

TOWN & VILLAGE STATEMENTS

LHANBRYDE

THE PLANNING BACKGROUND

Lhanbryde expanded rapidly during the 1970's and Local Plans since then have sought to check the rate of growth and consolidate existing development of appropriate community facilities. The 1978-83 Local Plan provided for the existing industrial estate, the reservation of specific areas for open space and the provision of a village hall. A number of private housing schemes were also progressed during this period; most notably Kirklandhill and Gordon Park. The housing issue remained the central focus of the 1985-90 Local Plan. During this plan period the District Council completed a 50 house development at Garmouth Road and released 32 private plots for development at Robertson Road. The Council has also replaced and extended its small residential development at Burnside Road. Little private house building took place in this period, and although allocated, a large 1.4 ha (3.4 acres) site to the rear of Walkers Crescent remains undeveloped.

The industrial site at Lhanbryde has had only limited success. It was considered in the 1985-90 Local Plan that a community the size of Lhanbryde (population 2,050) should have such an employment facility available and be able to offer a reasonable level of industrial facilities locally.

The 1993-98 Local Plan secured two notable achievements for the village with the completion of the Lhanbryde By-pass and the construction of an impressive new primary school. Since construction of the by-pass however, the areas surrounding St Andrews Road and Burnside Road have suffered severe floods in 1995 and 1997 causing extensive damage to homes and property.

CHARACTER OF THE VILLAGE

Outwith the west end of St Andrews Road, Lhanbryde almost has the character of a new-town. The village is dominated by the extensive Moray and Nairn County Council development of the 1970's, and the private housing schemes built since 1978. Open space, a product of contemporary standards of modern layout, is a consistent feature, and the village is served well by the network of forest paths which link the Crooked Wood to the north. Prominent elevated sites are crowned with mature trees, a number of which are protected by Tree Preservation Orders.

OBJECTIVES

- (i) To continue to improve the provision of public facilities within the village and to promote the provision of medical facilities in particular.
- (ii) Consolidate growth within the existing village boundary.
- (iii) To protect and enhance the environment of the village with particular regard to the management of flood risk.

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'.

Industrial Estate (L/ED2, L/ED3)

I1 Garmouth Road

The Moray Council has inherited the 2 ha Industrial Site on Garmouth Road and has serviced part of it to accommodate three units. There is ample space within the site to accommodate further development and all commercial/industrial enquiries within Lhanbryde will be directed here. The Council will investigate funding assistance to provide a lorry park on this site to serve the village. Any future industrial or commercial development must consider the potential for excessive noise affecting residential development in the vicinity. Applicants should have regard to noise measurement criteria which are appropriate.

Opportunity Sites (L/ED6)

Opportunity Sites 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 pending the nature of the redevelopment proposal.

OPP1 The Old Croft, Robertson Road

Opportunity to redevelop a derelict building by either demolition and replacement or rehabilitation for residential use. This site is understood to be within the ownership of the Scottish Office, having been acquired as part of the by-pass works, and to be surplus to requirements. The site could accommodate two new dwellings with a shared access onto Robertson Road. Screen planting shall be required on the boundary with the A96.

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 Crooked Wood Walks

Extensive area of recreational open space skirting the north and eastern boundary of Lhanbryde to be retained.

ENV2 Kirkland Hill

Trees are protected by a Tree Preservation Order.

ENV3 St Andrews Road

Trees along the road frontage to be retained.

ENV4 By-Pass

Areas of new landscaping to be retained

ENV5 St Bridgets Church Cemetery and Lhanbryde Cemetery

The environs of St Bridgets Cemetery and Lhanbryde cemetery are protected from insensitive development.

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 pending on the size and location of the development.

R1 Rear of Walkers Crescent

The designation of R1 is continued from the previous Local Plan. It remains the only residential designation within Lhanbryde and is capable of accommodating substantial private development. Although the Council would not object to a comprehensive private residential development on the site, it would welcome the development of part of the site for sheltered or amenity housing. Lhanbryde lacks such a facility and given the extensive size of this site (3.3 ha), this option may prove attractive both to the existing owners and to an appropriate specialist housing association.

COMMUNITY FACILITIES

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

CF1 New Primary School and Surrounding Ground

The new primary school and the recreational space that surrounds it is reserved for community and recreational uses. The Council remains committed to the improvement of community facilities in Lhanbryde and the new school complex has been designated to accommodate the addition of a new library, medical consulting rooms, and associated facilities. Beyond the community related facilities, no new development shall be permitted to impinge on the open spaces or setting of the new school.

CF2 Village Hall and Playing Fields

The Village Hall and adjacent playing fields are reserved for community use. The village hall would remain an option for the location of the community facilities mentioned in CF1, should the school location not prove suitable.

FLOOD RISK

Lhanbryde has been severely affected by floods and the Council, in association with SEPA and NOSWA will assess and new proposals in areas of high risk against the terms of policy L/ENV26 in Chapter two of the Plan.

Flood Prevention Scheme

The Moray Council will pursue the preparation of a Flood Prevention Scheme for Lhanbryde under the terms of the Flood Prevention (Scotland) Act 1961 as amended. This scheme will be prepared in line with statutory process under the Act, require extensive hydrological research and will be subject to public consultation and environmental assessment.

WASTE WATER TREATMENT

There is ample capacity in the public system to accommodate all anticipated developments in the plan. Sewage is pumped to Elgin where it is treated and then disposed of via the long sea outfall at Lossiemouth. This system is eventually intended to be connected to a new Waste Water Treatment plant at Oakenhead, near Lossiemouth.

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