

Portknockie

Hierarchy Status/Objectives/Issues

Portknockie is a third tier settlement.

- To promote a low, but steady level of development.
- To promote the development of the housing designation at Seabraes.
- Retain the high quality environment.

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 Seabraes 3 ha 50 houses

A development brief was previously prepared for this site. Development on site should not exceed 50 houses, given the complex road access into the site.

As an exposed cliff top location, boundary treatment will be required along the eastern boundary, to provide a sense of enclosure and help visual integration with the surrounding countryside. This could include mounding and gorse planting, and does not have to be in the form of a more formal landscaped treatment. The new eastern boundary represents the absolute limit to the site with all landscaping/screening/boundary treatment located within this line.

At least two access points should be provided, via Wood Place and Addison Street. Footpath links should be created to the coastal path and the playing fields.

Business

I1 Patrol Road

This area shall be retained for small scale business activities, and subject to policy ED4 (Existing Business Areas). Proposals for development/redevelopment may be required to take measures to improve their compatibility with visitor use in this area (e.g. screening; fencing; layout etc.).

Environment

The following sites are identified as open spaces which contribute to the environmental amenity of Portknockie. The over-riding policy E5- Open Space applies to each of these sites.

ENV3 Amenity Greenspace

Addison Street, Bridge Street

ENV5 Sports Areas

McLeod Park; School Playing Field, Bowling green; tennis court

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Former Railway Line

ENV8 Foreshore Areas

The Braes above the harbour

CA Conservation

The boundary of the conservation area is unchanged.

Wider Environmental Designations

There are a number of environmental designations immediately outwith the settlement boundary which will require to be observed.

AGLV Area of Great Landscape Value

CPZ Coastal Protection Zone

Tourism

T1 Harbour Area

The prime use of the harbour will be for recreational/tourist use.

Proposals which are likely to conflict with this role will not be permitted.

T2 Caravan Site

The caravan site will be retained for holiday/tourist use, and there will be a presumption against redevelopment for other purposes.

T3 Coastal Route

The Sustrans national cycle route and the Moray Coast Trail Footpath both pass through Portknockie and will be safeguarded from development.



PORTKNOCKIE

Population: 1269
Households: 547

2011 Census

