/cycle link indicated running along the houses along Speyview/A95, in particular its proposed spur which runs down through a privately owned plot of land between Heathersett and Lilybank.

Sheena Zakeri (0962)

Do not wish footpath shown in Proposed Plan to subdivide land as it will render the field futile for future use. It is ill advised to be exiting a pathway onto this busy main road.

Roads Issues

Robert and Nancy Keir (0731)

Extremely dangerous entrance on an existing corner. The proposed entrance appears reckless.

Gordon and Pauline Gilbert (0695)

The site is on a busy fast stretch of the A95 and traffic could be increased by between 100 and 400 cars. The proposed access is just above a blind corner, where traffic is accelerating.

Lee Philip (0910)

Access is situated on corner of busy A95, the speed of traffic travelling north down the hill is a major concern. Concern for children walking down busy A95 to school and running out onto the A95 from the site.

Robert Aylward (1002)

The proposed access is on a dangerous bend with poor visibility and fast/heavy traffic. 100 houses equates to 200 additional cars there are already parking problems in the village where will cars park when visiting village shops and amenities.

Mr and Mrs James Forsyth 0964)

Access will be on a busy and dangerous corner.

Private Water Supply

Sheena Zakeri (0962)

All residents of Speyview are currently in negotiation with Scottish Water to connect to an adequate water supply and this is costing each household a lot of money.

Gordon and Pauline Gilbert (0695)

The current water supply is from a private spring and frequently there is a poor supply of water.

Householders are currently in consultation with Scottish Water regarding possibility of public water supply connection. Where would the water be sourced from, seems unfair that existing householders will spend money for a basic necessity and a proposal for 100 homes comes along onto the private water supply.

Lee Philip (0910)

Water is a major concern to all houses that are currently served by private water supply, huge investment required to put in Scottish Water infrastructure.

Robert Aylward (1002)

Households on the private water supply are paying for the process of possible mains water supply not for the benefit of a developer existing water pipes are within the site.

Robert and Nancy Keir (0731)

The proposed development would stand on top of our water supply pipes and

continuation of the existing water supply is concerning as do not wish to be forced to accept mains water.

Mr and Mrs James Forsyth (0964)

Water is currently supplied by Mr Brown at Rinnachat farm and very concerned new houses will interfere with supply.

Impact on locality

Mr and Mrs James Forsyth (0964)

Accustomed to seeing the lovely countryside both at the front and rear of the house. Concerned at noise, light pollution.

Robert Aylward (1002)

100 houses are excessive. Schools could not accommodate this level of development and are already possibly absorbing pupils from schools which are closing. The site is habitat for red squirrel, badger, fox, and birds of prey. If the village becomes more built up it will be less attractive and fishers and tourists will go elsewhere. How will the huge amount of extra sewage be managed? Increased light, noise and carbon pollution is unacceptable in a rural area.

Robert and Nancy Keir (0731)

100 houses and industrial units would result in complete destruction of our quality of life. As well as unnecessary loss of valuable farming land, idyllic setting and wildlife and birds. Views of the Conval Hills would be replaced by light pollution, visual pollution and noise pollution. Result in an unacceptable transformation of the locality as it presently exists. No investigation appears to have been carried out regarding potential badger population or archaeological remains.

Gordon and Pauline Gilbert (0695)

There will be a huge impact on current homeowners privacy and the current proposed land for development is significantly higher than existing properties.

Lee Philip (0910)

The site is good greenbelt farming land and home to many species of wildlife which has been displaced by Tomnabent. Site is difficult to develop due to the sloping field.

Other Issues

Lee Philip (0910)

There is large potential for these houses to be buy to lets for the holiday market and will not address the housing shortage for people in Moray.

Robert Aylward (1002)

There is already plenty of employment land at the north end of the village.

Archiestown

R1 East End

Scottish Environment Protection Agency (0569)

The water body within the site is at poor/moderate status or risk of being downgraded contrary to the Water Framework Directive. Object to inclusion unless a buffer strip of at least 6m between development and watercourse is

required within the designation text. Recommended applications are supported by the results of a walkover and photographic survey of habitats to assess the presence of potential wetlands.

Craigellachie

R1 Edward Avenue and R3 Site of Former Brewery

John Dewar and Sons Ltd (0906)

Sites are not required to meet modest local housing demand in Craigellachie. Even if they were removed based on average house completion rates there would be sites R2 and R4 that would provide an effective supply and present more appropriate sites for housing in Craigellachie.

The local distillery would present a bad neighbour due to the operational activities of the distillery certain noise levels are generated and expected which would affect the amenity level of any directly adjacent dwellings. The housing would need to take significant measures to mitigate the disruption of the distillery operations which would occur 7 days a week. To allow residential sites directly adjacent to the distillery could prevent future expansion. Maintaining this allocation would hamper the continued operation and potential growth of a distillery which is a significant driver of the local and wider economy.

Access to the site is key and further residential development in the area would significantly disrupt this daily operational activity. There may also be contamination issues at the Former Brewery site due to its former use. This would result in further studies and strategies being required to ensure the land is appropriate for residential development.

R2 Spey Road

Mr A Nicol (0587)

The development site is on the steep side of the valley of the River Fiddich. The houses would be built on a sixty degree slope. It would be interesting to see how they would be built. It would be quite a costly venture.

Mr Brian G Sillars (0646)

Concern about an additional 30-40 cars using Spey Road. The current access and exit onto the A95 is a hazard at present. The banking going up Spey Road is unstable and does not have a crash barrier and there is a near vertical drop. There is a blind corner and there have already been numerous minor collisions. There is no pavement on either side of this narrow road. The entrance from the Dufftown to Spey Road is very narrow and something will have to be done at this junction.

The sewage system is not capable of supporting all the proposed development in Craigellachie.

Previous floods on Spey Road from Highfield have led the Council to create water run offs into the site.

Dufftown

R1 Corsemaul Drive

Cabrach Community Association (0674), Mrs Jean Oliver (0966), Dufftown and

District Community Council (0522)

Footpaths used, and kept on an informal basis should be adopted at development stage. There should be a path link to the path network beyond Mortlach Distillery.

R2 South of Conval Street

Cabrach Community Association (0674), Mrs Jean Oliver (0966), Dufftown and District Community Council (0522)

Footpaths within development should link to existing paths.

Mrs C Mitchell (0684)

With 166 houses where will all the children go to school and what about jobs? Disagree with amount of houses.

Callum Hart (0966)

Access is shared to St Michaels Cottages and if closed then as occupiers any loss of amenity should be compensated. If plans are for high quality, well designed housing then this should not be to the detriment of residents. Council should look to develop brownfield sites and existing unused or partially used industrial site, before utilising greenfield land. Should develop OPP1, I1 and Hillside Farm first. Farmland should be a last resort. Where will people work, need better signage for walkers, will there be adequate services. Is there enough water and sewage capacity?

R3 Hillside Farm

Dufftown and District Community Council (0522)

Too large a site relative to Dufftown, influx of population, increased traffic, adverse impact on character and physical layout of village. Drainage and no mention of improvements, will sewage works cope.

Cabrach Community Association (0674), Mrs Jean Oliver (0966), Dufftown and District Community Council (0522)

The trees on the western boundary should have a TPO as the intention is to create a settlement boundary.

R4 Tomnamuidh

James Nicol (0683)

Will new buildings result in changes to other services which will need to be looked at like water supply? There have been issues in the past with water tankers filling the reservoir at the top of the town. Will the sewage plant need to be upgraded will it cope?

Mrs Marion Cassidy (0747)

If access is to be taken via Tomnamuidh Road suggest that a path is created to the rear of existing properties so it is possible to take cars to the rear and place bins out for collection.

Theresa Robertson (0943)

Access to the site is very narrow and not fit for larger vehicles, cars parked on Tomnamuidh will block the proposed access. There is not enough space for two cars to exit and enter the site at the same time. Where will the bins be collected from, potentially an extra 15 bins which will be sitting outside someone else's

house. What height are the houses, do not want privacy compromised.

Mr J Hendry (0 994), Mrs S Robb (0993)

Now that access deliverability has been established, R4 designation should be extended to the remaining larger area beyond the five houses to recognise the longer term potential for a larger development taken of Tinniver Street.

Val Lord (1036)

No more residential development required in Dufftown given the large number of properties empty or for sale. Density is high enough. Adverse impact on property would overlook and be obtrusive. Access land runs up against property. Concern that rain water will drain into garden.

Site not taken forward from MIR (R5) Ardachaidh

Mr and Mrs Munro (0089)

Disagree with the findings with regards to Ardachaidh site with regards to access. (BD/16a/02).

Rothes

R1 Spey Street

Julie and Duggie Christie (0950)

The proposed access route to and from the site is not safe. Spey Street is already congested and there have been a number of near misses due to parked cars obscuring visibility. Rothes has lost its library, post office and bank, why build homes when there are no amenities.

Debby Holmes (1021)

The access via Spey Street is limited and there have been a number of near misses at the junction of Benaigan View and Benaigan Way. The proposed secondary access will have limited use as it is single carriageway and could be quite congested. Emergency vehicles and public service vehicles have difficulty and further housing will impose further limitations. There is no demand for further housing, if there is demand it should be met at Greenfield Farm Steading which has better and safer access.

R2 Green Street

Rothes and Aikenway Fishings Ltd (0752)

Concern that proposals take account of sensitivities of fishery business on the River Spey. Access to a stretch of the River Spey runs through the middle of R2. Do not object to route being changed but require continuation of the access that is fit to take agricultural vehicles and excavators.

40 additional houses will increase pressure on sewage works that are already at capacity. Activity in the area will increase and consideration should be given to the fishery business. A fence should be erected around the site or alternatively a green boundary with hedging.

The area to the east of R2 has in the past been flooded from run-off from Green Street and adjacent land. Any expansion would require additional discharge and wish to be involved in consideration of this so this can cause least damage to the River Spey Special Area of Conservation (SAC)

Modifications sought by those submitting representations:

Aberlour

R4 Speyview

Simon Dix (0636)

Use and extend existing footpath beside the A95 all the way along to the proposed gateway entrance.

Sheena Zakeri (0962)

Pathway through ground should be deleted.

Robert and Nancy Keir (0731)

No development on site.

Gordon and Pauline Gilbert (0695)

Build development away from present properties and use trees as natural screening to safeguard privacy. Find out where water supply is coming from. Change proposed access as it is on an extremely dangerous part of the road.

Lee Philip (0910)

Delete site from plan.

Robert Aylward (1002)

Build fewer houses in well populated areas with services in place and within walking distance. Less disruptive to environment and wildlife.

Mr and Mrs James Forsyth(0964)

Delete site from plan.

Archiestown

R1 East End

Scottish Environmental Protection Agency (0569)

Add text stipulating that a "buffer strip of at least 6m between the development and the watercourse is required.

Craigellachie

R1 Edward Avenue and R3 Site of Former Brewery

John Dewar and Sons Ltd (0906)

Remove designations from plan.

R2 Spey Road

Mr A Nicol (0587)

Consideration should be given to construction and overcoming topography of the site.

Mr Brian G Sillars (0646)

Potential road improvements to support development.

Dufftown

R1 Corsemaul Drive

Cabrach Community Association (0674), Mrs Jean Oliver (0966), Dufftown and

District Community Council (0522)

Requirement for paths to be to adoptable standard and link into existing path network.

R2 South of Conval Street

Cabrach Community Association (0674), Mrs Jean Oliver (0966), Dufftown and District Community Council (0522)

Requirement for paths to link into existing path network

Mrs C Mitchell (0684)

Decrease amount of housing or build another school.

Callum Hart (0966)

Development should be stipulated as being high quality with minimum impact on existing residents Brownfield sites should be developed before greenfield sites.

R3 Hillside Farm

Cabrach Community Association (0674), Mrs Jean Oliver (0966), Dufftown and District Community Council (0522)

TPO trees on western boundary. Implies reduction in number of houses allocated within the plan for Dufftown

R4 Tomnamuidh

James Nicol (0683)

Address sewage and water supply issues.

Marion Cassidy (0747)

Address access and servicing issues.

Theresa Robertson (0943)

Improve access by expanding access. Refuse to be collected outside owners houses.

Mr J Hendry (0993), Mrs S Robb (0994)

Amend text "The site is suitable for 5 houses from the lane off Tomnamuidh Street, and has longer term potential for up to 30 houses taking access off Tomnamuidh Street. The larger development would require a footway/cycleway linking Tomnamuidh Street to Tinniver Street and drainage issues would have to be addressed".

Val Lord (1036)

Remove site from plan.

Site not taken forward from MIR (R5) Ardachaidh

Mr and Mrs Munro (0089)

Designate site in plan.

Rothes

R1 Spey Street

Debby Holmes (0 950), Julie and Duggie Christie (1021)

Delete site from plan

R2 Green Street

Rothes and Aikenway Fishings Ltd (0752)

Designation to take account of impact on adjacent fishery business.

Summary of responses (including reasons) by planning authority:**Speyside Context**

The Local Development Plan identifies land for a further 245 houses plus LONG designations within the Speyside Local Housing Market Area. This includes a 50% flexibility allowance to ensure that there are opportunities for local housing demand to be met. The Moray Council Housing Need and Demand Assessment 2011 (CD12) identifies a need for 48 houses per year in Speyside of which 83% are required to meet demand for affordable housing.

Topographical and roads constraints have meant that it has proven difficult to identify deliverable sites. None of the sites in the Moray Local Plan 2008 have been progressed. In order to increase certainty for developers and make investments more attractive, a longer term view of the expansion of Aberlour and Dufftown has been taken. This has resulted in the proposed allocation of significant sites for a larger volume of houses. It is envisaged that these large scale sites will be developed in phases over a 10 to 20 year period adopting a masterplan approach involving potentially multiple developers.

Aberlour**R4 Speyview****Proposed Footpath Links**

The design principle maps are intended to illustrate potential linkages and demonstrate connectivity to the public road network. The details of the provision of footpaths and connectivity through the site and to the wider roads network will be considered as part of any planning application submitted for the site. Opportunities to create safe and attractive pedestrian routes and connections to the existing network should be sought. There is no reference to this specific link within the designation text.

If the Reporter is so minded the Council would not object to the deletion of the pedestrian link between Heathersett and Lilybank shown on the design principles map (Proposed Plan Pg 95)

Roads Issues

Preliminary assessment has concluded that an access can be provided to the site. The exact location, detailed design and any Road Safety Audit would be concluded through planning and roads construction consent processes. The designation text in the proposed plan acknowledges requirement for footways along the sites frontage onto the A95 and that additional works may be required for existing footways and crossings on the A95 to provide safer route for pedestrians and for routes to school. Opportunities to enhance the pedestrian and cycle connections will require consideration as part of any future planning application in accordance with the requirements of Policies T2 (Provision of Access) and T7 (Safeguarding and promotion of walking, cycling and equestrian networks).

No modification is proposed.

Private Water Supply

The development of the site for 100 houses will require the installation of both mains water and a public sewer connection. It is understood that nearby residents are currently in negotiation with Scottish Water to connect to the mains water supply. On the basis that the Moray Local Development Plan is scheduled for adoption in late 2015 and there is no developer/ house builder attached to the site at present, it is unlikely that the timescales would mean that this site if allocated could assist in financing the necessary infrastructure.

It is accepted that providing mains water and a public sewage connection is likely to require significant investment. The level of investment required means there is a need to plan for an appropriate level of housing in the longer term to make the site economics viable. The Council has identified the need to work with Scottish Water to establish the current situation as regards sewage treatment works capacity, where connections can be made to the water supply network, costs associated with upgrading and the feasibility of implementing required works.

As part of the planning application process the developer will have to undertake site investigations which would include identifying pipe work and any boreholes that are currently on site and to ensure that these are not impacted upon as a result of the development. Residents will not be made to connect to a public water supply as a result of a planning condition or any legal agreement associated with a planning application.

No modification is proposed.

Impact on locality

The development of the site will require numerous issues to be addressed as part of the planning application, including impact on wildlife, privacy and amenity, landscape and visual impact, noise and light pollution, infrastructure and servicing. Key agencies including Scottish Water, Scottish Environment Protection Agency and Scottish Natural Heritage have been involved in the preparation of the plan and provided comments on all sites proposed for allocation. These comments have been incorporated within the designation text and hence the requirements for a badger survey, archaeological evaluation, flood risk assessment and highlighting the need to address drainage on site to avoid any adverse impact on the River Spey Special Area of Conservation.

The designation text refers to the preparation of a detailed development brief which will seek to incorporate high standards of design quality, placemaking and ensure that the development fits into the landscape. The design principles map shows a significant structural planting belt that is required to provide containment to the site when approaching Aberlour on the A95.

In terms of the ability of infrastructure and services to accommodate the level of development proposed, this is a long term release. As set out in the context a different approach has been taken due to the challenges of delivering housing the Speyside Local Housing Market Area. Aberlour is the main service centre for Speyside with the primary school, secondary school and services and therefore

the most appropriate location for an expansion of the scale proposed. It is anticipated that the site will be developed over a 10 to 20 year period which will lessen the impact on service provision. As stated above the Council intends to work closely with Scottish Water to establish the infrastructure requirements needed to support the proposed designation. Developers are required to contribute where a measurable adverse negative impact upon existing infrastructure, community facilities or amenity is identified. Contributions would have to be appropriate to reduce, eliminate or compensate for any identified impact.

No modification is proposed.

Other Issues

The tenure of housing will be established at the planning application stage. There will be a requirement for at least 25% of the housing units to be for affordable housing that will be allocated to meet local demand. It is envisaged that the site will accommodate a mixture of housing types ranging from social housing to large individual plots offering self build opportunities and could be taken forward by multiple developers.

There are limited opportunities for bringing forward employment land at the north end of the village. It is considered that there is scope to accommodate a small scale release of land for low intensity industrial uses that are compatible with residential to meet demand from local businesses looking to expand or requiring business premises. The option for including employment land was also viewed as a potential means to help finance the infrastructure requirements for the site.

No modification is proposed.

Archiestown

R1 East End

If the Reporter is so minded the additional text suggested by Scottish Environment Protection Agency should be added into the site designation text. The following wording is considered suitable “buffer strip of at least 6m between development and the watercourse is required.”

If the Reporter is so minded additional text requiring a walkover and photographic survey of habitats to assess for the presence of wetlands should be added into the site designation text. The following wording is considered suitable “A walkover and photographic survey of habitats is required to assess for the presence of wetlands.”

Craigellachie

R1 Edward Avenue and R3 Site of Former Brewery

The distillery is located within a village setting and surrounded by residential properties. The designation text for site R1 and R3 makes reference to the need to take account of the potential for excessive noise from the distillery. On this basis any planning applications will have to be supported by a noise impact assessment addressing this. The designation text for R3 specifically references the requirement for a landscaping strip the size of which will be dictated by said noise impact assessment. Ultimately, the Council as Planning Authority will have

to be satisfied that there would be no adverse impact on future occupiers of the site as a result of proximity to the distillery prior to granting planning permission.

There is no justification given to demonstrate how development of the sites would impact on access to the distillery. The potential for contamination on site R3 is acknowledged within the designation text and would also require to be addressed. The deletion of the sites for residential use would not preclude development proposals from coming forward as the sites would be white land within the Craigellachie settlement boundary. If as inferred these sites are critical to future operation of the distillery then consideration should be given to acquiring them to ensure no development takes place. The next review of the Local Development Plan would offer the opportunity for consideration of whether or not other land uses could be considered on site so as to expand the distillery complex.

It has not been established that additional residential development cannot be accommodated adjacent to the distillery. The designation text highlights the pertinent issues that require consideration to safeguard both the distillery and future occupiers of the site.

No modification is proposed.

R2 Spey Road

There will be challenges in developing the site and the gradient is acknowledged within the settlement text. There is a requirement to provide a construction method statement setting out how the developer proposes to develop on this steep bank. The financial implications of constructing housing on this site are a consideration for the developer.

In respect of roads issues the site is considered acceptable for development subject to detailed consideration of any proposal at the planning application stage. The gradient of the site requires surface water run-off during construction and subsequent occupation is adequately addressed. The designation text requires a strategic sustainable drainage system (SUDS) for the whole of the site as a means of controlling surface water run-off.

Scottish Water has been consulted on the content of the Proposed Plan. In terms of Craigellachie there is sewage capacity for 15 houses. Scottish Water has advised that they will work with developers to ensure that new development can be accommodated.

No modification is proposed.

Dufftown

R1 Corsemaul Drive

There is a partially implemented planning consent on site and this does not include upgrading the existing informal paths up to an adoptable standard. If the Council were to receive a revised planning application then provision of foot and cycle connections will be assessed as part of the planning application.

No modification is proposed.

R2 South of Conval Street

The purpose of the Local Development Plan is to provide a range of housing opportunities that meet the requirements for a continuing 5 year effective land supply. The promotion of brown field development is facilitated through the identification of opportunity (OPP) sites. A range of sites have been identified to meet housing requirements and are not restricted by ranking in order of which should be developed first. Planning approval (14/00320/APP) has recently been granted for 24 units on OPP 1 Auction Mart site for a Council house build project (BD/16a/01).

There is a significant amount of housing proposed within Dufftown. This is primarily due to the proposed allocation of 100 houses at R3 Hillside Farm. The approach taken in Speyside has been to identify the longer term expansion of Aberlour and Dufftown. It is envisaged that it will take 10 to 20 years to be fully developed in various phases. This phased approach means that there will not be an immediate impact on services and there will be time to enhance services if required. Developers are required to contribute where a measurable adverse negative impact upon existing infrastructure, community facilities or amenity is identified. Contributions would have to be appropriate to reduce, eliminate or compensate for any identified impact, all in accordance with IMP3.

Under the terms of Policy T2 (Provision of Access) new development proposals should enhance permeability and connectivity and ensure that opportunities for sustainable and active travel are protected and enhanced. Development of the site should maximise connections and routes for pedestrians and cyclists and this will include linking into the existing paths network. Detailed access arrangements for the site will be submitted as part of the planning application submission. The planning application determination process will also consider impact on amenity and design quality.

Scottish Water has been consulted during the preparation of the plan. The plan states that developers are advised to contact Scottish Water as early as possible to confirm that there is sufficient drainage capacity and water supply available to accommodate proposals.

In terms of employment the Moray Economic Strategy (MES) identifies opportunities for Speyside relating to tourism, visitors facilities and visitor accommodation. Given that Elgin is the regional and administrative centre of Moray, it is inevitable that a significant proportion of residents will commute from Dufftown for work.

No modification is proposed.

R3 Hillside Farm

The approach to designating housing within Dufftown and the reasons for doing so have already been set out above. Design principles have been prepared for the site in order to set out key design and placemaking qualities to allow the development to integrate sensitively into the village. Developers will have to work with Scottish Water to identify and address any works required to accommodate development.

The trees on the western boundary of the site have been identified for retention and where appropriate should be supplemented to create a soft edge to this part of Dufftown. The trees on site are not considered to meet the criteria for being considered for a TPO as they are not of significant amenity or biodiversity value.

No modification is proposed.

R4 Tomnamuidh

A larger site for 80 houses was identified in the Main Issues Report reference R6 as not preferred as it was constrained due to road infrastructure issues. Despite the substantial reduction in the number of units, a development of 30 houses taking access off Tomnamuidh Street (via the lane) would be unacceptable due to the access which could not be formed to an adoptable standard.

Scottish Water has been consulted and developers are advised to contact Scottish Water as early as possible to confirm there is sufficient drainage capacity and water supply available to accommodate development in Dufftown. Scottish Water has advised that they will work with developers to ensure that new development can be accommodated. There may be upgrades and investment required to allow development to come forward.

Dufftown is one of the larger villages within Speyside and accommodates a school, shops and services and is considered suitable to accommodate additional housing development. Issues in respect of overlooking and privacy will be addressed at planning application stage when a detailed layout is provided. Access to the site is via the existing lane which runs between properties. The detailed arrangements for accessing and servicing the site will be determined at planning application stage and will be based on the Council's roads standards. As part of the planning application the developer will have to demonstrate that all surface water can be dealt with within the site.

No modification is proposed.

Site not taken forward from MIR (R5) Ardachaidh

At Main Issue Report stage the site was identified as 'Not Preferred' on the basis of being unable to provide safe and suitable access, this remains the case.

No modification is proposed.

Rothes

R1 Spey Street

This is an existing site within the Moray Local Plan 2008. The designation text has been amended from the Moray Local Plan 2008 to require a secondary point of access following the construction of the 50th dwelling. This requirement acknowledges that there is a need to address the volume of traffic utilising Spey Street and provide for an alternative means of access. The roads design for the site including the secondary access will have to meet the Council's road standards. Rothes is a third tier settlement with a primary school and limited services and as such a modest release of 40 houses has been identified to meet local demand. A range of sites have been identified to meet requirements for an effective five year supply of housing land. Sites are not ranked in order of which

should be developed first.

No modification is proposed.

R2 Green Street

The designation text acknowledges the proximity of the site to the River Spey Special Area of Conservation (SAC) and seeks the submission of additional information to ensure that adequate protection measures are in place to protect the water environment during construction and occupation of the site. Flood risk is also referenced and there is a requirement for the developer to demonstrate that the development is a sufficient distance from the 1:200 year flood envelope.

Developers are advised to contact Scottish Water as early as possible in order to confirm that there is sufficient drainage capacity and water supply available to accommodate proposals. Scottish Water has advised that they will work with developers to ensure that new development can be accommodated.

The requirements in terms of access to the river bank are a separate private legal agreement to be resolved between the owner of the site and relevant parties. The development of the site will require containment measures to separate plots and define garden boundaries. Any explicit requirements beyond this are also a separate private legal matter between the site owner and relevant parties.

No modification is proposed.

Reporter's conclusions:

Reporter's recommendations: