

Lhanbryde

Hierarch Status/Objectives/Issues

Lhanbryde is a third tier settlement

- To identify a supply of housing land.
- To continue to improve the overall environmental setting and visual appearance of the town

Infrastructure

Water and Drainage

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.

Roads

Comments on road access arrangements are provided in site designation texts. These are intended to be of assistance to developers and advise generally of improvements that are likely to be needed to service the site, along with the need for any off-site improvements. These requirements are not exhaustive, and do not pre-empt anything that might result through the Transport Assessment process. It is essential that developers contact Transportation at an early stage, especially where there is a requirement for a Transport Assessment identified in the site text.

Developer Contributions

Contributions may be sought towards some public facilities (eg core paths; library; schools; sports/leisure facilities; transportation) and this will be confirmed at application stage. Developments over 4 houses will be required to make an affordable housing contribution.

Layout and Design

High quality design and layouts in new development is an important aspect for “placemaking”, in order to achieve an attractive and interesting living environment. This is a priority objective of the Scottish Government (see Primary Policy 3).

Pre-application discussions and community consultation are only requirements for Major Applications (50 or more houses; or on sites exceeding 2 hectares). The Council would encourage early discussion pre-application on ALL proposals, and is willing to engage with developers to identify any aspects of site development that should be taken into consideration from the outset.

Some sites being proposed for development have had some “key design principles” identified for them, highlighting the key design elements that should be observed when layouts are being drafted.

Housing

R1 West of St Andrews Road

6.8 hectares Indicative capacity 65

Site R1 is capable of accommodating 65 houses. Due to the close proximity of the site to the A96, the development must include provision for landscaping to provide a buffer along the length of the boundary with the A96. Footways will need to be extended along the length of the site frontage onto St Andrews Road to provide pedestrian connectivity. The design principles should address the key design principles set out in the accompanying map. An archaeological evaluation is required prior to development commencing. A Transport Assessment will be required and two points of access should be taken from St Andrews Road.

A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site. A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirements to address/mitigate the impact on groundwater dependent terrestrial ecosystems.

Opportunity Sites

OPP1 Garmouth Road

The site is suitable for community uses, business, industrial, residential or for a cemetery.

Any future proposals must consider the potential for excessive noise affecting residential development in the vicinity. A detailed Flood Risk Assessment will be required to accompany proposals. A Transport Assessment or Transportation Statement will require to be submitted depending on the proposed uses. Mitigation measures for any development impact identified on the St Andrews Road/Garmouth Road junction will be required.

Environment

The following sites are identified as open spaces which contribute to the environment and amenity of Lhanbryde. Over riding policy E5 applies to each of these sites.

ENV2 Private Gardens or Grounds

Rear Kirkhill Drive (also wildlife site:
Policy E2 applies)

ENV3 Amenity Greenspace

St Andrews Road, By pass
landscaping, Woodlands
Drive/Drumbeg Crescent

ENV4 Playspace for Children and Teenagers

Woodlands Drive, Lhanbryde School,
Garmouth Place

ENV5 Sports Areas

Lhanbryde School, Lhanbryde
Community Centre

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Crooked wood walks/Kirkland Hill,
Templand Road, Kirkhill Drive

ENV11 Cemeteries

St Bridgets Church Cemetery,
Lhanbryde Cemetery

TPO Tree Preservation Order

There is a Tree Preservation Order covering an area to the east and south of Kirkhill Drive.

LHANBRYDE

Population: 2026

Households: 914

2011 Census



