



Population
901



Households
445



Settlement Hierarchy
Smaller Towns & Villages

Development Strategy / Placemaking Objectives

- To maintain the distinctive characteristics of the village, namely the original Seatown, holiday attractions of the beach area, dunes, caravan site, Local Nature Reserve, residences at the south end and the Ecovillage.
- To ensure that any new development does not compromise the specific features of the village, namely, its open spaces (including public spaces between houses), woodlands, footpaths, Bay foreshore and its enclosure by gorse and sand dune areas.
- To prevent the sub-division of plots and backland development at the eastern edge of the village.
- No further development beyond North of settlement boundary at Ecovillage.
- Development proposals in the Special Landscape Area must reflect the traditional settlement character in terms of siting and design and reflect the special qualities of the designation.

Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

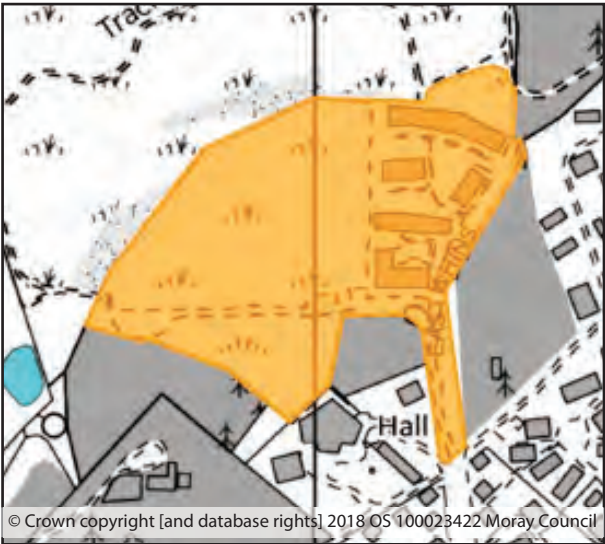
HOUSING

R1 Heathneuk 0.9 ha 6 units



- Development must be low density.
- No further sub-division of plots will be permitted.
- Houses must be sited and designed to ensure that they do not visually intrude on the open dunes landscape to the north.
- Drainage Impact Assessment (DIA) required.

R2 Dunelands 2.85 ha



- Development commenced and nearing completion.

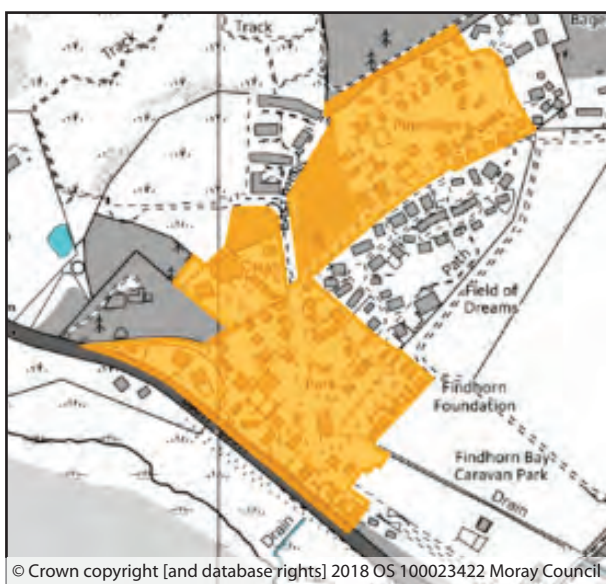


R3 Sub-Division/Backland Development



- The sub-division of plots or backland development will not be permitted, to safeguard the low density character of this part of the village and prevent overdevelopment.

RC Residential Caravans

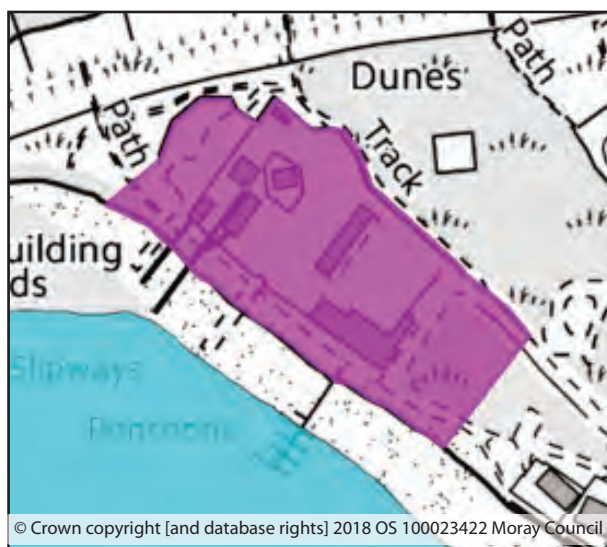


- Replacement of temporary caravans and mobile homes with more permanent buildings of mixed use at one to one densities or lower will be permitted.
- Support the innovative construction and design techniques within the Ecovillage.
- Flood Risk Assessment (FRA) may be required.
- Phase 1 Habitat Survey required.



OPPORTUNITY SITES

OPP1 Boatyard 1.6 ha



Suitable Uses

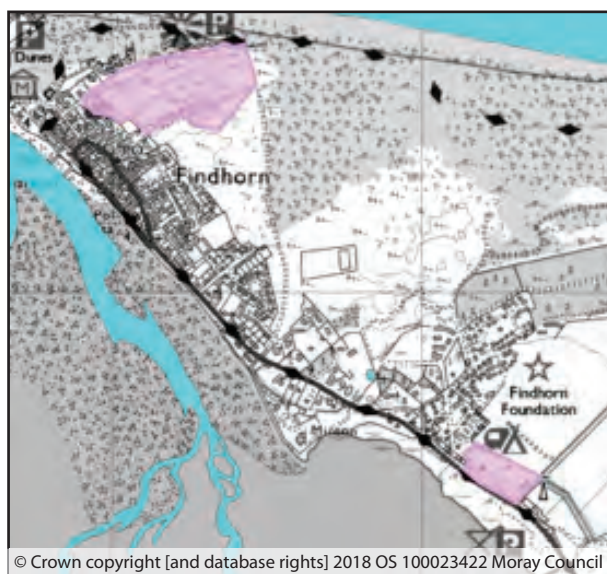
Redevelopment and expansion of business uses including boatyard, storage, recreational facility and visitor attraction.

Site specific requirements

- Primary use as a boatyard must be safeguarded.
- Any housing element must be secondary and in support of identified business activities.
- A promenade frontage must be created along the western side of the site, providing a walkway, street furniture and lighting.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Development to be connected to mains water and sewerage, or otherwise to demonstrate that there will be no adverse effect on the integrity of the Moray Firth Special Area of Conservation (SAC), the Moray & Nairn Coast Special Protection Area (SPA) or the proposed Moray Firth Special Protection Area (pSPA) or cause changes in water quality affecting the habitats and prey species that SAC, SPA and pSPA qualifying interests rely on.
- Development enabling significant levels of water-based activities to demonstrate that there will be no adverse effect on the integrity of the Moray Firth SAC, the Moray & Nairn Coast SPA or the Moray Firth pSPA caused by disturbance.

TOURISM

T1 Findhorn Sands and Findhorn Bay Holiday Caravan Parks



Suitable Uses

- These sites must remain as holiday caravan sites as part of Findhorn's tourism infrastructure. Development for alternative uses will not be permitted.
- Expansion of chalet and caravan site developments outwith the boundaries shown on the proposals map will not be supported on the grounds of environmental impact and flooding.

T2 Moray Coastal Trail

- The Moray Coastal Trail passes through Findhorn and will be safeguarded from inappropriate development.

ECOLOGICAL STUDIES

- ✱ Any development proposals on the areas identified with an asterisk will require to be supported by a detailed ecological study.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Findhorn will be safeguarded from development that is not related to their current use as set out in the table below:

REF	Type of Open Space	Location
ENV2	Amenity Greenspace	Drying Greens; Elvin Place; Icehouse and Land Adjacent to Boatyard
ENV3	Playspace for children and teenagers	Play Area
ENV4	Sports Areas	Recreation Ground/Bowling Green/Tennis Courts
ENV5	Green Corridors	Trees at Village Entrance
ENV6	Natural/Semi-Natural Greenspace	Findhorn Dunes and North Beach
ENV11	Other Functional Greenspace	Established parking areas with potential for use for overnight motorhome, campervan and camping provision, subject to relevant regulatory consents where required and a Phase 1 Habitat Survey. The principle use as car parks must be retained and the environmental value of the surrounding dunes must not be compromised.
TPO	Tree Preservation Order	Trees at Village Entrance

WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
CA	Conservation Area	Findhorn Conservation Area
LNR	Local Nature Reserve	Findhorn Bay Local Nature Reserve
SAC	Special Area of Conservation	Moray Firth
SLA	Special Landscape Area	Culbin to Burghead Coast
SPA	Special Protection Area	Moray and Nairn Coast
pSPA	Proposed Special Protection Area	Moray Firth
SSSI	Site of Special Scientific Interest	Culbin Forest , Culbin Sands and Findhorn Bay

PUBLIC FOOTPATHS

The Council will endeavour to protect the network of footpaths, which presently exist within the village. Development proposals will not normally be approved within the village which interfere with established pedestrian links.

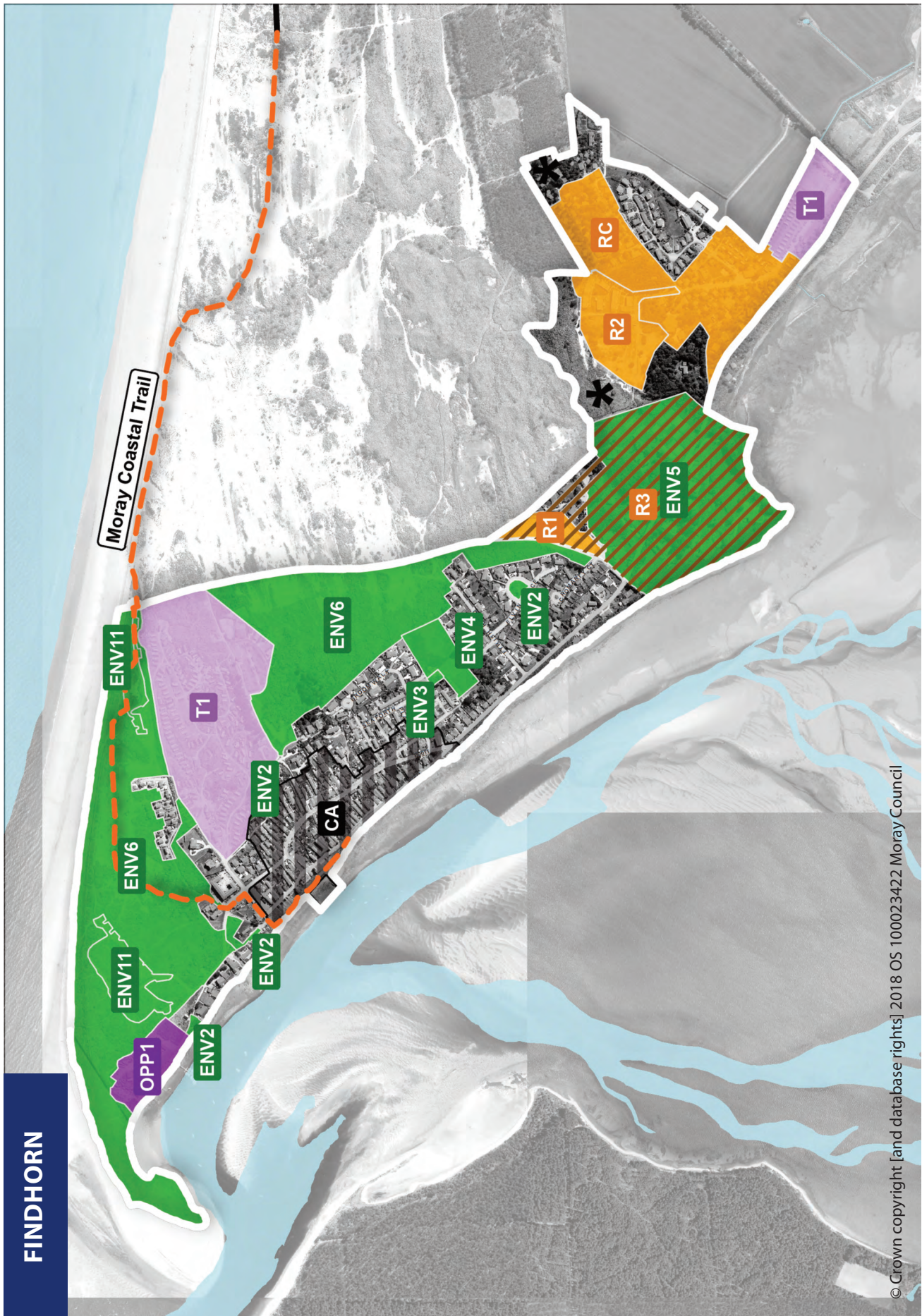


INFRASTRUCTURE

Sites identified will be required to contribute to the following infrastructure to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

Type of Infrastructure	Mitigation Measure	Sites
Primary Education	Extension to Kinloss Primary School or alternative provision	R1, R2
Secondary Education	Extension to Forres Academy or alternative provision	R1, R2
Healthcare	Extension to Forres Health and Care Centre or alternative provision	R1, R2
Healthcare	2 x Additional Dental Chairs	R1, R2
Healthcare	Reconfiguration of existing pharmacy outlet(s)	R1, R2
Sports and Recreation	Enclosed, floodlit synthetic turf (4G) pitch	R1, R2





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FINDHORN







Population
1,209



Households
525



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

- To promote interest and encourage housing development on designated sites.
- Conserve and enhance Findochty's distinctive built heritage and the integrity of the Conservation Area.
- Development proposals in the special Landscape Area must reflect the traditional settlement character in terms of siting and design and reflect the special qualities of the designation.



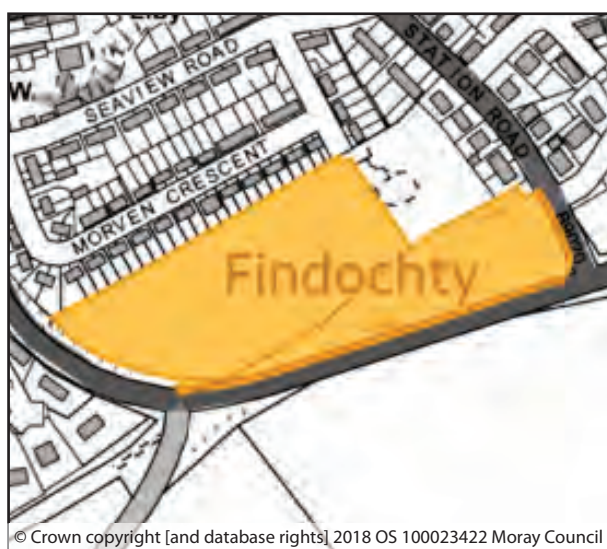
Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

HOUSING

R1 Morven Crescent

2.82 ha

35 units

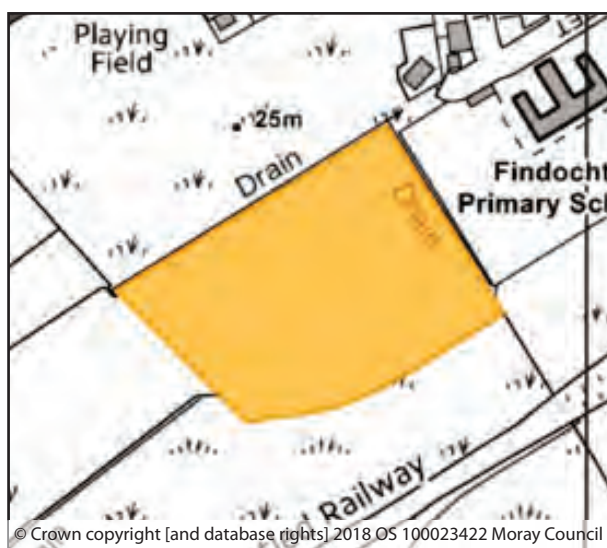


- The site should be developed in two phases. The layout must allow residents of Morven Crescent to take rear access to their properties.
- A thick belt of gorse must be left along the frontage with the A942 to retain this natural edge to the settlement, setback outwith required visibility splays.
- Access to be taken from the straight section of the A942. A stacking lane will be required and the developer will be required to promote the relocation of the 30mph limits. Footpath links offsite, to the east, west and north must be provided.
- Phase 1 Habitat Survey required.
- Drainage Impact Assessment (DIA) required.
- Connection to Sustrans route.

R2 West of Primary School

2 ha

20 units



- Access via Burnside Street must be improved. Traffic calming measures where the road passes the school.
- Due to the constrained road access, a maximum of 20 houses will be permitted.
- Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- There are some open ditches which flow through the site which may need to be incorporated into the development.
- Landscaping must be provided to provide enclosure to the site.



OPPORTUNITY SITES

OPP1 North Beach 1.1 ha



Suitable Uses

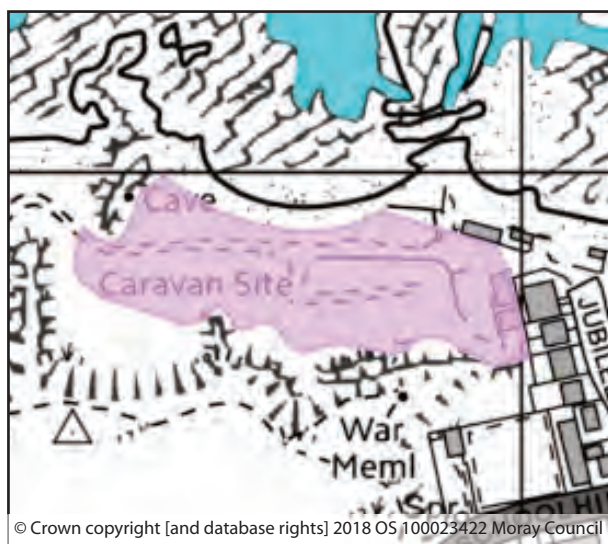
Leisure/tourism/residential

Site specific requirements

- Opportunity for redevelopment.
- Eastern part of the site has potential for leisure, recreation or tourism uses while the redundant building on the western part of the site is also suitable for residential use as a possible alternative.
- Flood Risk Assessment (FRA) may be required for residential use on the site.
- Development to be connected to mains water and sewerage, or otherwise to demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) or cause changes in water quality affecting the habitats and prey species that the qualifying interests of the pSPA rely on.
- Development enabling significant levels of water-based activities to demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth pSPA caused by disturbance.

TOURISM

T1 Caravan Site



Suitable Uses

- The caravan site will be retained for holiday use and proposals for residential caravans will not be permitted.
- Development for alternative uses will not be permitted.



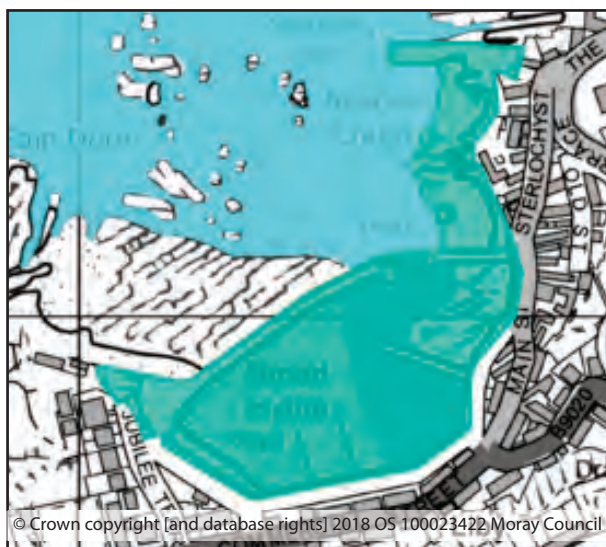
T2 Moray Coastal Trail

- The Moray Coastal Trail runs through Findochty and will be safeguarded from development.

T3 Sustrans Cycle Route

- The Sustrans National Cycle Route runs through Findochty and will be safeguarded from development. The cycle track now utilises the old railway line from Portessie.

HBR1 Harbour



Suitable Uses

- The harbour area will be retained for recreational sailing use, and additional facilities and related activities (pontoons; boat storage area etc) may be provided.

Site specific requirements

- Development enabling significant levels of water-based activities must demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) caused by disturbance.



ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Findochty will be safeguarded from development that is not related to their current use as set out in the table below:

REF	Type of Open Space	Location
ENV2	Amenity Greenspace	Grassed area at west end of harbour
ENV3	Playspace for children and teenagers	To south of Morvern Crescent
ENV4	Sports Areas	Bowling Green; sports field at west end; school playing field.
ENV5	Green Corridors	West of New Street; West of Blantyre Street
ENV6	Natural/Semi-Natural Greenspace	Area to west of caravan site at East beach area; Areas of naturalised scrubland and gorse to South West; Coastal slope North of Seaview Road; Coastal slope North of Cliff Street

WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
CAT	Countryside Around Towns	The Buckie CAT terminates at the western edge of the Findochty settlement boundary.
CA	Conservation Area	Findochty Conservation Area
SLA	Special Landscape Area	Portgordon to Cullen Coast
pSPA	Proposed Special Protection Area	Moray Firth pSPA

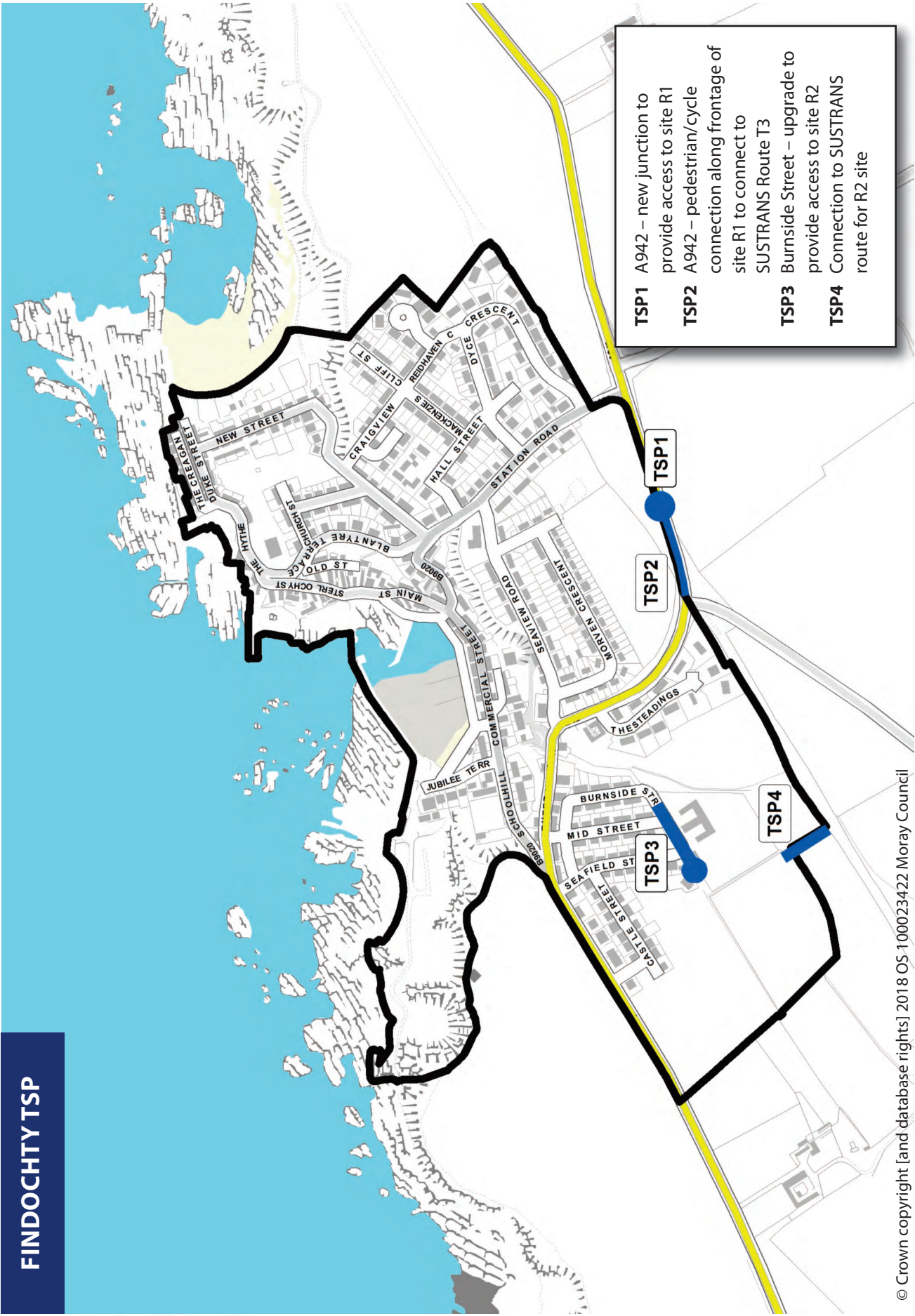
INFRASTRUCTURE

Sites identified will be required to contribute to and/or provide the infrastructure identified below and shown on the Transport Proposal (TSP) Map to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

Type of Infrastructure	Mitigation Measure	Sites
Education	New Build or alternative provision	R1, R2, OPP1
Healthcare	Extension to Ardach Health Centre	R1, R2, OPP1

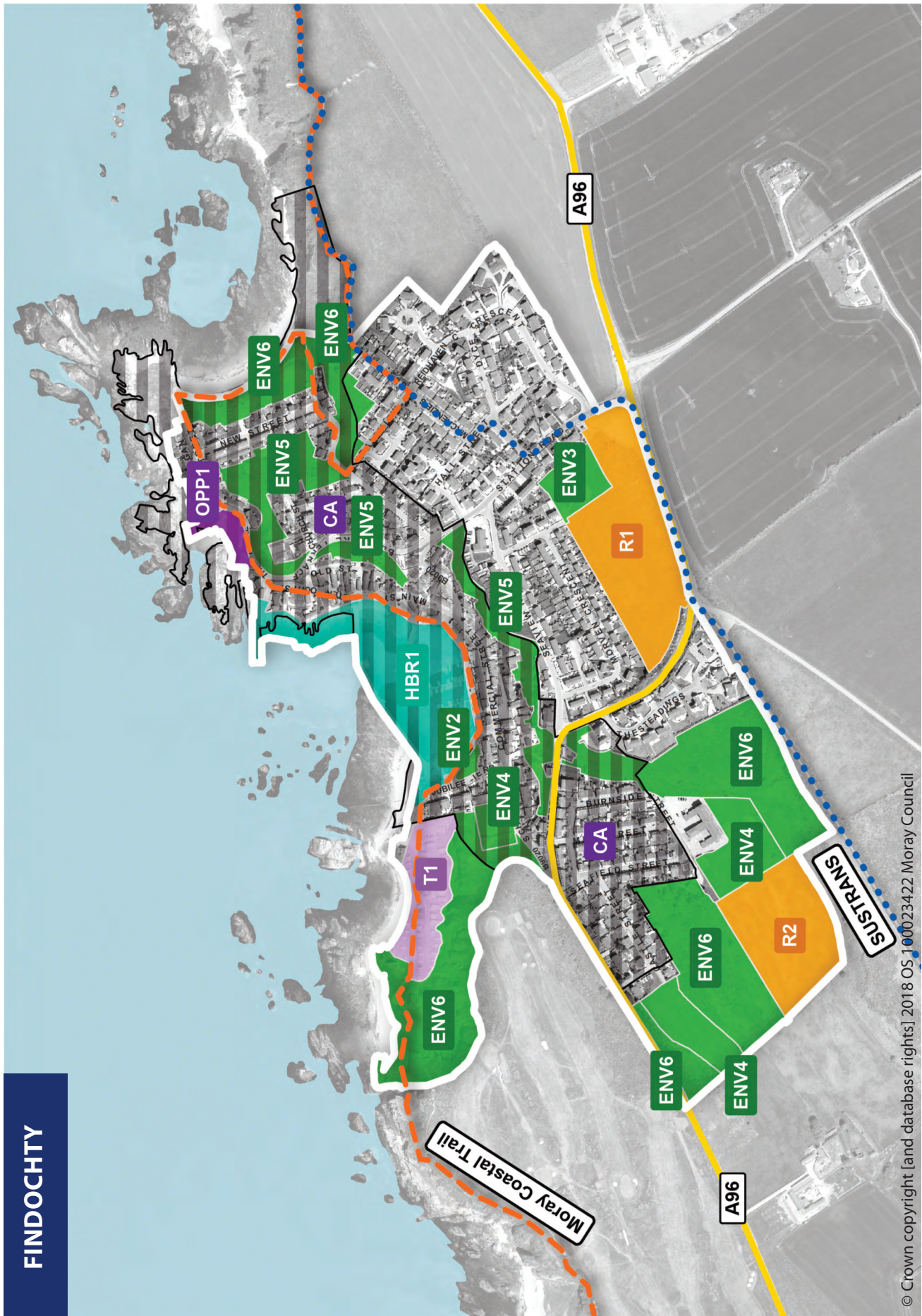


FINDOCHTY TSP



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FINDOCHTY







Population
1,728



Households
797



Settlement Hierarchy
Tertiary Growth Area

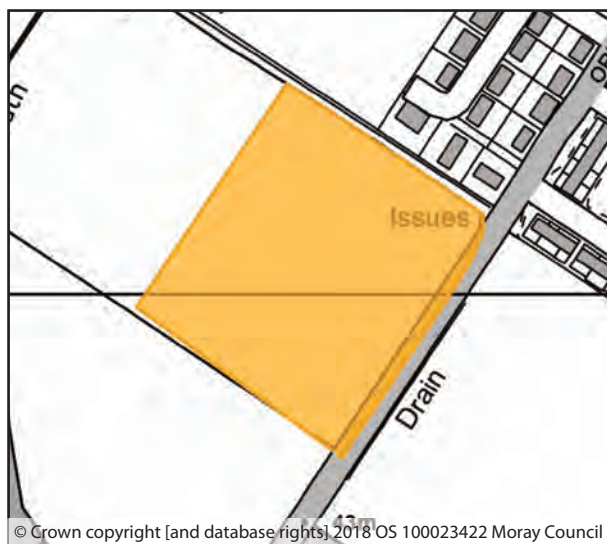
Development Strategy / Placemaking Objectives

- To identify a site for an additional 50 new houses in addition to existing sites.
- To identify longer term housing areas.
- To identify a site for a potential new health centre.
- Conserve and enhance Fochabers distinctive built heritage and the integrity of its Conservation Area.
- To protect the scientific and environmental value of adjoining areas.
- Development proposals in the Special Landscape Areas must reflect the traditional settlement character in terms of siting and design and respect the special qualities of the designation.

Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

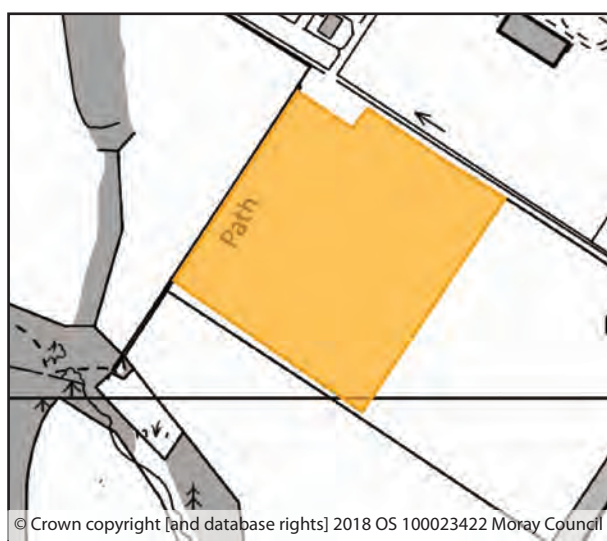
HOUSING

R1 Ordiquish Road 2.6 ha 50 units



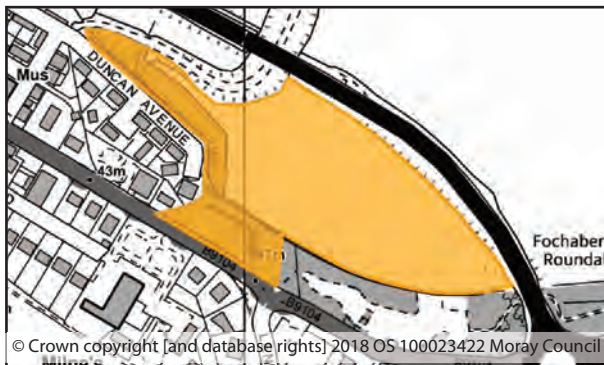
- Access to the site will be from Ordiquish Road and the layout must allow for future access requirements to R2.
- Two points of access required. Access arrangements must also take into consideration access for R4/LONG.
- Transport Assessment required. The Assessment must take into account other developments proposed off Ordiquish Road (R2, R4 and LONG).
- Provision of road improvements required including widening of Ordiquish Road. Assessment of the condition of the bridge over the Fochabers Burn required. Assessment of the need for junction improvements required.
- Footway and cycleway connections to the existing network and school required.
- A Pocket Park must be provided.
- Boundary landscaping must be provided.
- Development of this site must be significantly complete (50%) before commencement on R2.
- Drainage Impact Assessment (DIA) required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.

R2 Ordiquish Road West 2.2 ha 50 units

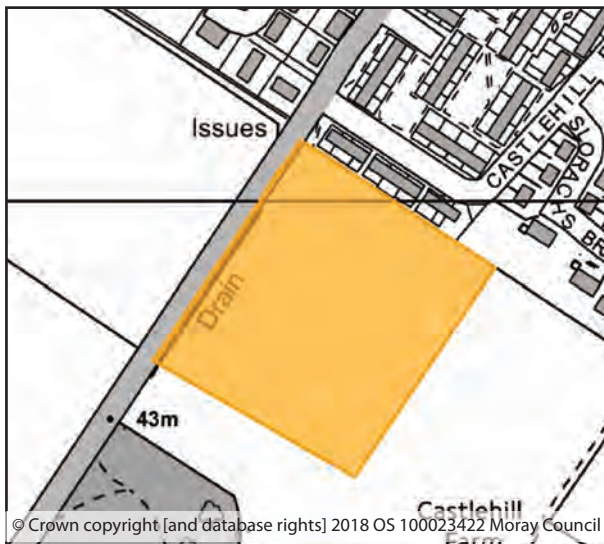


- Development of this site must be considered in conjunction with Site R1 to the east and Site R2 must not commence until 50% of the housing on Site R1 is significantly complete.
- Transport Assessment required. The Assessment must take into account other developments proposed off Ordiquish Road (R1, R4 and LONG).
- Provision of road improvements required including widening of Ordiquish Road. Assessment of the condition of the bridge over the Fochabers Burn required. Assessment of the need for junction improvements required.
- Footway and cycleway connections to the existing network and school required.
- Boundary landscaping must be provided.
- Drainage Impact Assessment (DIA) required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.

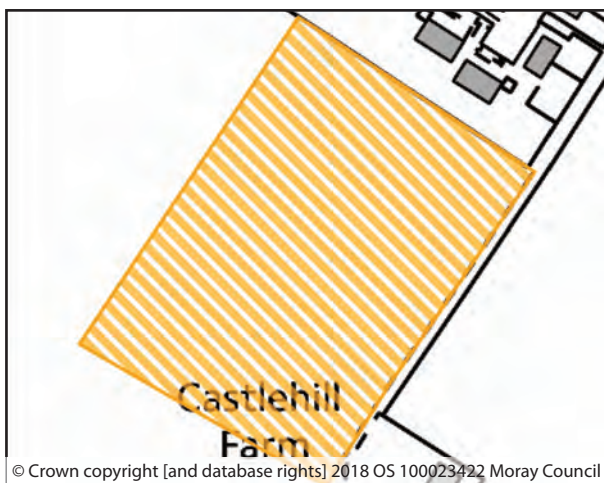


R3 East of Duncan Avenue**3.4 ha****42 units**

- Development has commenced.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.
- Bat and Squirrel Surveys may be required due to wooded areas.
- Drainage Impact Assessment (DIA) required.

R4 Ordiquish Road East 2.5 ha**50 units**

- Transport Assessment required. The Assessment must take into account other developments proposed off Ordiquish Road (R1, R2 and LONG).
- Access to future phases within the LONG must be safeguarded.
- Provision of road improvements required including widening of Ordiquish Road. Assessment of the condition of the bridge over the Fochabers Burn required. Assessment of the need for junction improvements required.
- Footway and cycleway connections to the existing network and school to be provided.
- A Pocket Park must be provided.
- Boundary landscaping must be provided.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.

LONG Ordiquish Road East LONG

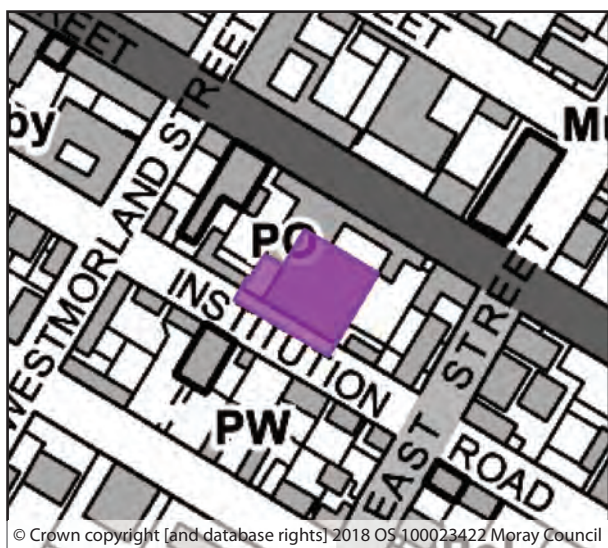
- The site is an extension to R4 and has an indicative capacity of 35 units.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.



OPPORTUNITY SITES

OPP1 Institution Road

0.09 ha

**Suitable Uses**

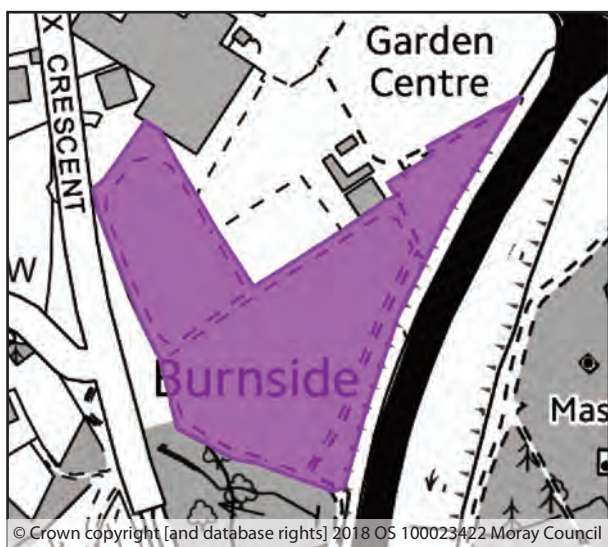
Residential

Site specific requirements

- Redevelopment for housing must be of a scale, design and material finish that is sympathetic to the location within the Conservation Area.
- Car parking requirements must be provided within the curtilage of the site unless otherwise agreed with the Council.

OPP2 Lennox Crescent

1.6 ha

**Suitable Uses**

Business, Commercial, Health Care Facilities, Residential

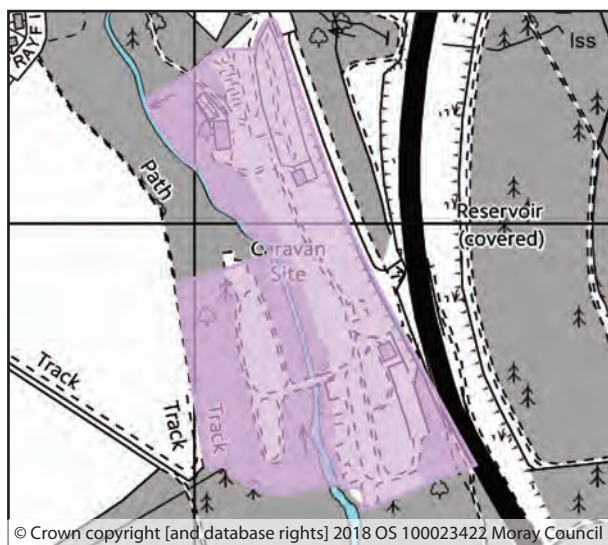
Site specific requirements

- 1ha of the site is reserved for a Health Centre – this will only be released for alternative uses if the NHS confirms this is no longer required.
- New access to be provided from Lennox Crescent taking account of the topography and existing private access.
- Footway and cycleway connections to the existing network and school required. A 2m wide footway along the northern side of Lennox Crescent from the site access to the mini-roundabout to the North West required. Suitable crossing provision in the vicinity of the roundabout required to enable bus stop access.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.



TOURISM

T1 Caravan Site



Suitable Uses

- The site must remain as a caravan site as part of Fochabers tourism infrastructure.
- Development for alternative uses will not be permitted.

Site specific requirements

- Existing cycle track must be retained.
- Flood Risk Assessment (FRA) required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.
- A Water Framework Directive waterbody specific objective will require to be addressed.

T2 Speyside Way

- Route of Speyside Way will be protected from development.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Fochabers will be safeguarded from development that is not related to their current use as set out in the table below.

REF	Type of Open Space	Location
ENV1	Public Parks and Gardens	Fochabers Playing Field
ENV2	Amenity Greenspace	A96 Verges/Edges; Woodside Road; Oldmills/Speybank House
ENV4	Sports Areas	Milne's High School; Cricket Ground
ENV5	Green Corridors	Burn of Fochabers; Speyside Way
ENV6	Natural/Semi-Natural Greenspace	Spey Crescent
ENV7	Civic Space	The Square

WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
CA	Conservation Area	Fochabers Conservation Area
HGDL	Historic Garden and Designed Landscape	Gordon Castle
SAC	Special Area of Conservation	River Spey (includes part of the Burn of Fochabers)
SLA	Special Landscape Area	Lower Spey and Gordon Castle Policies; The Spey Valley
SSSI	Site of Special Scientific Interest	River Spey SSSI

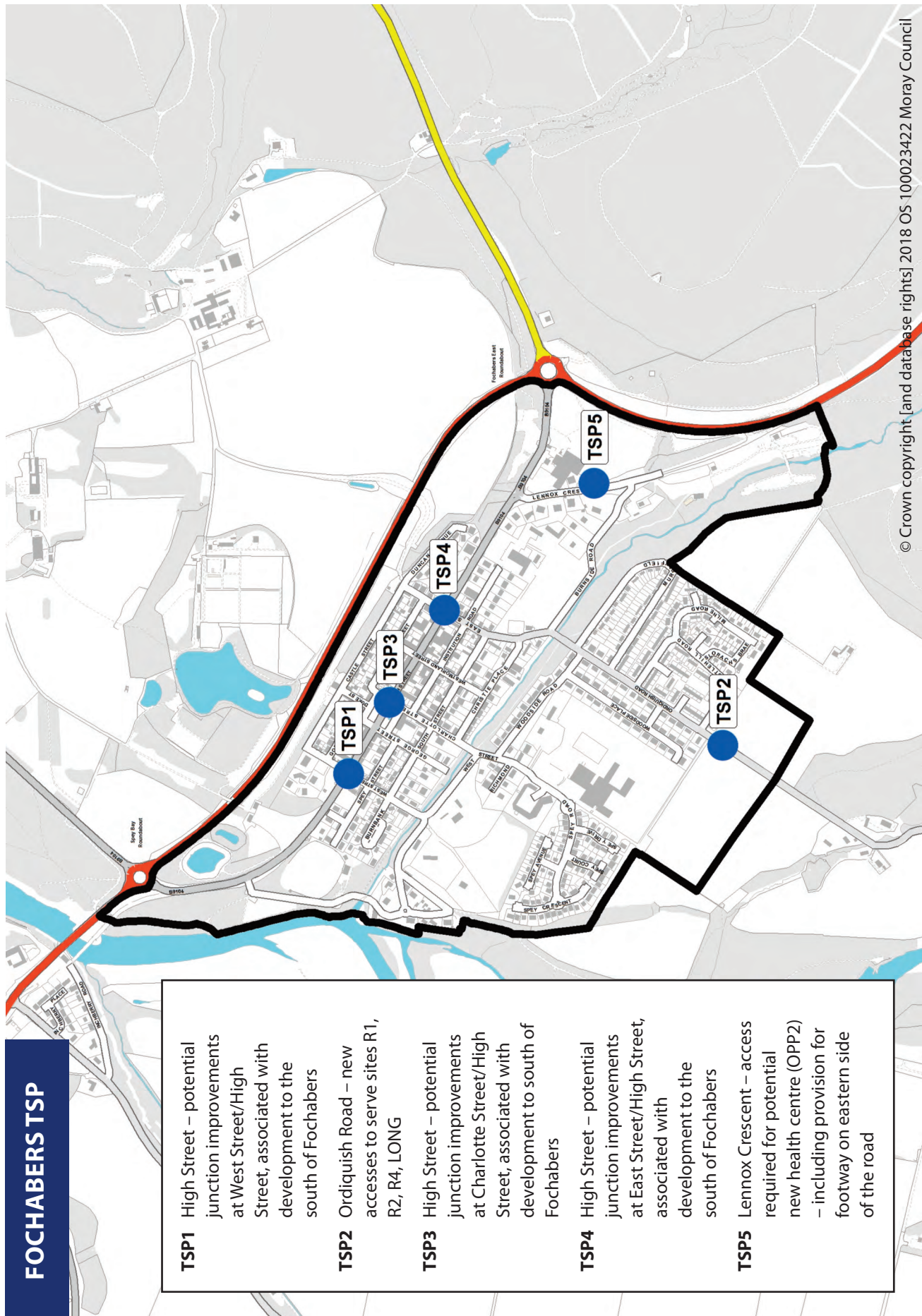


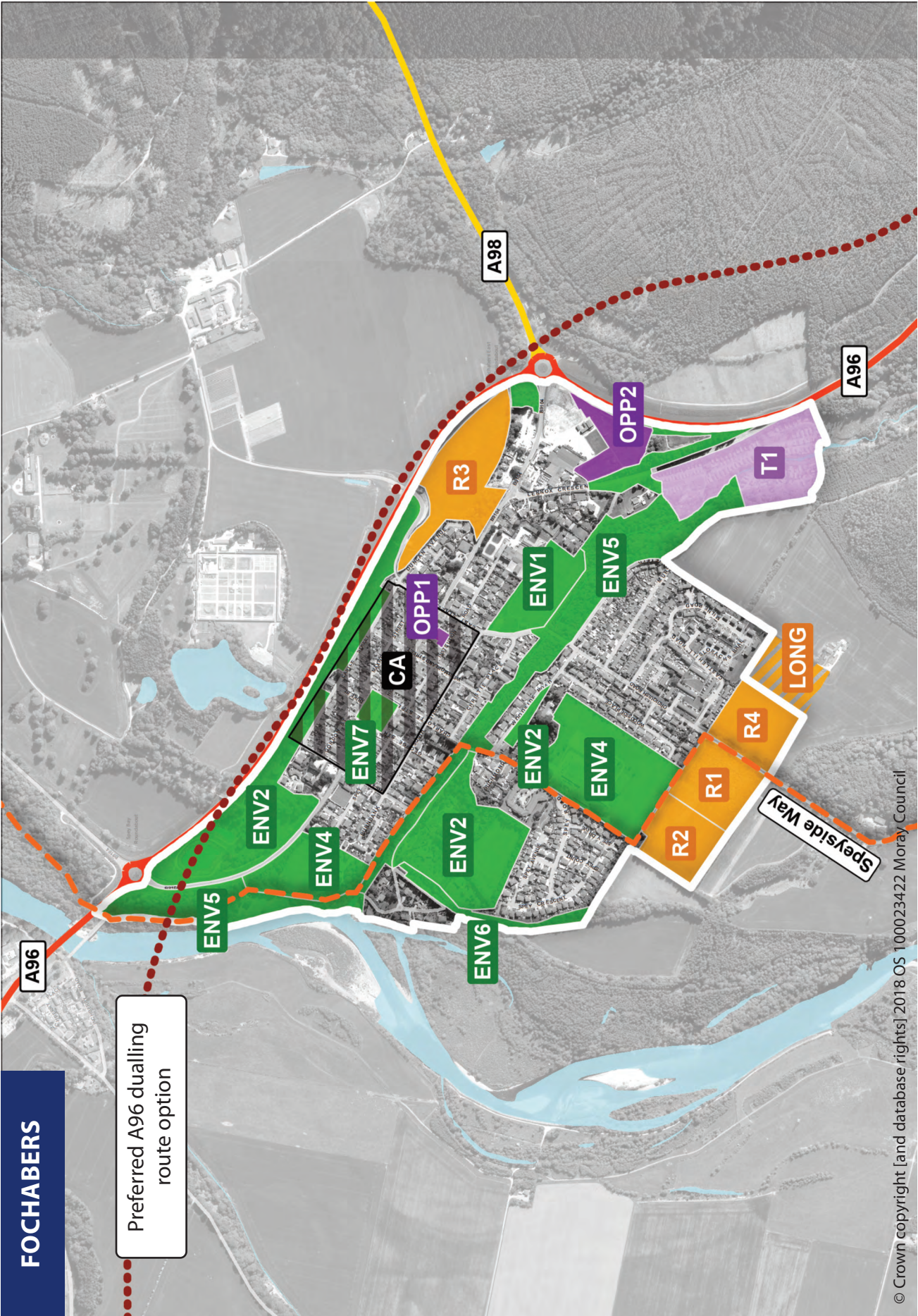
INFRASTRUCTURE

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Type of Infrastructure	Mitigation Measure	Sites
Healthcare	New Build Health Centre	R1, R2, R3, R4, LONG, OPP1, OPP2









Population
10,156



Households
4,624



Settlement Hierarchy
Secondary Growth
Area

Development Strategy / Placemaking Objectives

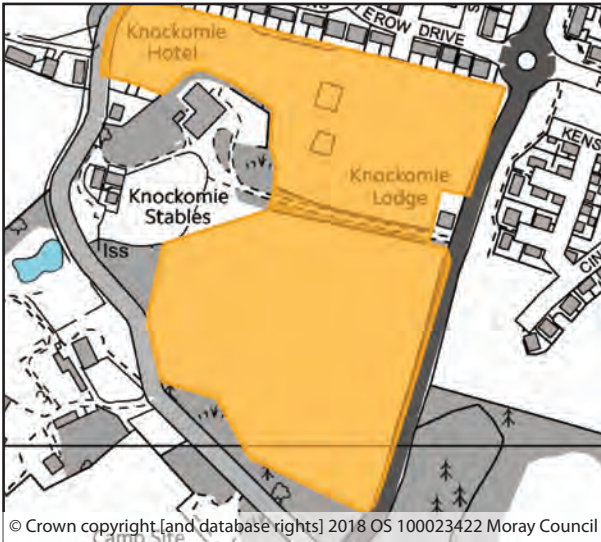
- To identify land for an additional 250 new houses in addition to existing sites.
- To identify longer term housing areas.
- To identify an additional 12 ha of land for employment and support proposals for business development and growth.
- To identify significant new growth areas, including new neighbourhoods at Ferrylea, Lochyhill and Dallas Dhu.
- To support and enhance the vitality and viability of Forres Town Centre.
- To identify a site for a new Primary School at Lochyhill.
- To identify green infrastructure to connect to wider green/blue networks.
- To protect and enhance the existing network of open and green space.
- To identify a network of new play areas and parks.
- To promote active travel connections across Forres and into the woodlands to the south of the town.
- Conserve and enhance the distinctive built heritage of Forres and the integrity of the Forres High Street Conservation Area.
- Development proposals in the Special Landscape Area must reflect the traditional settlement character in terms of siting and design and reflect the special qualities of the designation.



Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

HOUSING

R1 Knockomie 6.7 ha 100 units



- Proposals must comply with key design principles shown in Figure 1.1.
- Houses must front onto the A940. High wooden fencing will not be permitted.
- Transport Assessment required.
- Provide a permeable network between the two parts of the site but prevent new traffic from using the current hotel access. Options to provide alternative access to the hotel must be investigated.
- Cycle path along the full extent of the site frontage required.
- Connection through to existing development to the north onto Whiterow Drive required.
- Opportunities for connections with OPP8 Whiterow need to be considered, if made possible once the vehicular access onto the U38E east or west is removed.

- Junction improvements required within Forres, scale to be determined through Transport Assessment.
- A developer contribution towards public transport will be sought.
- Badger Survey, Species Survey and Protection Plan required.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.

Figure 1.1 Key Design Principles R1 Knockomie

Provide pedestrian and cycle connections into the wider network and incorporate a radial cycle route linking the A940 and the minor road at Balnakeith.

Retain existing trees on site, provide additional mature tree planting around the boundary with the Knockomie Hotel and provide an avenue of feature trees planted along the A940.

Avoid development on the elevated parts of the site and high pressure gas pipeline buffer zone.

Create attractive gateway into Forres



Create vistas through the development towards the centre of Forres and adjacent development.

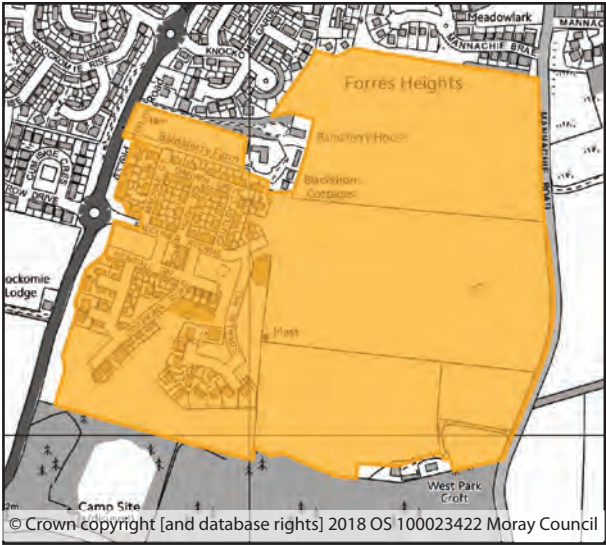
Safeguard setting of "B" Listed Knockomie Hotel by retaining open aspect east of the hotel.

Create a key frontage with principle elevations facing onto the A940.

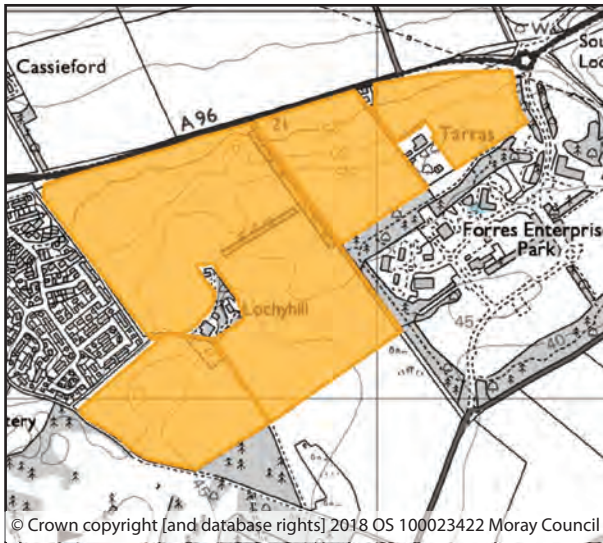
Provide high quality areas of greenspace within the development containing a pocket park with playspace and kickabout area.



R2	Ferrylea	22.2ha	380 units
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- Phases 1 and 2 of development has commenced with 249 units consented.
- A masterplan is required, incorporating land at West Park Croft, showing connections between all areas, proposed landscaping, the required affordable and accessible housing and required buffer to the gas pipeline.
- Lowering of density onto the rural edge required.
- Pocket park within south eastern part of site required.
- Transport Assessment required.
- Junction improvements required within Forres, scale to be determined through the Transport Assessment.
- Widening of Mannachie Road along frontage of site to 6m and provision of a 3m wide cycle path to the west side connecting to the north and completing any missing sections between the site and the existing network to the north required.
- Contribution required towards path widening along Mannachie Road to 3m wide from development to core path FR22 (including provision for a crossing).
- Widening of Mannachie Road to 5.5m from Link Road access, south to access to West Park Croft and safeguarding for future widening within site boundary beyond this is required.
- Assessment for additional bus stop infrastructure within the frontage of the development must be considered as part of the overall R2/R4/R6 bus stop infrastructure provision and accessibility to bus stops.
- A developer contribution towards public transport will be sought.
- Path links must be provided to the woodland to the south of the site, and north into adjacent housing at Mannachie Brae.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- Archaeological targeted evaluation (10%) of known features and monitored topsoil strip of all remaining areas required.

R3 Lochyhill**61 ha****850 units**

- Proposals must comply with key design principles shown in Figure 1.2.
- Masterplan required for Lochyhill, including land at Tarras Farm and LONG1 Lochyhill.
- Masterplan must address the need for a 2.5ha site for a potential new school, neighbourhood retail and healthcare facilities.
- Phasing must develop the site from west to east.
- Opportunities for mixed use development including a hotel and other appropriate business uses must be explored.
- Centrally located neighbourhood park and open space to the north of Lochyhill Cottages required.
- Pocket park required, appropriately located in relation to the neighbourhood park.
- Floodlit multiuse games area (MUGA) required.
- Development must not visually breach the high ridges to the east which must be planted to reflect the pattern of woodland on the upper slopes.
- Advanced landscaping must be provided to integrate development into the surrounding landscape.
- Path links must be provided to Muiry Wood, Ferryhill and Council Wood.
- Transport Assessment required.
- Scottish Transport Appraisal Guidance (STAG) access appraisal required to examine the case for direct access to the A96 and other access options. The STAG appraisal must be undertaken in consultation with the Council, Transport Scotland and local community.
- Junction improvements required within Forres, scale to be determined through Transport Assessment.
- Provision of 3m cycleway through the site and BP1 Enterprise Park to link with adjacent networks.
- Vehicular (6m wide road) and non-vehicular (pedestrians and cycles) connection to Drumduan Road must be provided.
- Potential for a direct connection (vehicular and non-vehicular) through Forres Enterprise Park must be investigated to create a permeable network.
- A developer contribution towards public transport will be sought.
- Offsite active travel improvements linking site to catchment schools must be assessed.
- Level 1 Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Noise Impact Assessment (NIA) required.
- Demonstrate that there will be no adverse effect on the integrity of the Moray & Nairn Coast Special Protection Area (SPA) caused by a significant reduction in available foraging areas that the goose qualifying interests of the SPA rely on.
- Archaeological evaluation of 7% required.
- Development proposals will require to take into account the preferred option for the A96 dualling route which impacts on this site.



Figure 1.2 Key Design Principles R3 Lochyhill, LONG1 Lochyhill and I5 Easter Newforres



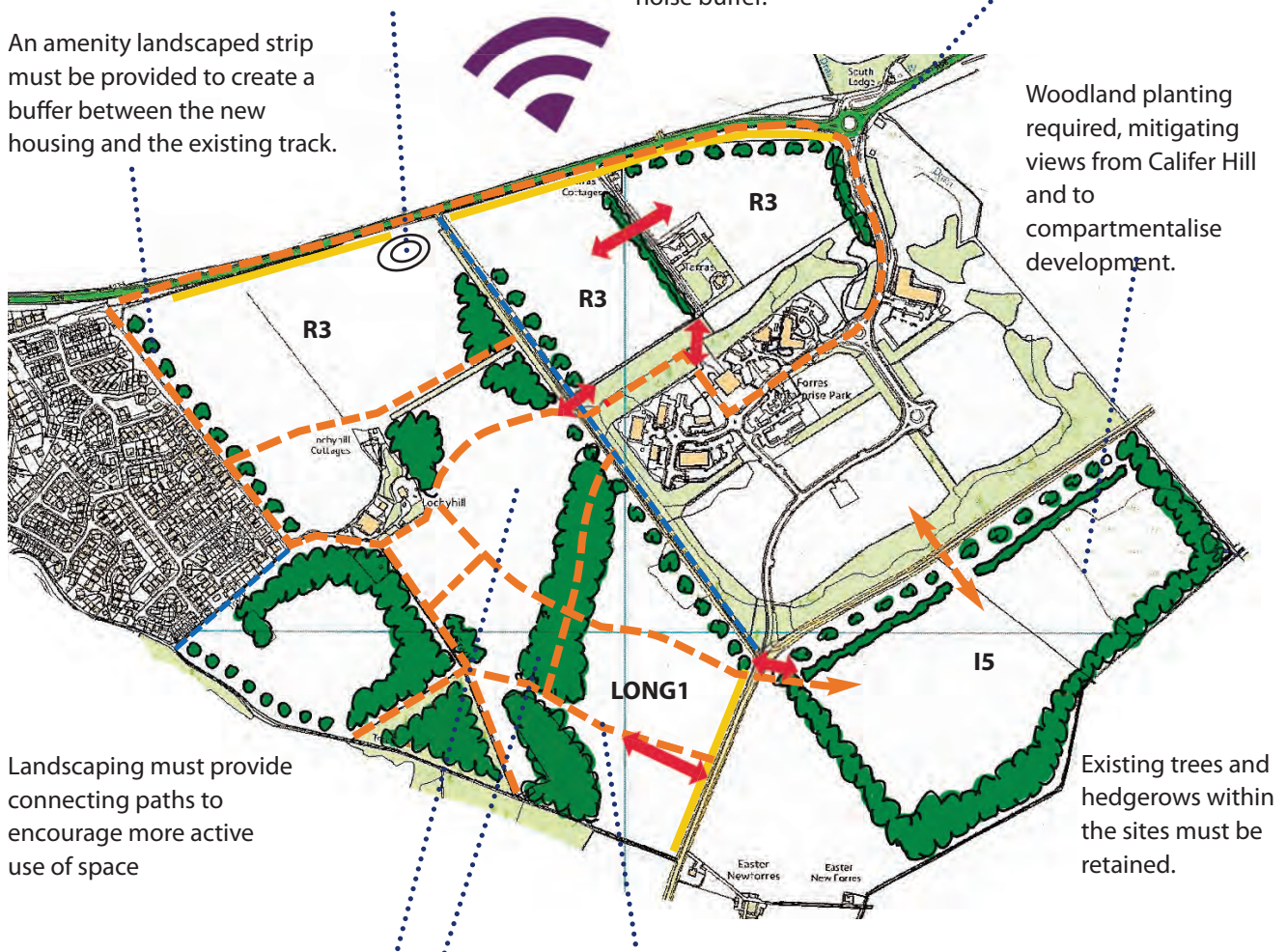
Proposals must respect topography and retain distinctive knolls and incorporate into open spaces to provide sense of containment.



Creation of woodland adjacent to A96 required to provide visual and noise buffer.

Complement and enhance existing entrance gateway into Forres.

An amenity landscaped strip must be provided to create a buffer between the new housing and the existing track.



Woodland planting required, mitigating views from Califer Hill and to compartmentalise development.

Landscaping must provide connecting paths to encourage more active use of space

Existing trees and hedgerows within the sites must be retained.

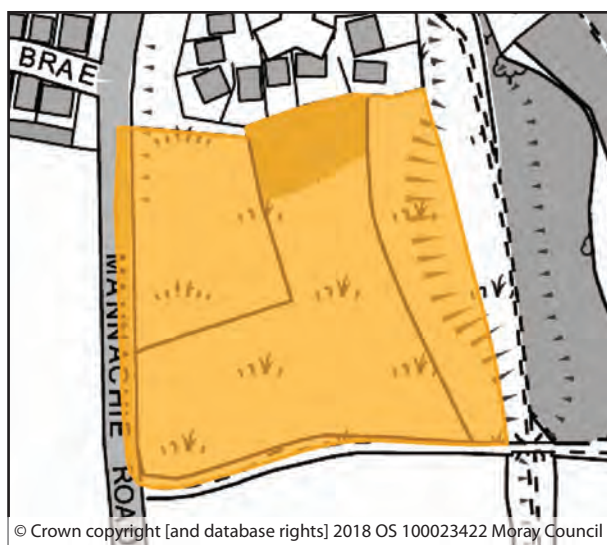
Steep slopes, knolls and elevated ridges must be planted with woodland (Scots Pine or other appropriate conifer), large forest broadleaves such as oak, aspen, maple and supporting shrub layer) to form a backdrop for development areas of flatter ground.

Proposals must create a comprehensive network of access routes linking into adjacent pockets of development for all modes of transport. (Indicative routes identified).

Buildings must be kept low and integrate sensitively into the landscape by utilising planted ridges and knolls.



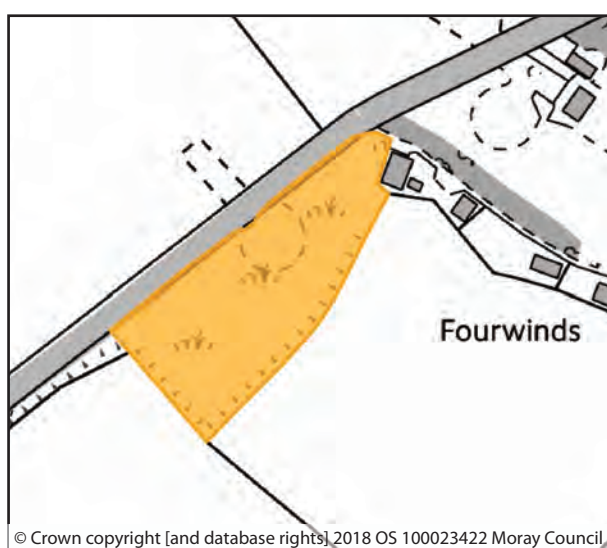
R4 Mannachie 3.4 ha 40 units



- Proposals must comply with principles set out in Dallas Dhu Masterplan Supplementary Guidance (see page xx).
- Houses must present a strong frontage onto Mannachie Road and be bounded by native hedging or low natural stone boundary walls.
- Tree lined spine street incorporating a 6m wide landscaped strip must be provided linking the site and R6 Dallas Dhu.
- Tree Preservation Order (TPO) served to protect existing trees and shelterbelts and control tree removal.
- Transport Assessment required.
- Full width overlay of the wearing course on Mannachie Road over the length of the site frontage required.
- Widening improvements for Mannachie/Pilmuir Road and Old Blairs Road required.

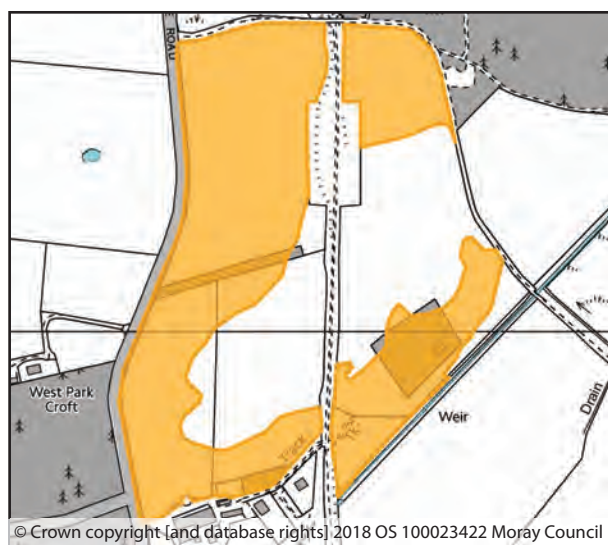
- Junction improvements required within Forres, scale to be determined through Transport Assessment.
- Assessment for additional bus stop infrastructure within the frontage of the development must be considered as part of the overall R2/R4/R6 bus stop infrastructure provision and accessibility to bus stops.
- A developer contribution towards public transport will be sought.
- Cyclepath along the full extent of the site frontage required.
- Extension of existing pedestrian/cycle network to provide access to this site, play area at R6 Dallas Dhu and adjacent developments required.
- Improvements to routes to school and services required.
- Phase 1 Habitat Survey required.
- Drainage Impact Assessment (DIA) required.
- Woodland Survey required (including assessment of ancient woodland characteristics at the appropriate time of year).
- Archaeological evaluation of 7-10% required.

R5 Balnageth 1.15ha 12 units



- Transport Assessment required.
- Junction improvements required within Forres, scale to be determined through Transport Assessment.
- Widening of U83E along frontage of site to a minimum of 5.5m required.
- Visibility splays of 4.5m by 160m required unless otherwise agreed with Transportation.
- Passing places required on the single track roads leading to site.
- Extension of footway/cycleway from OPP7 Whiterow to U83E Mannachie-Pilmuir Road required.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Contamination Assessment required.
- Phase 1 Habitat Survey required.
- Badger and Bat Surveys required.
- Archaeological evaluation of 7-10% required.

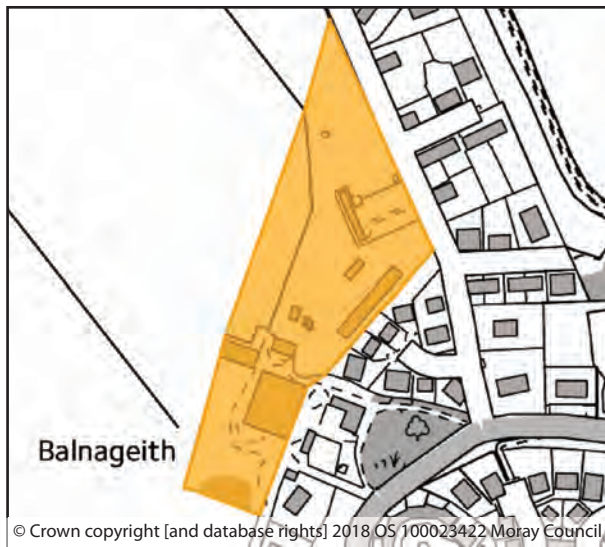


R6 Dallas Dhu 18.85 ha 136 units


- Proposals must comply with principles set out in Dallas Dhu Masterplan Supplementary Guidance. Masterplan layout shown on page.
- Distinctive knolls must be retained and earthworks minimised to allow housing to integrate into the landscape.
- Northern and central parts of the site to have a more urban character and the southern and eastern parts a more rural character.
- Tree lined spine street incorporating a 6m wide landscaped strip must be provided linking the site and R4 Mannachie.
- Tree Preservation Order (TPO) served to protect existing trees and shelterbelts and control tree removal.
- Proposals must respect the character of the Dava Way corridor and enhance pedestrian/cycle access to this route.

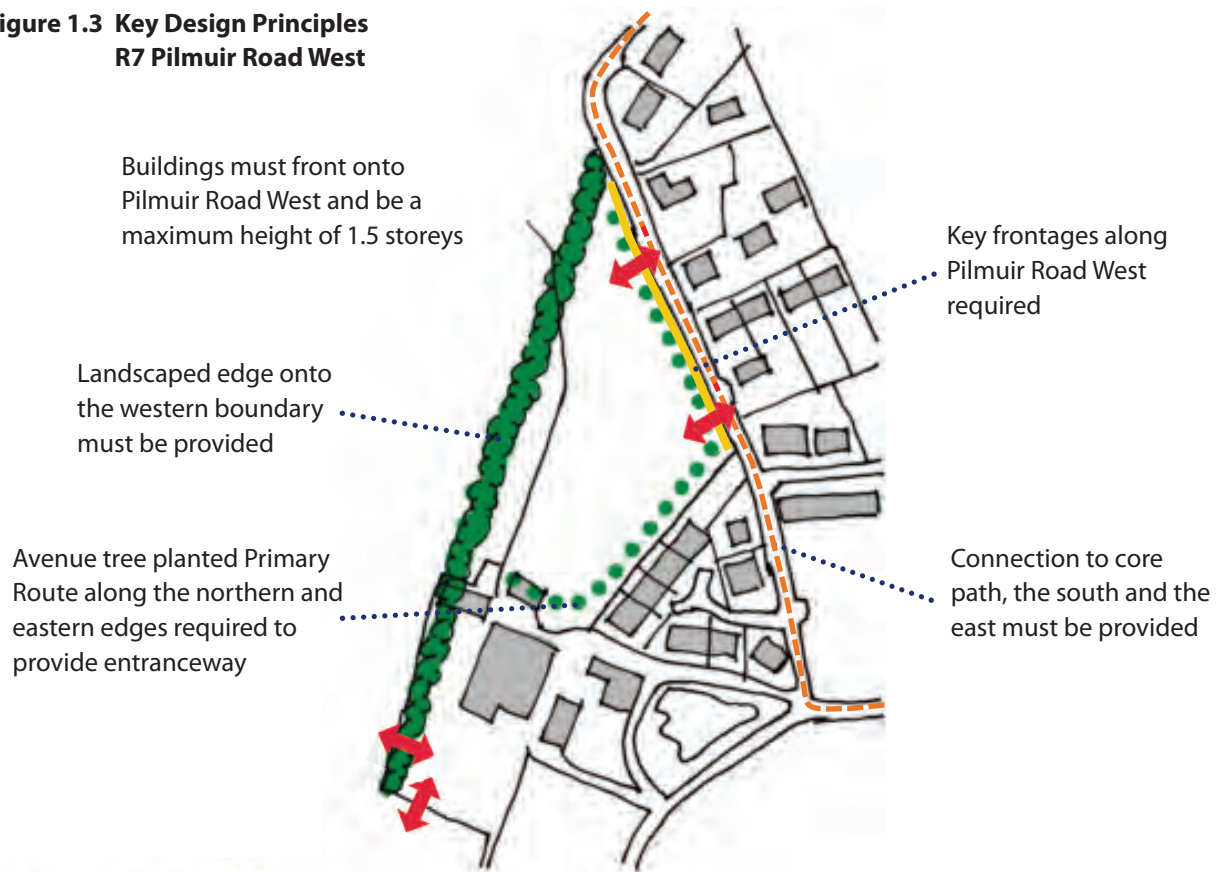
- Must connect to core paths and other recreational routes and provide a new cycleway and other paths to create a fully integrated local network.
- Open space and play provisions must reflect the Dallas Dhu Masterplan Supplementary Guidance.
- Transport Assessment required.
- Widening of Mannachie Road to 6m up to the Ferrylea access and link road to the A940 and 5.5m wide for the remainder of the site frontage is required.
- 3m wide cyclepath on east side of Mannachie Road along the full extent of the site frontage required.
- Assessment for additional bus stop infrastructure within the frontage of the development must be considered as part of the overall R2/R4/R6 bus stop infrastructure provision and accessibility to bus stops.
- A developer contribution towards public transport will be sought.
- Widening improvements required for Mannachie/Pilmuir Road and Old Blairs Road. Passing place requirements to be agreed in consultation with Moray Council Transportation.
- Junction improvements required within Forres, scale to be determined through Transport Assessment.
- Extension of existing pedestrian/cycle network to provide access to this site and adjacent developments required.
- Improvements to routes to school and services required.
- Assessment of peat, including a peat map showing peat depths required.
- Phase 1 Habitat Survey required.
- Part of the site (below 31.5m AOD) is reserved as a flood storage reservoir. Any proposed land uses within the reservoir area must be compatible with its primary use for storage of flood water and will be subject to evacuation procedures. The Moray Flood Alleviation Team will be consulted on any planning applications within the reservoir area.
- Flood Risk Assessment (FRA) and Emergency Evacuation Plan required.
- Drainage Impact Assessment (DIA) required.
- Woodland Survey required (including assessment of ancient woodland characteristics at the appropriate time of year).
- Archaeological evaluation of 7-10% required.

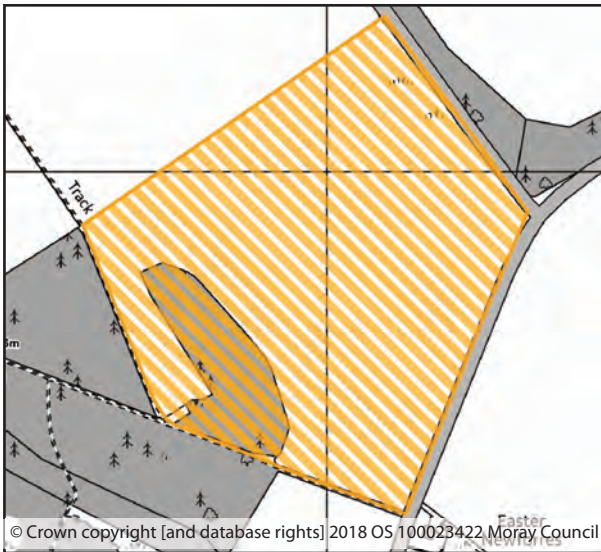


R7 Pilmuir Road West**2.5 ha****40 units**

- Proposals must comply with key design principles set out in Development Brief and Figure 1.3.
- Transport Assessment/Statement required, scope to be agreed with Transportation.
- Access to be taken from Pilmuir Road West at points agreed in principle and set out in the Development Brief.
- Passing place/road widening requirements on the U83E route to the A96 to be assessed and agreed as part of the Transport Assessment/Statement.
- Junction improvements required within Forres, scale to be determined through Transport Assessment/Statement.
- Footway/cycleway improvements required around Balnageith Road/Pilmuir Road West junction.
- Footway provision on Pilmuir Road West beyond playing fields to Primary School required.
- Level 3 Standing Building Survey required.
- Contamination Assessment required.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- Tree Survey required.
- Archaeological evaluation of 7-10% required.
- Play space required.

**Figure 1.3 Key Design Principles
R7 Pilmuir Road West**



LONG1 Lochyhill 19 ha

- Proposals must comply with key design principles shown in Figure 1.2.
- Masterplan required for Lochyhill, including land at Tarras Farm, LONG1 and 2.5ha reserved for potential new school.
- Compliance with requirements set out in Masterplan and R3 Lochyhill.
- Neighbourhood park with enclosed sports pitch required.

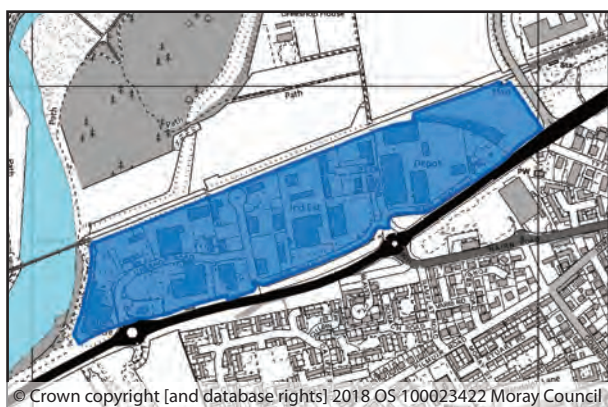


EMPLOYMENT

Forres has a supply of effective land for employment for 15 years (2020-2035) of 13.71ha. A further 12ha must be identified to meet a shortage of general industrial land. Following the completion of the Forres (River Findhorn and Pilmuir) Flood Alleviation Scheme, an expansion of land at Waterford has been identified to meet this demand however; the preferred option for the A96 dualling route will significantly impact on the proposed expansion at Waterford. To address this a strategic LONG designation for industrial land has been identified at Easter Newforres.

11 Greshop

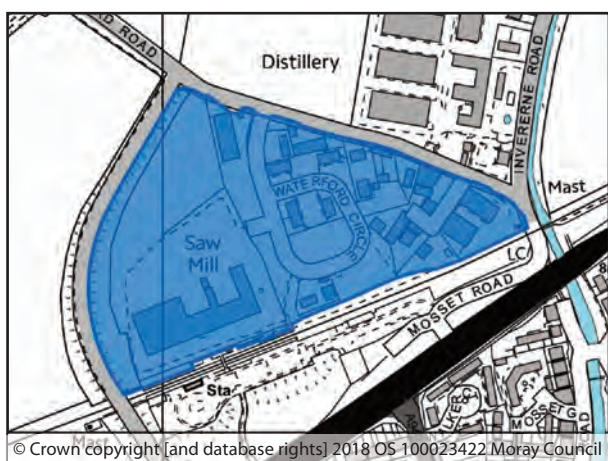
Existing Business Area



- Trees must be retained to east of site.
- Flood Risk Assessment (FRA) may be required.
- Drainage Impact Assessment (DIA) required.
- Contamination Assessment required.
- Phase 1 Habitat Survey required.

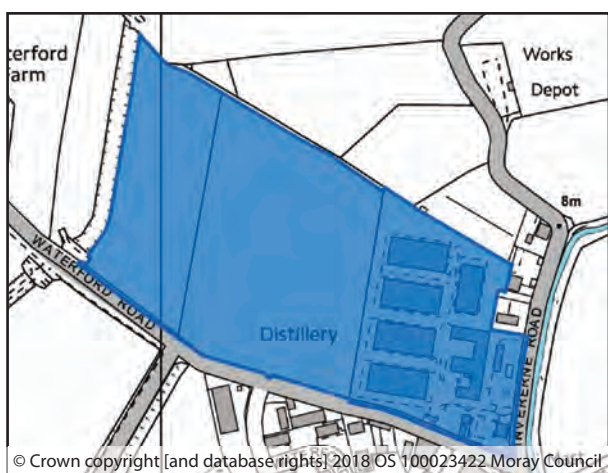
12 Waterford

Industrial Estate



- Landscaped buffer strip required to north of the site.
- Transport Assessment/Statement required.
- Flood Risk Assessment (FRA) may be required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- Archaeological targeted evaluation of 10% required.

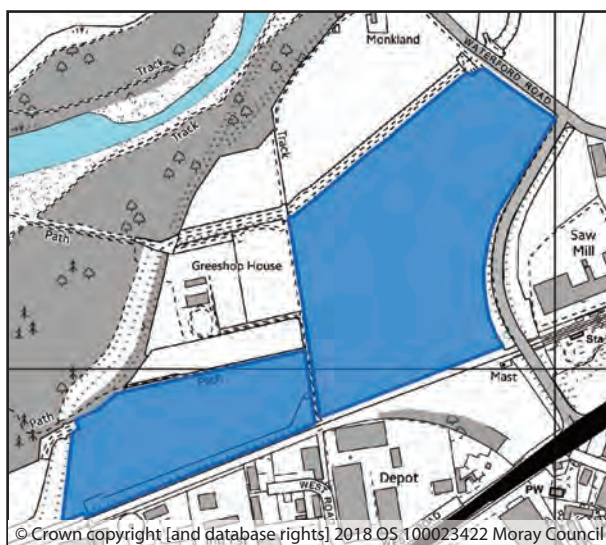
13 Benromach Distillery Industrial Estate



- Transport Assessment/Statement required.
- Development proposals will require to take into account the preferred option for the A96 dualling route which impacts on this site.
- Access proposals to take cognisance of arrangements for I4 Waterford North.
- Flood Risk Assessment (FRA) may be required.
- Drainage Impact Assessment (DIA) required.
- Archaeological targeted evaluation of 10% required.
- Phase 1 Habitat Survey required.



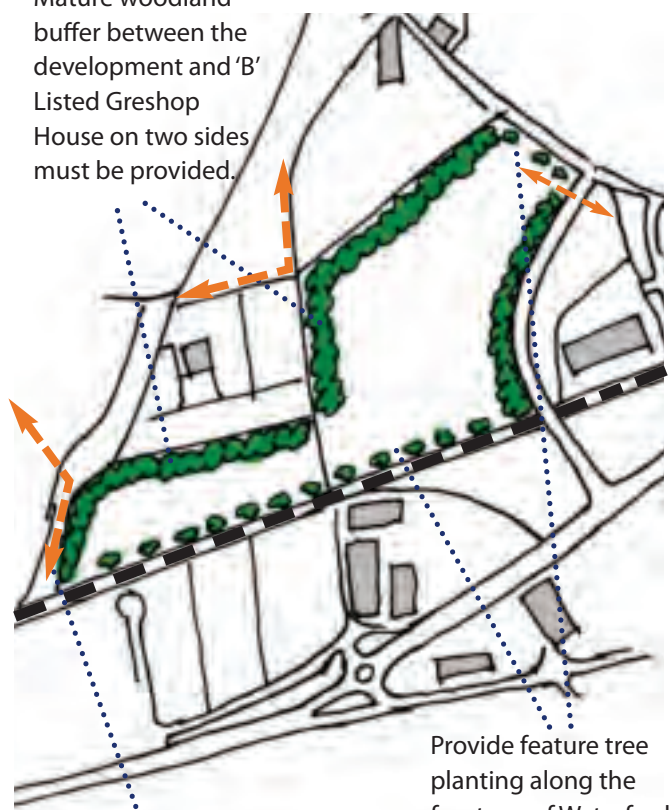
I4 Waterford North Industrial Estate



- A Development Framework is required, this must include the range of uses, landscaping, open space and design and comply with the key design principles set out in Figure 1.4.
- Landscaped buffer strip required between development and Greshop House.
- Relocation of overhead cables required.
- Transport Assessment/Statement required.
- Development proposals will require to take into account the preferred option for the A96 dualling route which impacts on this site.
- Further consideration to be given to a safe/controlled crossing of the A96.
- Access proposals to take cognisance of arrangements for I3 Benromach Distillery.
- Flood Risk Assessment (FRA) may be required.
- Drainage Impact Assessment (DIA) and SUDS design required.
- Phase 1 Habitat Survey required.
- Archaeological evaluation of 7% required.

Figure 1.4 Key Design Principles I4 Waterford North

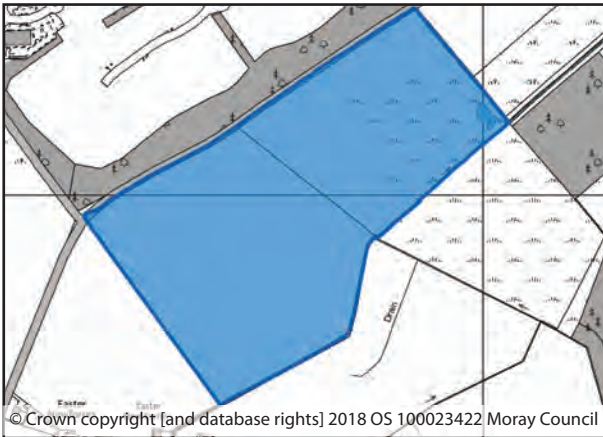
Mature woodland buffer between the development and 'B' Listed Greshop House on two sides must be provided.



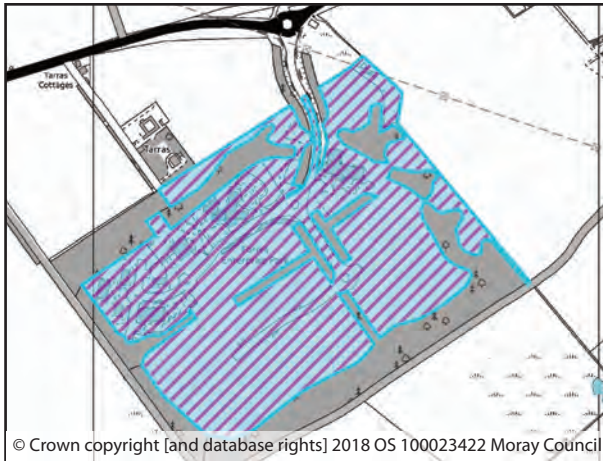
Create pedestrian/cycle connections through the site linking into the wider network of paths required.

Provide feature tree planting along the frontage of Waterford Road and the southern boundary along the railway line must be provided.



I5 Easter Newforres**Industrial Estate**

- A Development Framework is required. This must include the range of uses, landscaping, open space and design and must comply with the key design principles set out in Figure 1.2. The framework must be informed by a Landscape Integration Study addressing key views such as Califer Hill.
- Transport Assessment required.
- The U96E and the junction onto the A96 is unsuitable for the development traffic. Development of the site will require an order to stop up part of this route to prevent access to and from the development via this route.
- Flood Risk Assessment (FRA) may be required.
- Phase 1 Habitat Survey required.

BP1 Enterprise Park**Business Park**

- Proposals must conform to high amenity and design standards of the Enterprise Park.
- Area to south available for general industrial units subject to being designed and constructed to conform to the high amenity and design standards of the Enterprise Park. Appropriate landscaping must be provided to mitigate potential visual impact against other higher amenity parts of the park.
- Development proposals will require to take into account the preferred option for the A96 dualling route which impacts on this site.

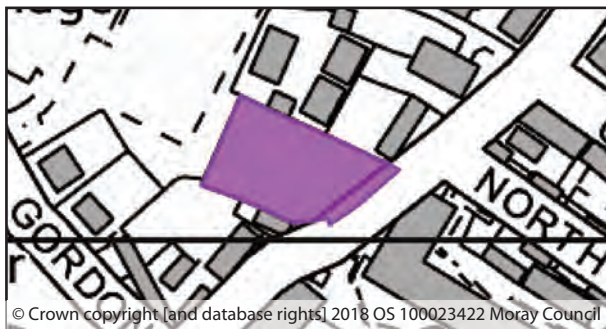
OPPORTUNITY SITES**OPP1 Caroline Street 1.5 ha****Suitable Uses**

Residential, Commercial or Retail

Site specific requirements

- Transport Assessment required.
- Improvements to footpaths and crossings in existing local streets required.
- Landscaped boundary required along north of site.
- Contamination Assessment required.
- Flood Risk Assessment (FRA) required.

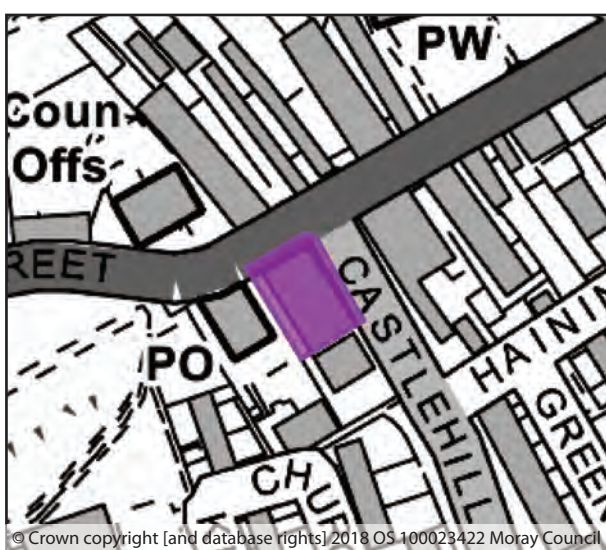


OPP2 Bus Depot 0.13 ha**Suitable Uses**

Retail or Residential

Site specific requirements

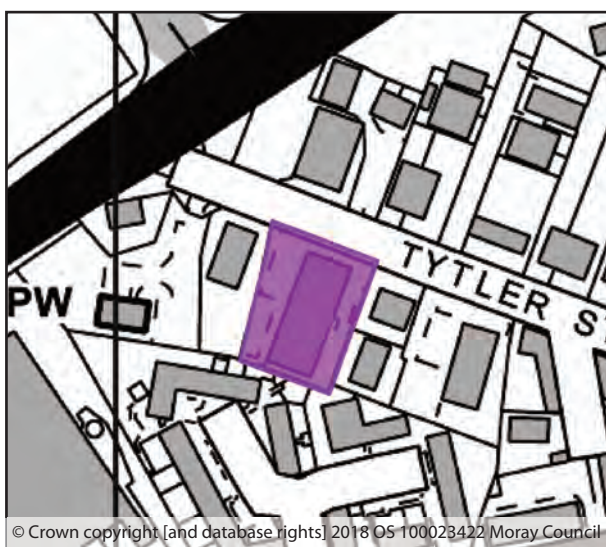
- Contamination Assessment required.
- Flood Risk Assessment (FRA) may be required.

OPP3 Castlehill Hall 0.08 ha**Suitable Uses**

Residential, Community and/or Commercial

Site specific requirements

- If existing structure is demolished, parking would require to be accommodated within the new build site.
- If building is restored, parking requirements will be assessed as part of any planning application.

OPP4 Auction Mart, Tytler Street 0.21 ha**Suitable Uses**

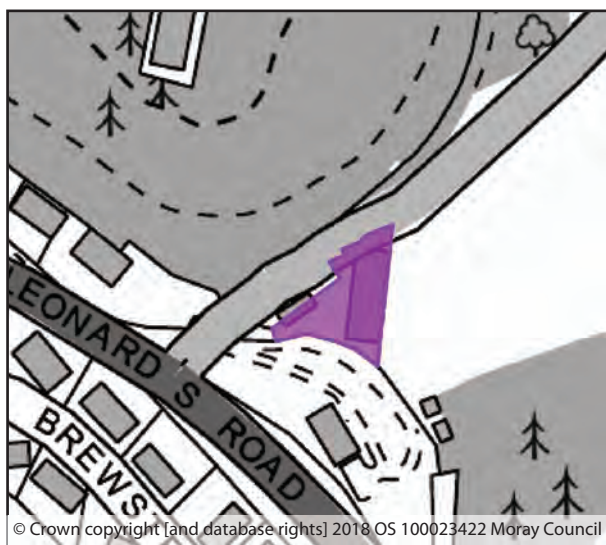
Residential

Site specific requirements

- Façade of 'B' listed building and its setting must be retained.
- Flood Risk Assessment (FRA) required.



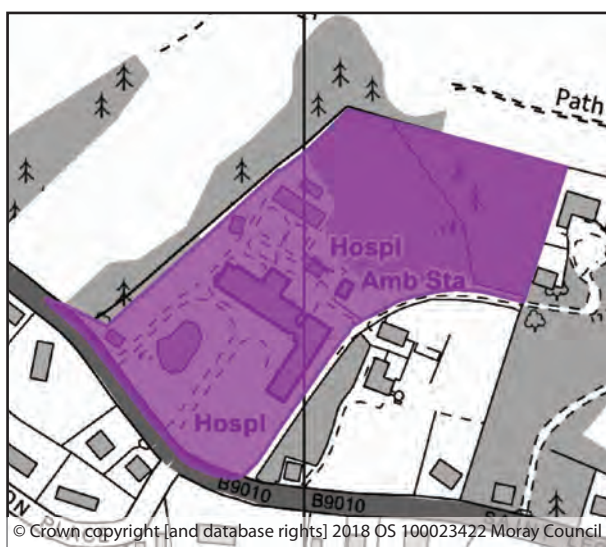
OPP5 Edgehill Road 0.11 ha



Suitable Uses

Residential

OPP6 Leancoil Hospital 4 ha



Suitable Uses

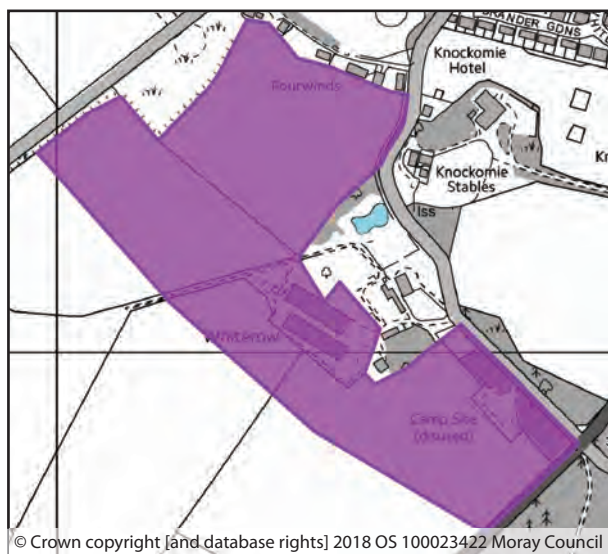
Health Care or appropriate Residential/Business/Community/Tourism uses suited to amenity of the site

Site specific requirements

- Development must respect the character and setting of the 'B' listed building. The façade of the 'B' listed building must be retained.
- Tree Preservation Order on site, trees must be safeguarded from development.
- Open aspect to St. Leonards Road must be retained.
- Transport Assessment/Statement required.
- Phase 1 Habitat Survey required.



OPP7 Whiterow 13.3 ha



Suitable Uses

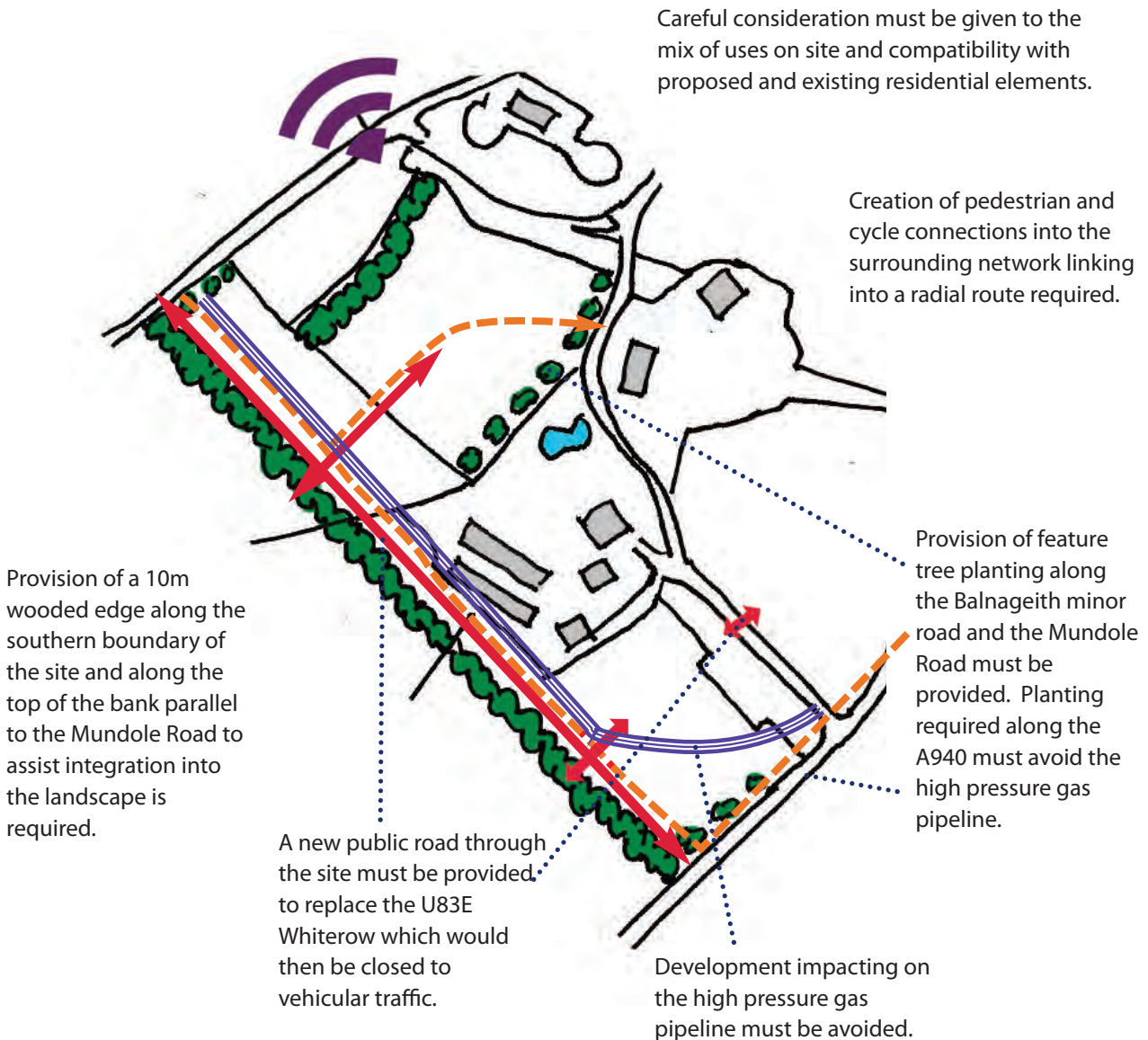
Residential and/or Small Scale Business

Site specific requirements

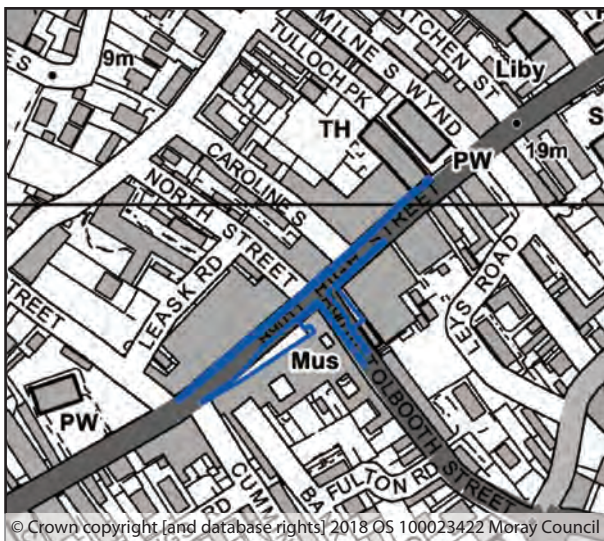
- Development Framework required setting out development areas, road infrastructure, landscaping and the required buffering to high pressure gas pipe line. The Framework must comply with the key design principles set out in Figure 1.5.
- 10m landscaped edge to south and A940 must be provided.
- Transport Assessment required.
- Provision of new public road through the site to replace the U83E Whiterow which could be closed to vehicular traffic at the A940 Junction.
- Minimum visibility splays of 4.5m by 215m onto A940 required.
- R5 Balnakeith and OPP7 Whiterow must provide a joined up network between the A940 and U83E and provide direct pedestrian and cycling routes.
- Improvements to the U83E along the frontage of the site required, including new junction footway and road widening.
- Opportunities for connections with R1 Knockomie must be considered, once the vehicular access onto the U83E east or west is removed.
- Contamination Assessment required.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- Badger and Red Squirrel Surveys may be required.
- Archaeological evaluation of 7-10% required.



Figure 1.5 Key Design Principles OPP7 Whiterow



CRA Forres Town Centre – Core Retail Area



Town Centre/Core Retail Area (CRA)

The retention of Forres shopping centre (referred to as Core Retail Area on the town map) is of primary importance to the town. Only development for Use Class 1 Shops, Use Class 2 Financial, Professional and Other Services, or Use Class 3 Food and Drink at ground level will be supported. Proposals must comply with Policy DP7 Retail/Town Centres and other relevant policies of the LDP.



ENVIRONMENT/GREEN INFRASTRUCTURE

T1 National Cycle Route Sustrans

- The Sustrans National Cycle Route passes through Forres and will be safeguarded from inappropriate development.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Forres will be safeguarded from development that is not related to its current use as set out in the table below. Where available the audit site reference from the Open Space Strategy is given in brackets:

REF	Type of Open Space	Location
ENV1	Public Parks and Gardens	Bogton Road Park (FR/OS/012); Califer Road (FR/OS/009); Grant Park (FR/OS/014) (forms part of the Cluny Hill Special Landscape Area (SLA)); Mannachie Park (FR/OS/025); Mosset Burn (FR/OS/013); Randolph Lane/Pilmuir Playing Field (FR/OS/029) West of Thornhill (FR/OS/045)
ENV2	Amenity Greenspace	Drumduan Park (FR/OS/035); Drumduan Road; Fields at St Leonard's; Knockomie Hotel; Mannachie Road (FR/OS/030); Sueno's Stone (FR/OS/030/057) and Woodside Drive (FR/OS/030/057) Within the Knockomie Hotel ENV, there are some limited opportunities to develop within the immediate curtilage of existing buildings
ENV3	Playspace for Children and Teenagers	Balnageith Rise (FR/OS/042); Cumiskie Crescent (M/FR/OS/041); Fleurs Place (FR/OS/005); Forbeshill Playspace (FR/OS/022) and Mannachie Park (FR/OS/025)
ENV4	Sports Areas	Academy Playing Fields (FR/OS/004); Applegrove Primary School; Forres Golf Club; Loch View; Logie Park; Mosset Park; Playing Fields (Burn of Mosset); Roysvale Park (FR/OS/027); Tennis Courts and Thornhill Playing Field (FR/OS/048)
ENV5	Green Corridors	A96 Corridor (FR/OS/036); Dava Way (FR/OS/055); Flood Alleviation Access (East) (FR/OS/002); Flood Alleviation Access (West)(FR/OS/062); Grantown Road – Knockomie (FR/OS/040) and Knockomie Amenity (FR/OS/043)



REF	Type of Open Space	Location
ENV6	Natural/Semi-Natural Greenspace	Cathay; Clovenside (FR/OS/037); Cluny Hill (FR/OS/017) (forms part of the Cluny Hill SLA); Croft Road (FR/OS/018); Drumduan House; Edgehill Road; Enterprise Park (FR/OS/050); Fairyhill Woods (FR/OS/003); Lochyhill; Mannachie (FR/OS/049); Muiry/Council Wood (FR/OS/001); Plantation Cottage; Sanquhar Loch and Wood (FR/OS/020 and 024); St Leonard's Road; Thornhill (FR/OS/048) and Whiterow Within the Sanquhar Loch and Wood and Cluny Hill ENVs, there are some limited opportunities to redevelop brownfield sites and to develop within the immediate curtilage of existing buildings
ENV8	Allotments	Bogton
ENV9	Cemeteries and Proposed Extensions	Clovenside
ENV11	Other Functional Greenspace	Pilmuir (FR/OS/044); Rear of Twinning Link (off Ferry Road)(FR/OS/021) and Tree Nursery at Bogton
TPO	Tree Preservation Orders	Croft Road; Dallas Dhu; Drumduan House; Leancoil Hospital; Sanquhar and Woodside Drive

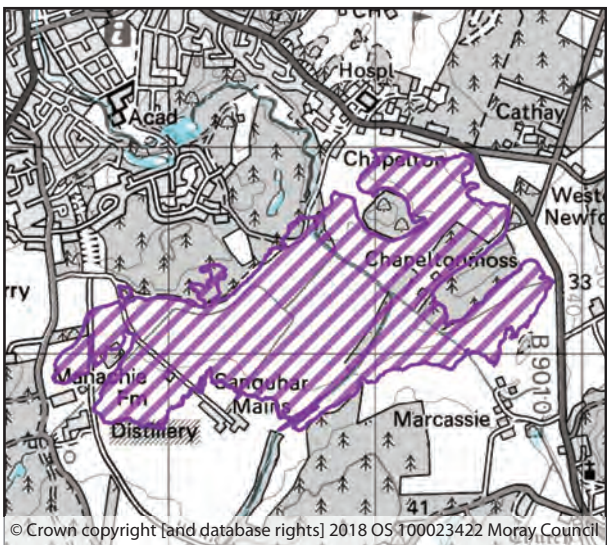
WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
CA	Conservation Area	Forres Conservation Area
CAT	Countryside Around Towns	Protects the area around the town from development
SLA	Special Landscape Area	Cluny Hill
SPA	Special Protection Area	Moray & Nairn Coast



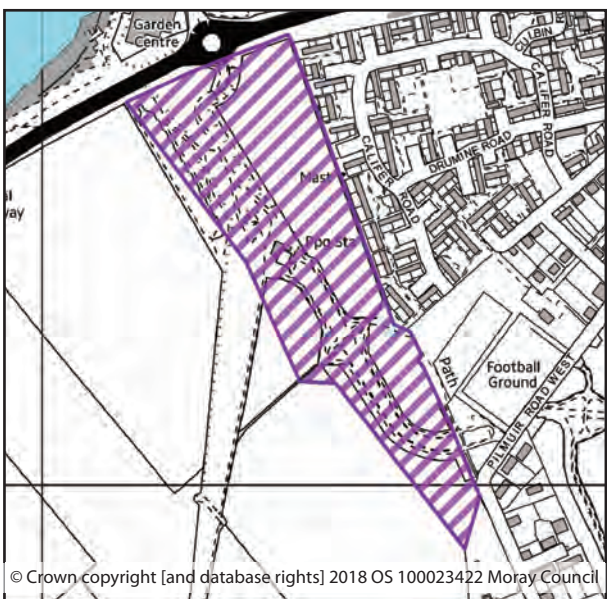
FLOOD ALLEVIATION

FA1 Mosset Burn



- Flood storage reservoir.
- Educational and community garden proposals that are compatible with primary use for storage of flood water.
- Subject to evacuation procedures.
- Phase 1 Habitat Survey required.

FA2 River Findhorn/Pilmuir



- Retain popular recreational use of land, associated with soft landscaping of embankment and adjacent areas to create attractive gateway into town.

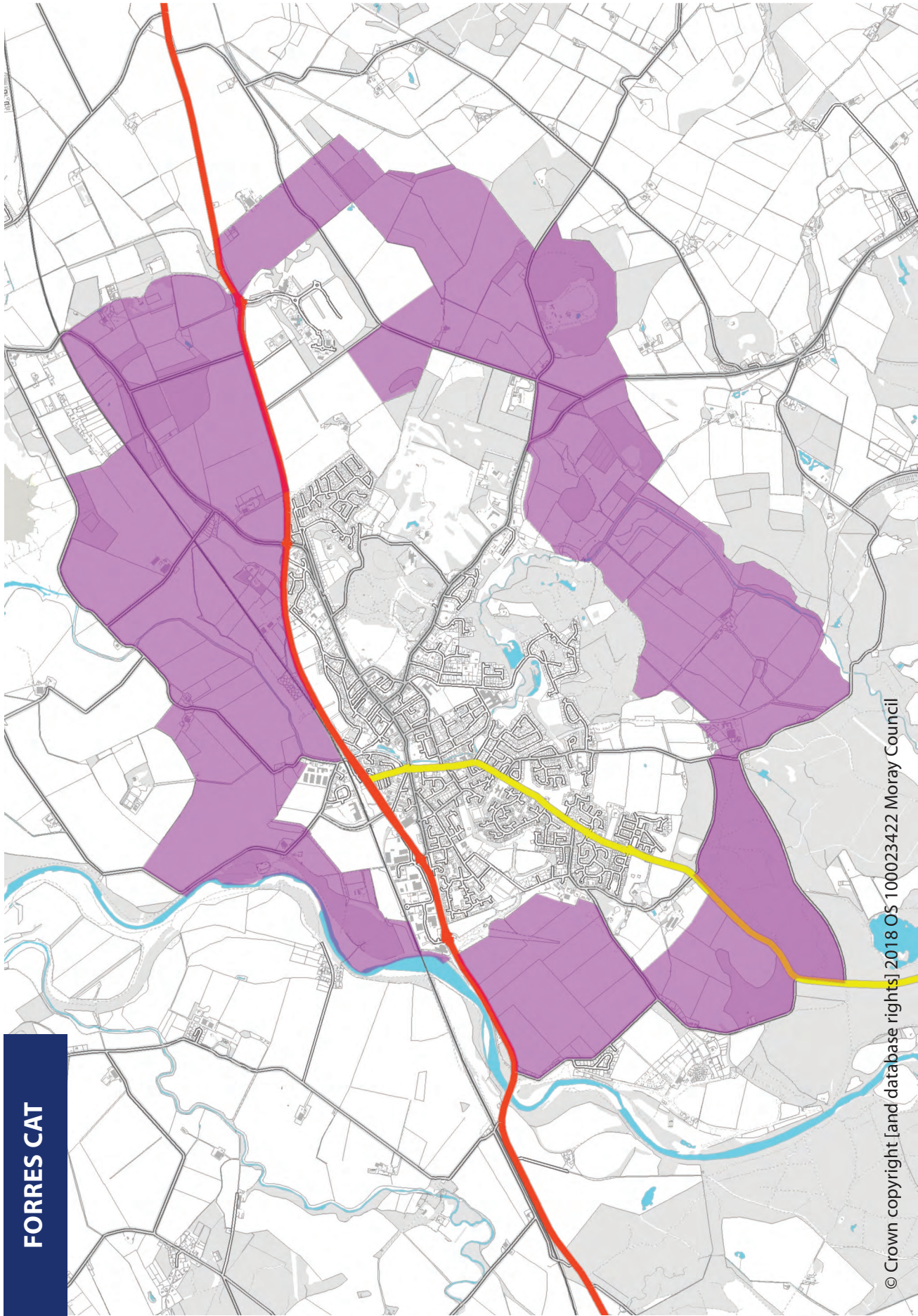


INFRASTRUCTURE

Sites denoted on the Infrastructure, Green Network Map and Transport Proposals (TSP) Maps will be required to contribute to and/or provide the infrastructure identified to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out on the maps are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

Type of Infrastructure	Mitigation Measure	Sites
Primary Education	New Primary School and 2.5ha serviced site or alternative provision	LONG1
Primary Education	Extension to Pilmuir Primary School or alternative provision	R1, R5, R7, OPP7
Secondary Education	Extension to Forres Academy or alternative provision	R1, R2, R3, R4, R5, R6, R7, OPP1, OPP2, OPP3, OPP4, OPP5, OPP6, OPP7, LONG1
Healthcare (Health Centres)	Extension to Forres Health and Care Centre or alternative provision	R1, R2, R3, R4, R5, R6, R7, OPP1, OPP2, OPP3, OPP4, OPP5, OPP6, OPP7, LONG1
Healthcare (Dental Chairs)	2 x Additional Dental Chairs	R1, R2, R3, R4, R5, R6, R7, OPP1, OPP2, OPP3, OPP4, OPP5, OPP6, OPP7, LONG1
Healthcare (Pharmacies)	Reconfiguration of Pharmacy Outlet(s)	R1, R2, R3, R4, R5, R6, R7, OPP1, OPP2, OPP3, OPP4, OPP5, OPP6, OPP7, LONG1
Sports and Recreation	Enclosed, floodlit synthetic turf (4G) pitch	R1, R2, R3, R4, R5, R6, R7, OPP1, OPP2, OPP3, OPP4, OPP5, OPP6, OPP7
Sports and Recreation	Enclosed sports pitch	LONG1
Sports and Recreation	Floodlit multi-use games area (MUGA)	R3





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FORRES CAT



- TSP1** A96/B9011 Nairn Road junction - impact on this junction from development sites to be determined by a Transport Assessment
- TSP2** A96 Controlled Crossing
- TSP3** Railway Station and Bus Terminus – safeguard and seek to enhance and improve facilities to encourage use of sustainable transport
- TSP4** A96/A940 Market Street junction – impact on this junction from development sites to be determined in Transport Assessments
- TSP5** A96/Findhorn Road junction – impact on this junction from development sites to be determined in Transport Assessments
- TSP6** Drumduan Road/R3 – potential secondary connection to the development for a limited number of dwellings
- TSP7** A96-R3 – new roundabout junction to access site R3
- TSP8** A96 – westbound bus layby on A96 to serve site R3 and BP1
- TSP9** A96 – eastbound bus layby on A96 to serve site R3 and BP1
- TSP10** U83E Balnakeith – widening of U83E/additional passing place provision and extension of footway and cycleway to serve site R5, R7 and OPP7
- TSP11** Balnakeith/Pilmuir Road West – footway/cycleway improvements at junction of Balnakeith Road/Pilmuir Road junction and between junction and Pilmuir Primary School
- TSP12** A940 – new junction access to OPP7. Existing U83E to Whiterow access onto A940 to be stopped up to vehicular traffic and new connection to be made through OPP7 between U83E and A940.
- TSP13** A940/Mannachie-Pilmuir Road – junction improvement/closure
- TSP14** A940/Mannachie-Pilmuir Road – road improvements to U83E Mannachie/Pilmuir Road
- TSP15** A940/R1 – access from A940 to site R1 and relocate speed limit and widening to the A940 along the frontage of site R1
- TSP16** Balnakeith Road/A940 - junction improvements may be required in association with development in the south west of Forres
- TSP17** Mannachie Road/Grantown Road – junction improvements in association with development in the south west of Forres
- TSP18** Orchard Road/Thornhill Road/Grantown Road – junction improvements required in association with development in the south west of Forres
- TSP19** C14E Mannachie Road/R2/R6 – new junction on C14E Mannachie Road to provide secondary access to sites R2 and R6, extend foot/cycleway connections from Forres, widen road southwards from R2 Link Road
- TSP20** C14E Mannachie Road/R6 – potential new access to site R6, extend existing foot/cycleway connections from Forres, widen road southwards from R2 Link Road
- TSP21** C14E Mannachie Road/R2/R4 – new junction on C14E Mannachie Road to provide access to site R4 and to provide 3 metre wide cycleway on east side of Mannachie Road
- TSP22** Mannachie Road – new cycleway provision associated with sites R2, R4, R6
- TSP23** Orchard Road/St Leonards Road – junction improvements may be required in association with development in the south of Forres
- TSP24** Forbeshill/R3/LONG1 – potential connection to Earlsland Crescent (U173E) to access sites R3 and LONG1
- TSP25** Rafford Road/(B9010)/Brodies Hill-Califer Road (U94E) – junction improvements may be required in association with development in the south and east of Forres
- TSP26** U94E/U96E – junction improvements may be required in association with development in the south and east of Forres
- TSP27** R3/LONG1 – southern access onto Tarras Road
- TSP28** LONG2 – access onto Scotsburn Road-New Forres Road (U96E)
- TSP29** Scotsburn-New Forres (U96E) – road closure to vehicles to east of LONG2 access
- TSP30** Upgrades to Waterford Road – widening pedestrian and cycle access
- TSP31** A96 Route of Proposed Dualling

