

THE PLANNING BACKGROUND

Over the past 10 years Aberlour has experienced the most development of all the Speyside settlements. The success of Walkers bakery has seen the company expand to use up all the remaining ground at the industrial estate. A new office workshop and store has been developed at Fisherton Industrial estate. Five of the eight housing sites previously identified have been successfully developed with a total of 35 houses built between 1993 and 1998.

The town has continued to develop its role as a tourist centre and an important stopping off point on the Speyside Way. This is reflected in the expanding range of shops and businesses in the main street.

CHARACTER OF THE TOWN

Aberlour enjoys an attractive setting on the south bank of the River Spey. With its wide main street and clean stone houses, the village has a prosperous and well kept appearance. The presence of the Spey and the hills further south have meant that Aberlour has developed in a linear pattern and development sites have become increasingly difficult to find without further adding to the "strung out" form of the town.

OBJECTIVES

- i) To maintain Aberlour's position as a main service centre for Speyside
- ii) To promote housing developments to meet demand in the Speyside area
- iii) To provide sufficient land to meet local demand for industrial/commercial premises.

POLICIES AND PROPOSALS

In addition to the site specific requirements identified below and in development briefs, all developments must meet the terms of the Implementation policies (L/IMP1-8) in Chapter 8 (relating to siting, Layout and Design, Character Impact, Landscaping, drainage and environmental and traffic impact). Subject to the scale of the development having a measurable impact on local community facilities, amenities or infrastructure, funding policies L/F1 Developer Contributions and L/F2 'Commutated Payments' in Chapter 7 may also apply.

BUSINESS ACTIVITIES

The Local Plan policies for business development are contained in Chapter 1 'Economic Development'.

Industrial Estates (L/ED2, L/ED3)

11 Aberlour

The existing industrial estate which accommodates McPherson's transport depot and Walker's shortbread factories is at capacity and cannot be reasonably expanded. Due to the topography of the town and the resultant problems with identifying industrial land, the Council in association with other economic agencies will investigate the potential demand for a strategic industrial site of up to 5 hectares to serve the wider needs of Speyside.

Established Business Areas (L/ED4)

12 Aberlour/Glenlivet Distillery Area

Reserved for the use of the distillery and related business uses.

Mixed Use Areas (L/ED5)

13 Mary Avenue

Intensification of the business operations will require that the road be widened and surfaced to Council standards.

14 Fisherton

New developments must respect the site's sensitive location at the entrance to Aberlour and may be required to screen or landscape the frontage to the main road.

OPPORTUNITY SITES

These are sites which have the potential for redevelopment for a range of possible uses. The governing local plan policy is L/ED6 in Chapter 1. Other policies may apply depending on the nature of the redevelopment proposal.

OPP1 Mary Avenue

To the east of Ogg's vehicle storage area has development potential for a range of business and residential uses, although ground conditions may restrict development. Proposals must incorporate the upgrading of the access road to Council standards. Wastewater and surface water sewers are available.

OPP2 Coalyard

This site extends to 0.7 hectares and could be redeveloped for residential or commercial uses. Given the proximity of the site to the River Spey, development will require to incorporate flood prevention measures - (see policy L/ENV26 in Chapter 2).

ENVIRONMENT

The policies for the maintenance and enhancement of the environment are found in Chapter 2 (Environment).

The principal policies for the **local environment** are L/ENV10 'Settlement Boundaries' and L/ENV18 'Public Amenity and Open Spaces' in Chapter 2, and L/IMP1 'Development in Built Up Areas' in Chapter 8.

Under the terms of policy L/ENV18 (Public Amenity and Open Spaces) a number of spaces have been identified which contribute to the environment and amenity of the town. The purpose of policy L/ENV18 is to protect the integrity of these spaces from inappropriate development and to ensure that their contribution to the amenity of the built up area is not compromised.

ENV1 Linn Braes

The footpaths and woodlands are to be protected as amenity features. House building at R1 should be kept at sufficient distance from mature trees, with a new footpath link provided.

ENV2 Speyside High School

The school buildings and playing fields are reserved for educational and recreational use.

ENV3 Alice Littler Park

To remain as public open space/informal parkland accommodating community and leisure uses.

ENV4 Mary Avenue

This site is suitable for development as a community amenity area and there will be a presumption against development which would be prejudicial to its community use.

ENV5 Dowans Hotel

The area between the hotel and the A95 provides an attractive approach to the town centre. This should be retained in any development related to the hotel.

ENV6 Braes of Allachie/School

The steep bank between the bus access to the school and the Braes of Allachie Road is an important amenity area and there will be a presumption against development on this site which reduces significantly the woodland cover.

ENV7 Mary Avenue

The stand of trees at the entrance to the school provide an important amenity feature at the school and should be safeguarded.

ENV8 Braes of Allachie

Part of this field has been developed for housing, with the balance retained in agricultural use/grazing. No further housing developments will be permitted here and the site will be retained in its current form, with tree planting as necessary.

ENV9 The Square

As the focal point within the town, the Square will be retained as such, and its public open space role continued. Routine maintenance and improvements works will be carried out as necessary.

ENV10 Woodlands etc

Areas of mature woodland or amenity ground which should be retained as such for their amenity value.

ENV11 Field at St Margaret’s Church

This site is to be retained in its present agricultural use and safeguarded from development in light of its contribution to the setting of the Church, which is a Category ‘A’ listed building. The mature trees which lie just outwith this site (in the footpath to the A95, and in the verge of the church driveway) are also important to this setting and require to be retained wherever possible.

There are wider environmental designations relating to areas of local, national and international scientific importance and to areas of high scenic and landscape quality which in most cases relate to areas just beyond the settlement boundary. Where sites of scientific importance are found within settlement boundaries, these are designated as ENV on the Proposals Map.

AGLV The whole area, outwith the town boundary, is designated as an Area of Great Landscape Value covering the Spey Valley.

SINS The area of the river valley to the west of the A95 is designated a Site of Interest to Natural Science.

Speyside Way The Speyside Way follows the line of the old railway through the town. New development which abuts the Speyside Way must not impair its attractiveness to walkers.

SSSI The Rive Soeyis a designated Site of Special Scientific Interest.

Detailed maps of all the above are held by The Moray Council.

HOUSING

The main governing local plan policy for new housing developments is L/H3 in Chapter 3 (Servicing and Layout of new Housing Developments). Policy L/H7 in Chapter 3 (Affordable Housing provision) may also apply depending on the size and location of the development.

The level of demand for housing in Aberlour and the surrounding area has increased in the last few years, justifying new greenfield sites at R2 Tombain and R3 Braes of Allachie.

R1 Chapel Terrace/Allardyce Crescent

This site is currently being progressed by a private developer in partnership with Scottish Homes to provide 20 shared ownership homes and 25 general needs houses. Access will be from the rear of Allardyce Crescent. Proposals must incorporate the relocation of the play area, parking provision for the hospital, footpath links to the Linn Braes and rear access to the houses at Allardyce Crescent. Wastewater drainage will require an off site sewer to Queen's Street. Housing must be built at a reasonable distance from the trees at Linn Braes (see ENV1).

R2 Tombain

This site extends to 2 hectares and could accommodate a development of approximately 12 houses. Access to the site would come from Sellar Place. The eastern boundary to the site must ensure that a 4.5 metre verge is maintained for future widening of Ruthrie Road. An emergency access must also be provided from Ruthrie Road to the site. The existing stands of trees must be retained. A new wastewater connection to the sewer in the main road will be required.

R3 Braes of Allachie

This site extends to 1.65 hectares and could accommodate 10 houses. Access should be from the existing access point off Allachie Drive. The mature trees within the site and around the perimeter must be maintained. A wastewater sewer extension of 100 m will be required to connect to the existing wastewater sewer to the north.

COMMUNITY FACILITIES

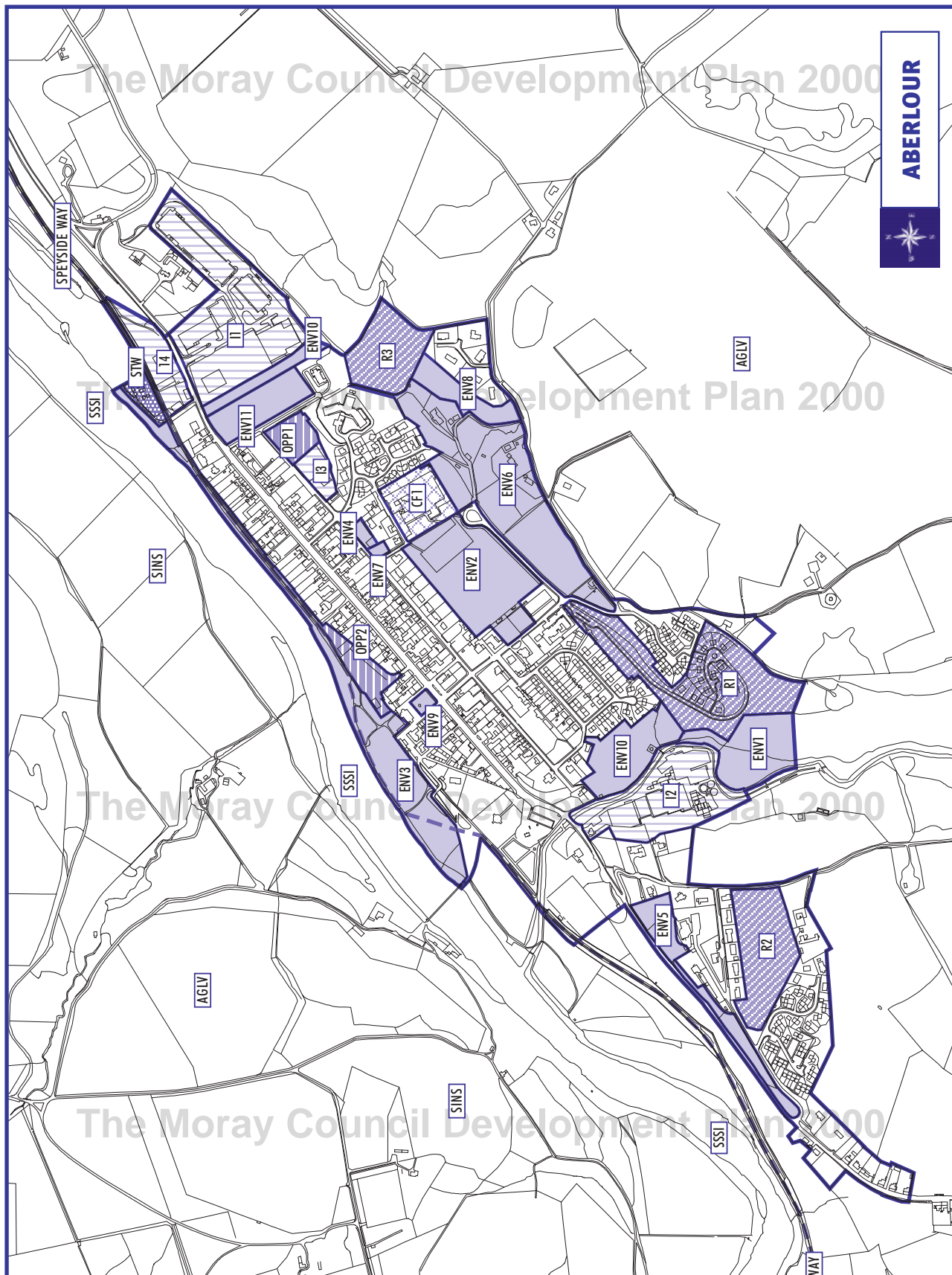
The governing local plan policy for community facilities is L/CF1 in Chapter 5.

Aberlour is a focal point for activity in the Speyside area, particularly because of the High School complex. The net increase in population caused by the proposed developments may place additional demand on these facilities and require their upgrading.

CF1 High School and Community Education Complex
 Subject to the impact of development pressures, the Council may require improvements to external facilities to increase community access.

WASTE WATER TREATMENT

The town's sewage system is programmed for upgrading by NOSWA to be capable of serving the development commitments of the plan.



ABERLOUR

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