

# TOWN & VILLAGE STATEMENTS

## CRAIGELLACHIE

### THE PLANNING BACKGROUND

Craigellachie remains largely unaltered from the last Local Plan with relatively little pressure for development. The tightly drawn settlement boundary was intended to promote development on small sites inside the boundary rather than extend the village. However, the majority of applications for planning permission in recent years has occurred outside the settlement boundary, within an Area of Great Landscape Value (AGLV). Permission was granted for the relocation of the Cooperage to Drumfurrich Steadings, with the ultimate intention of redevelopment of the Cooperage site for housing. This proposal was regarded as an environmental improvement to the village however the site remains in use to date, despite extensive expansion at Drumfurrich.

### CHARACTER OF THE TOWN

Craigellachie enjoys an attractive hillside setting above the River Spey with wooded countryside beyond. It is surrounded by an "AGLV" designation. There are two main aspects to the character of the village itself; the residential villas, reflecting its original Victorian past, as an important railway junction, and its association with whisky distilling characterised by both the distillery and the cooperage. Its old industrial image, of brickworks, mill, brewery and railway sidings, has gone.

The transformation of the former railway station area, into public amenity space; the formation of the Speyside Way, and the existence of mature trees throughout the older part of the village, are now more significant elements to Craigellachie's character, making it an attractive and desirable residential village.

### OBJECTIVE

To maintain Craigellachie's attractive setting within an AGLV and, by the promotion of a reasonable amount of residential development within the village, to discourage sporadic development beyond the boundaries.

### 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, 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 'Commuted Payments' in Chapter 7 may also apply.

### BUSINESS ACTIVITIES

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

#### Established Business Area (L/ED4)

##### I1 White Horse Distillery

**This area is reserved for the use of the distillery, and related business uses.**

### TOURISM

The governing policies for Tourism are L/ED16 and 17 in Chapter 1 (Tourist Facilities and Accommodation and Roadside Signs). The Economic Development policies in Chapter 1 apply where relevant and policy L/CF4 in Chapter 5 safeguards established routes for walking, cycling, trails and cross-country skiing.

##### T1 Speyside Way

**Craigellachie is a strategic point of the Speyside Way, one of the major tourist/recreational facilities within Moray. The Speyside Way must not be prejudiced by development proposals which impinge upon the footpath or Fiddich Park area.**

### 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.

**Population 420**

**ENV1 Dufftown Road**

**Important amenity areas at the entrance to the village, where the Council will encourage further planting along the edge of the A95. To the east is an area of mature hardwoods and conifers bordering the village, and providing a skyline backdrop.**

**ENV2 The Highlanders Park**

**This area is retained for recreational use. Part of the site is overgrown and contains a derelict building which could be improved and used as an extension to the park.**

**ENV3 Playing Fields**

**This area is retained for recreational use.**

**ENV4 Fiddich Park**

**Junction of Speyside Way with Dufftown Spur reserved for recreational and tourist uses.**

**ENV5 Amenity area at Brickfield Road**

**To be retained as an open space.**

**ENV6 Boats of Fiddich Cottage**

**Riverside setting must be retained in any development proposal related to the existing business.**

**ENV7 Spey Road**

**Piecemeal encroachment will not be permitted.**

**ENV8 Spey Road (North)**

**Skyline backdrop of mature hardwoods should be retained for amenity value.**

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 may relate to areas just beyond the settlement boundary. Where sites of scientific importance are found within settlement boundaries, these are designated as ENV in the Proposals Map.

**AGLV The village is surrounded by an Area of Great Landscape Value designation.**

**SINS The Spey Valley floor between the built-up edge of the village and the river is a Site of Interest to Natural Science for geomorphological reasons.**

**SSSI The River Spey is a 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.

Despite the following designations, difficulties with the Sewage Treatment Works have placed a restriction on further development within Craigellachie. Until improvements are carried out, only four more houses can be accommodated.

Only three houses have been developed since June 1993 and demand appears to be low.

The following sites are designated for housing:-

**R1 Edward Avenue (capacity: 5 houses)**

**Part of a field, with road frontage, forming a gap between existing houses. Could accommodate 4 to 5 detached houses, which should all have a common building line. Wastewater sewers are available. Any future residential development would have to consider the potential for excessive noise from existing noise sources in the vicinity. Applicants should have a regard to noise measurement criteria which are appropriate.**

**R2 Former Cooperage (capacity: 15 houses)**

Now relocated at Drumfurrich the site of the former cooperage could be reinstated as a housing site, achieving an environmental upgrading at the same time. Extending to approximately 1 ha (2.6 acres), a low-medium density development of 6 houses to the acre would seem appropriate, and in keeping with surrounding character. Access should be taken from Brickfield Road, and the small group of trees in the south-west corner of the site should be retained. Grampian Police have indicated their intention to establish a new Police Station in Craigellachie and a feasibility study has identified that the preferred location will be within this site. Public wastewater and surface water sewers are available.

**R3 Brickfield (capacity: 12 houses)**

A site of approximately 1.4 ha (3.5 acres) at the south end of the village for which housing would be an acceptable use, although ground conditions may make its development difficult. It would be a condition of any consent that tree planting be carried out on the south-east and north-east boundaries forming the built-up edge to the village. Public wastewater and surface water sewers are available.

**R4 Site of former brewery, Spey Road (capacity: 5 houses)**

This site has lain derelict for several years now. A return to industrial/commercial use would not be desirable. The proximity of the distillery makes part of the site less attractive for housing than other designations, and development will have to take account of the potential for excessive noise in the vicinity, for which there are appropriate noise measurement criteria.

Consequently housing proposals must provide a separation between the site and the distillery for which a distance of around 30m is suggested. This buffer zone would require to be landscaped and remain as open space, maintenance of which will be the responsibility of the developer. Such provision will improve the amenity and enhance the setting of both new and existing houses.

The remaining land could accommodate between 4 to 6 houses depending upon layout, house types etc.

Public wastewater and surface water sewers are available.

**R5 Sub-Division/Backland Development**

Despite the policy of Subdivision (L/H5) further splitting of feus in the older Victorian part of the village as shown on the Proposals Map will not be permitted, as this is considered detrimental to its character.

**COMMUNITY FACILITIES**

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

**CF1 New Police Station**

Grampian Police has indicated their intention to establish a new police station in Craigellachie to serve the wider area. The preferred location is within part of R2 (former Cooperage), however should an alternative location be required its location within any of the housing designations would be acceptable in principle.

**WASTE WATER TREATMENT**

The Sewage Treatment Works require to be upgraded. Improvements to the Craigellachie works are a priority within Moray. Housebuilding is meanwhile restricted.

