

Appendix 2

APPLICATION NO: 18/01132/PAN

Aberlour R4: Speyview

This large new site is expected to serve Aberlour well beyond the duration of the Local Development Plan period. It is being considered due to the constraints in developing the sites at Braes of Allachie. The site can accommodate a phased development of up to 100 houses. Depending on demand there may also be the opportunity for modest release of employment land.

A detailed development brief will be prepared for the site reflecting the design principles set out in the accompanying plan. This site is on the edge of Aberlour and relatively prominent, as such it will require significant structural landscape planting to provide a backdrop and containment for new development. The topography of the site should be used to integrate development sensitively. The layout of the development should optimise the extent of green areas to absorb rainwater to help address surface water run-off.

There may be a requirement to prepare a Flood Risk Assessment relating to the open ditch that passes through the site, the ditch should be incorporated into the design of the site. Surface water flooding is an issue in Aberlour and the design, layout and use of SUDS should be carefully considered to ensure that water quality in the River Spey SAC is unaffected.

A badger survey may be required. There is potential for buried archaeological remains and an archaeological evaluation of 7-10% is required.

A Transport Assessment will be required for the overall development of the site. Primary access to the site should be onto the A95 trunk road. The details of the A95 access junction will need to be agreed with Transport Scotland and The Moray Council. Speed limits on the A95 may require to be relocated. For any development exceeding 100 residential units, a second vehicular access to the development from the existing public road network will be required. Prior to the commencement of the 50th house or equivalent traffic impact from a combined housing and employment development an emergency access will be required at a location to be agreed (potentially onto the U103H Ruthrie Road).

Footways along the frontage of the site onto the A95 will be required and additional works may be required for existing footways and crossings on the A95 to provide a safer route for pedestrians and for routes to school.

R4 SPEYVIEW ABERLOUR KEY DESIGN PRINCIPLES

-  Well designed road frontages creating a sense of arrival. Building and soft landscaping fronting the road, avoiding high wooden fences as boundary treatments.
-  Potential Employment
-  Major Access (all modes)
-  Footpath/Cycle links
-  Woodland Planting (Scots Pine or other appropriate conifer), large forest broadleaves such as oak, aspen, maple and supporting shrub layer.
-  Phased Development
-  Slopes

PUBLIC ACCESS ROUTES SHOULD AIM TO CREATE SAFE AND ATTRACTIVE ROUTES

DWELLINGS SHOULD FRONT ONTO ROADSIDE TO REFLECT CHARACTER OF OLDER PART OF ABERLOUR

LOW BUILDINGS, LIMITED TO 1½ STOREYS, POSSIBLY ONLY SINGLE STOREY IN PLACES TO REDUCE VISUAL IMPACT

HOUSES SHOULD IF POSSIBLE BE ORIENTATED TO TAKE ADVANTAGE OF VIEWS ALONG THE SPEY VALLEY AND MAXIMISE OPPORTUNITIES FOR PASSIVE SOUTH GAIN

ENTRANCE GATEWAY

RETAIN EXISTING TREES

WOODLAND PLANTING SHOULD BE UNDERTAKEN TO MOST EXPOSED HIGH POINTS OF THE SITE AND HELP REINFORCE CONTAINMENT AND SHELTER AND IN DUE COURSE ESTABLISH A SETTING FOR THE DEVELOPMENT

DEVELOPMENT IN PHASES OF 25 HOUSES THAT PROVIDE CONNECTIVITY AND RELATE TO SUBSEQUENT PHASES OF DEVELOPMENT

*** INDICATIVE DETAILS OF THE JUNCTION IMPROVEMENTS ARE AVAILABLE FROM THE MORAY COUNCIL TRANSPORTATION SECTION**

POTENTIAL EMPLOYMENT LAND

ENTRANCE GATEWAY