



Population
200



Households
85



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

- Restrict growth due to flood risk.
- Protect the scientific and environmental value of adjoining areas.
- Retain rural and historical character of the village.
- Kingston has a linear street pattern, with strong building line directly onto the road edge. Mix of single and 1.5 storey houses with wet dash or stone with slate roof, with simple forms and traditional proportions.
- Development proposals in the Special Landscape Area 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

Due to the area's susceptibility to flooding no greenfield or redevelopment sites are identified.

Any proposals for new housing (including infill and subdivision) must satisfy the Development Plan policies on Flood Risk and Natural Heritage (in relation to demonstrating that there will not be adverse effects on the integrity of the Moray and Nairn Coast Special Protection Area (SPA), River Spey Special Area of Conservation (SAC) and Lower Spey – Spey Bay SAC for example through changes to water quality or disturbance of species).

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Kingston 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	Burnside Road
ENV6	Natural/Semi-Natural Greenspace	Kingston Foreshore and Car Parking

WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
CA	Conservation Area	Kingston Conservation Area
RAMSAR	Ramsar	Moray and Nairn Coast
SLA	Special Landscape Area	Lossiemouth to Portgordon Coast; Lower Spey; and Gordon Castle Policies
SPA	Special Protection Area	Moray and Nairn Coast
SAC	Special Area of Conservation	Lower River Spey-Spey Bay; and River Spey.
SSSI	Site of Special Scientific Interest	River Spey; and Spey Bay





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KINGSTON







Population
1,600



Households
505



Settlement Hierarchy
Smaller Towns &
Villages

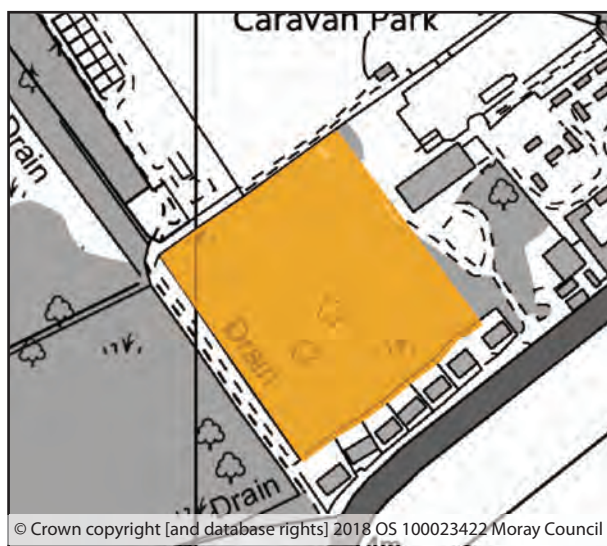
Development Strategy / Placemaking Objectives

- To promote the small scale development of the village outwith the Ministry of Defence operational land at the Kinloss Barrack.
- To facilitate Ministry of Defence development requirements within its defined operational land.
- To apply the precautionary principle to new developments due to identified flooding problems.
- 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.

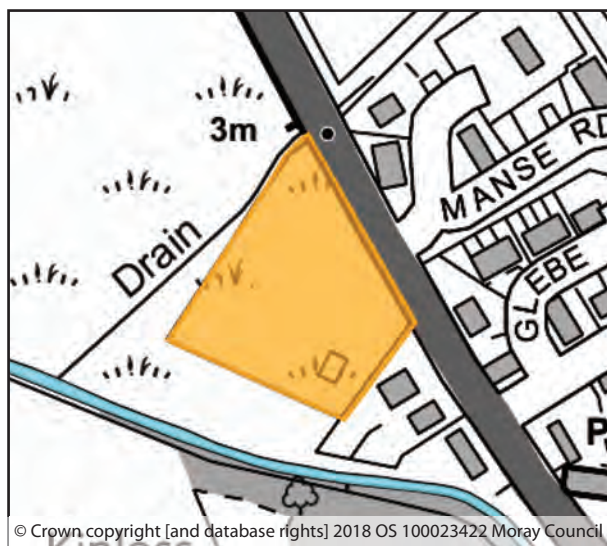
HOUSING

R1 West of Seapark House 1.6 ha 6 units



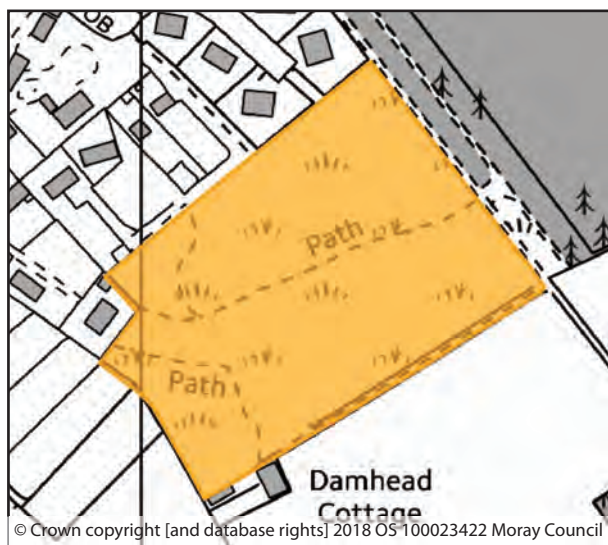
- Proposals must respect the setting of the 'B' listed Seapark House.
- A Tree Preservation Order covers the site. Development must be located in clearings and avoid tree removal. Proposals must be supported by a tree survey and tree protection plan.
- Access must be from either an upgraded sewage works access or from Seapark's existing access.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- Species Survey and Protection Plan 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 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.

R2 Findhorn Road West 0.6 ha 6 units



- A landscaped edge along the northern boundary must be provided.
- Landraising required to elevate the ground above the floodplain.
- 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.
- Flood Risk Assessment (FRA) may be required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.



R3 Damhead 3.4 ha 25 units

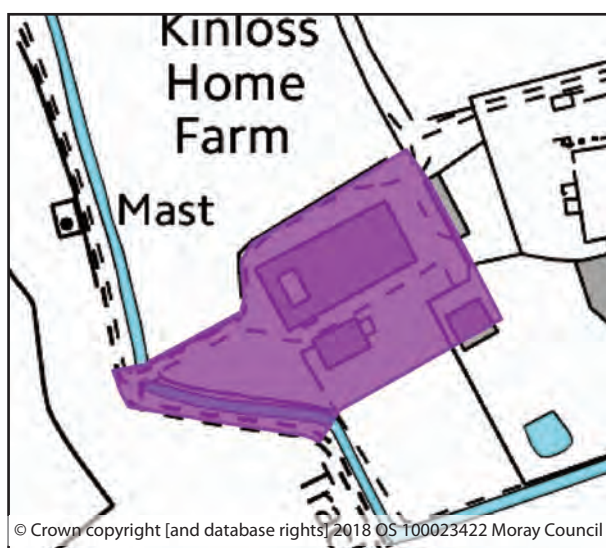
- A Tree Preservation Order covers the site. Proposals must seek to maximise the retention of trees and be supported by a tree survey and tree protection plan.
- Site must be serviced by an adoptable road.
- A 1.8 metre footway must be provided connecting the site to the existing footway. This will require a pedestrian crossing on the B9089.
- A minimum visibility splay of 4.5m by 95m to the west and 4.5m by 125m to the east must be provided at the junction of the road to the site with the B9089.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- Species Survey and Protection Plan required.

RC Seapark Residential Caravan Park

- Residential proposals must be of a lower density than existing development.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- A Water Framework Directive waterbody specific objective will require to be addressed.
- Phase 1 Habitat Survey 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 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.

OPPORTUNITY SITES

OPP1 Kinloss Home Farm 0.8 ha



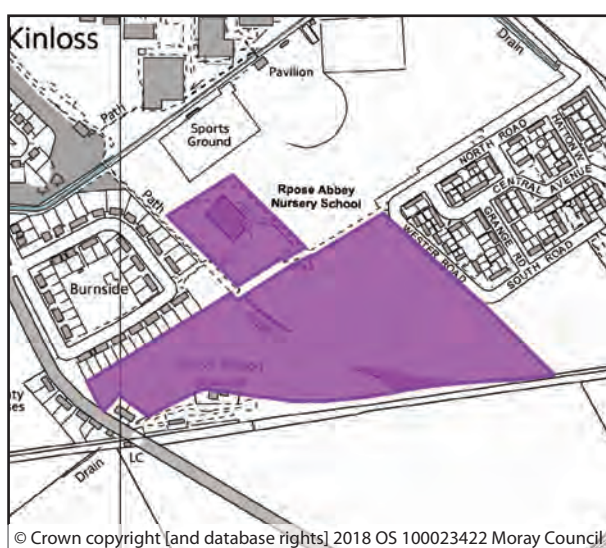
Suitable Uses

Business uses related to tourism and production of crafts.

Site specific requirements

- External alterations must be minimal and development must respect the character and setting of the Category "A" and "B" listed buildings adjacent to Kinloss Abbey.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- A Water Framework Directive waterbody specific objective will require to be addressed.

OPP2 Land at Former Abbeylands School 8.4 ha



Suitable Uses

Tourism or residential. Part of the site is currently occupied by Morayvia.

Site specific requirements

- Transport Assessment may be required.
- Upgrading of Southside Road to adoptable standards may be required depending on the scale of development and traffic impact.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.

T1 Sustrans Cycle Route

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



ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Kinloss 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	Woodside
ENV3	Playspace for children and teenagers	South Road and Trenchard Crescent
ENV4	Sports Areas	Harris Street Playing Field and North Road Playing Fields
ENV5	Green Corridors	Kinloss Park and Kinloss Caravan Park
ENV10	Private Gardens/Grounds	Seapark House
ENV11	Other Functional Greenspace	Kinloss Abbey
TPO	Tree Preservation Order	Damhead; Kinloss Park and Seapark

WIDER ENVIRONMENTAL DESIGNATIONS

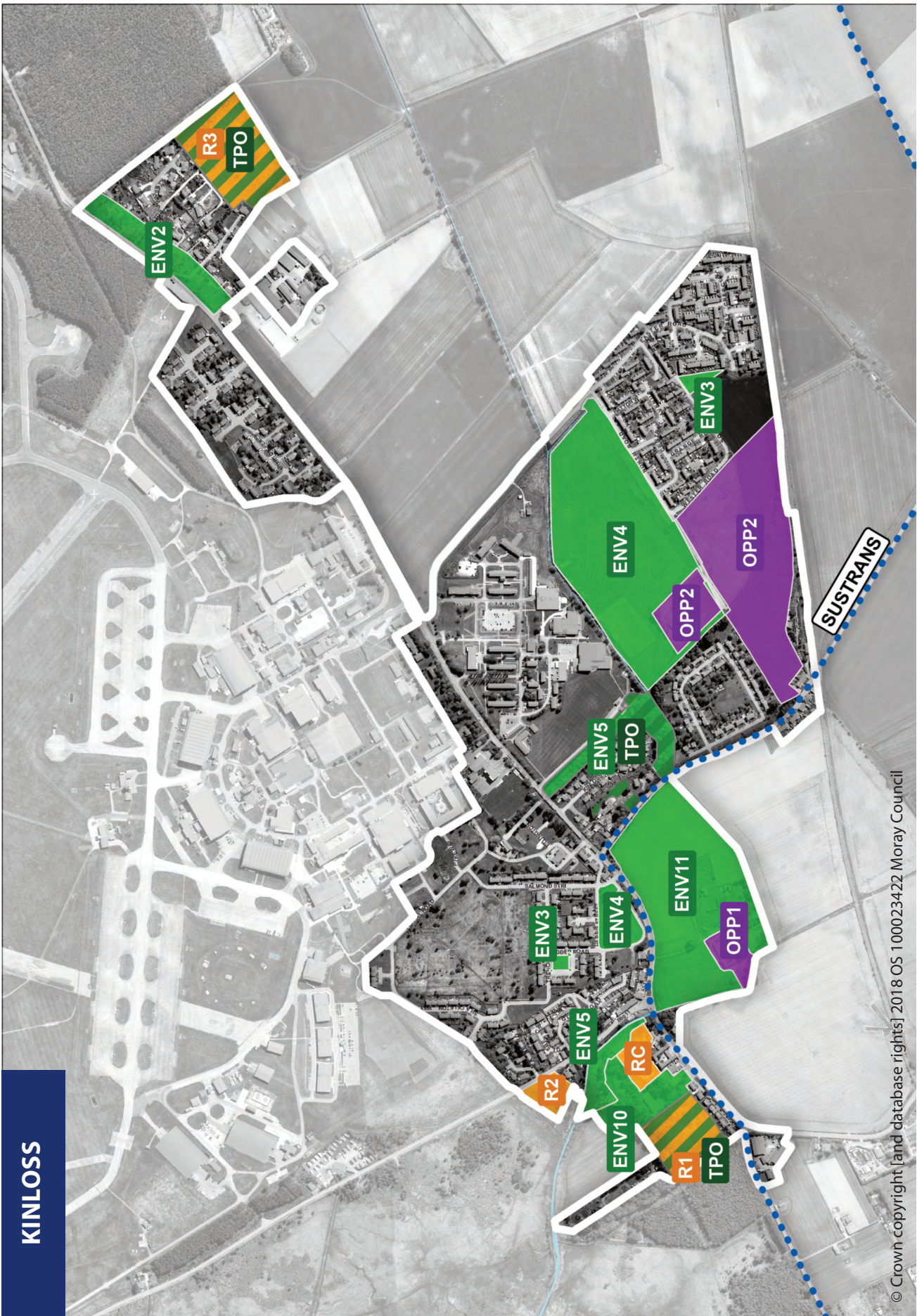
REF	Type of Environment Designation	Specification
LNR	Local Nature Reserve	Findhorn Bay Local Nature Reserve
SLA	Special Landscape Area	Culbin to Burghead Coast
SPA	Special Protection Area	Moray and Nairn Coast
SAC	Special Area of Conservation	Moray Firth
pSPA	Proposed Special Protection Area	Moray Firth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

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, R3, RC, OPP2
Secondary Education	Extension to Forres Academy or alternative provision	R1, R2, R3, RC, OPP2
Healthcare	Extension to Forres Health and Care Centre or alternative provision	R1, R2, R3, RC, OPP2
Healthcare	2 x Additional Dental Chairs	R1, R2, R3, RC, OPP2
Healthcare	Reconfiguration of existing pharmacy outlet(s)	R1, R2, R3, RC, OPP2
Sports and Recreation	Enclosed, floodlit synthetic turf (4G) pitch	R1, R2, R3, RC, OPP2





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KINLOSS





Population
2,026



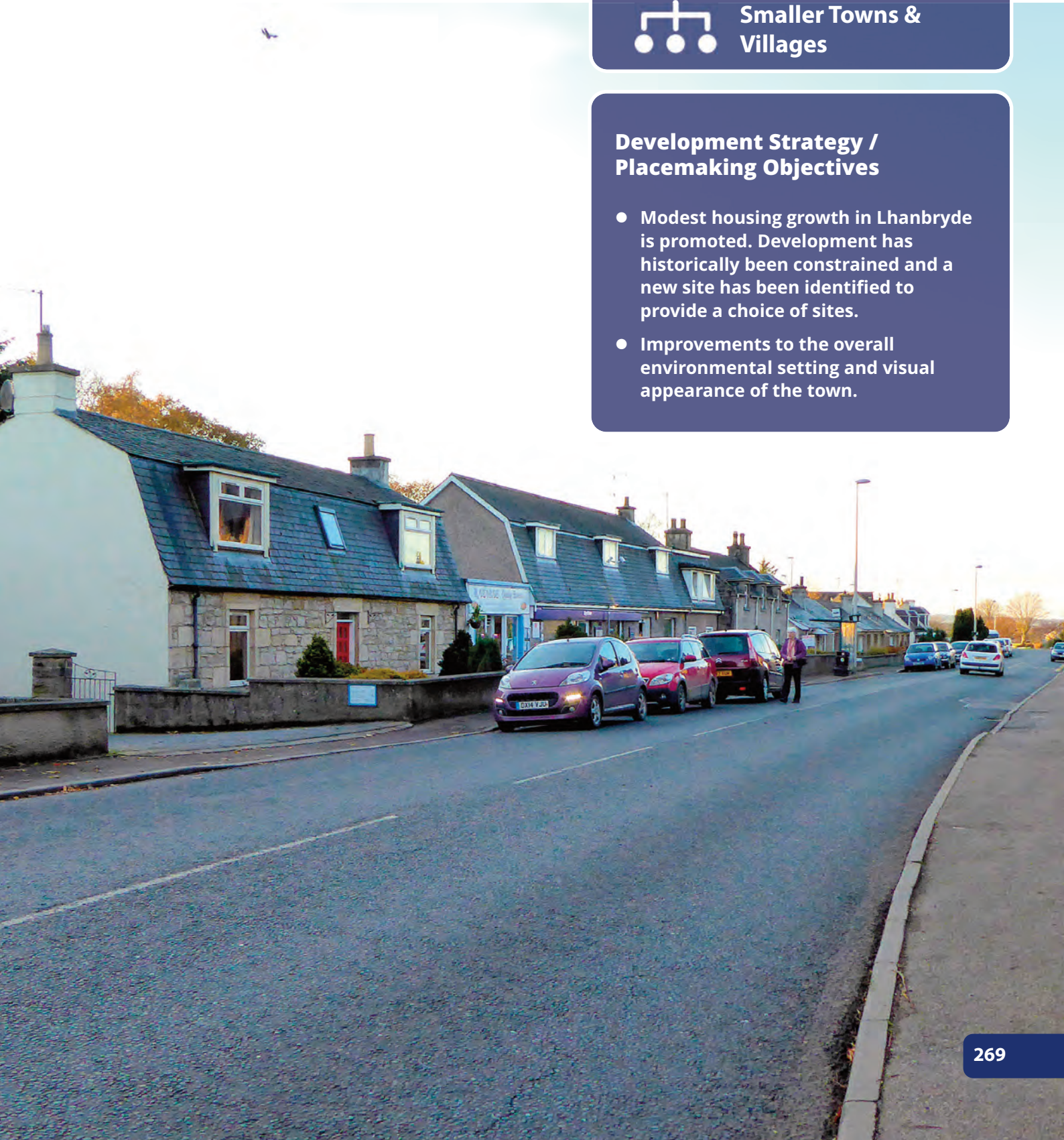
Households
914



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

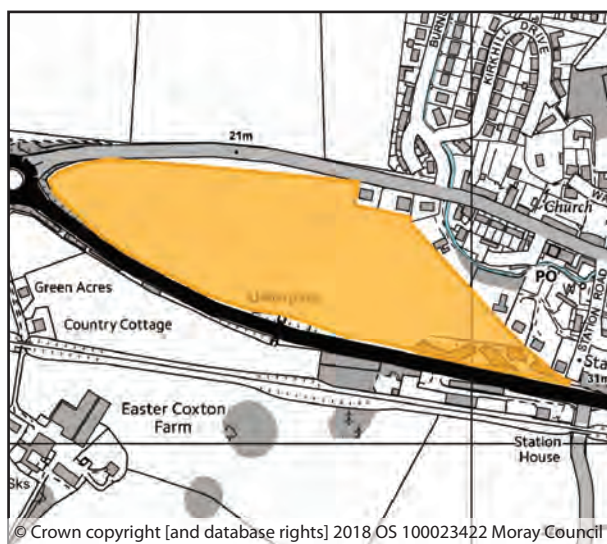
- Modest housing growth in Lhanbryde is promoted. Development has historically been constrained and a new site has been identified to provide a choice of sites.
- Improvements to the overall environmental setting and visual appearance of the town.



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

HOUSING

R1 West of St Andrews Road 6.8ha 65 units



- Proposals must comply with the Key Design Principles shown in Figure 1.1.
- One access and an emergency access from St Andrews Road required. The primary route through the site must provide a continuous loop.
- Development must be concentrated within the dip between the rounded knolls and on the lower slopes.
- A Pocket Park must be provided.
- Transport Assessment required.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- Archaeological evaluation required.
- Development proposals may require to take into account the preferred option for the A96 dualling route which may impact on this site.

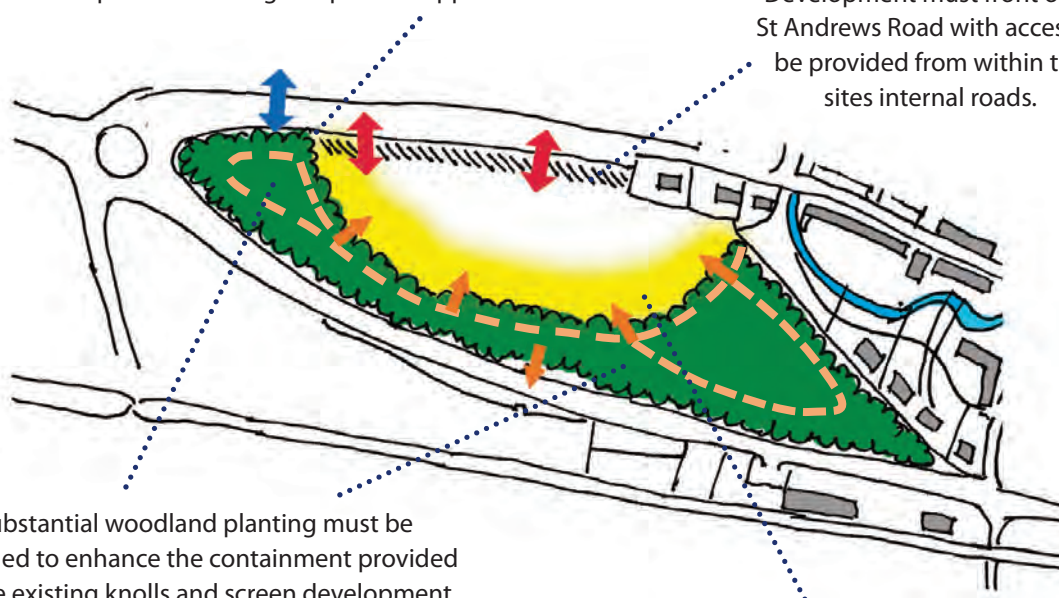
**Figure 1.1 Key Design Principles
R1 West of St Andrews Road**

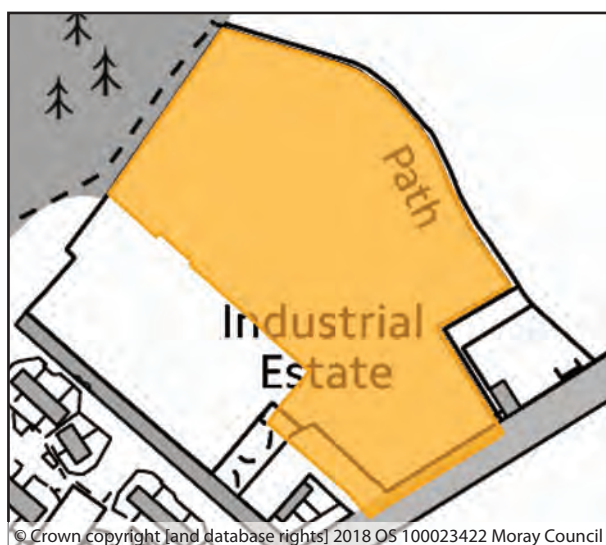
Footway must be extended (minimum 2m wide) along the length of the frontage onto St Andrews Road to provide pedestrian and cycle access with crossing point to existing footpath on opposite side of road.

Development must front onto St Andrews Road with access to be provided from within the sites internal roads.

Substantial woodland planting must be provided to enhance the containment provided by the existing knolls and screen development from the A96. Some evergreen species must be used to provide year round cover. Recreational trails must be provided through the woodland.

Development will be restricted to single and 1.5 storey on higher slopes to minimise the prominence of development.



R2 Garmouth Road 1.6ha 35 units


- Landscaping must be provided along the eastern boundary to manage the transition to the countryside whilst accommodating the existing Core Path.
- A Pocket Park must be provided.
- Connections must be made to the Core Paths to the north and east of the site.
- One main point of access onto the C1E Garmouth Road required.
- Footway provision along C1E Garmouth Road required.
- Extension to the 30mph speed limit required.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Transport Assessment required.
- Phase 1 Habitat Survey required.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Lhanbryde 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	St Andrews Road; A96 Bypass Landscaping; Woodlands Drive/Drumbeg Crescent; Lhanbryde Primary School; Glenesk Road
ENV3	Playspace for Children and Teenagers	Woodlands Drive/Drumbeg Crescent; Lhanbryde Primary School; Garmouth Place
ENV4	Sports Areas	Playing Field Glenesk Road; Playing Field Robertson Road
ENV6	Natural/Semi-Natural Greenspace	Crooked Wood Walks/Kirkland Hill; Templand Road; Kirkhill Drive
ENV9	Cemeteries and proposed extensions	St Bridgets Church Cemetery; Lhanbryde Cemetery

WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
TPO	Tree Preservation Order	Kirkhill Drive Area

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
Healthcare	New Build Health Centre	R1, R2





Preferred A96 dualling
route option

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Population
7,033



Households
3,056



Settlement Hierarchy
Tertiary Growth Area

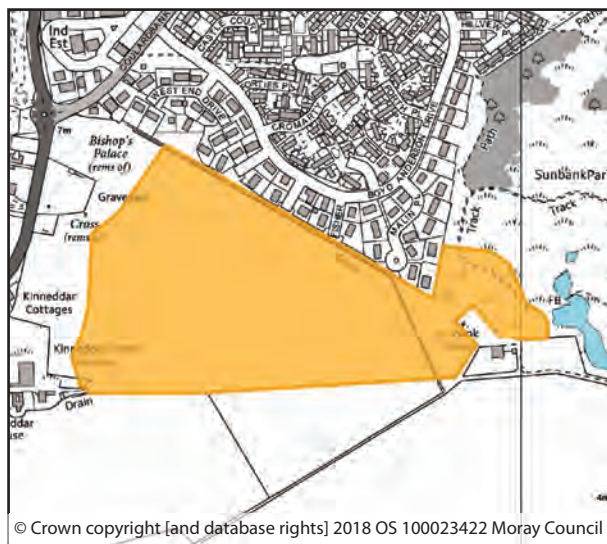
Development Strategy / Placemaking Objectives

- Further growth of Lossiemouth is constrained due to physical and environmental constraints and also RAF safeguarding.
- Development is focused on consented sites at Sunbank/Kinnedar and Inchbroom. Development has commenced on both sites.
- The main opportunity for new development is on the former Sunbank Quarry.
- To protect existing and support new tourism opportunities.
- Traditionally Lossiemouth has a grid street pattern, with strong building line directly onto the road edge. A mix of single and 1.5 storey stone and slate houses, with simple forms and traditional proportions are characteristic. Gabled and hipped dormers are common features.
- Development proposals in the Special Landscape Area 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.

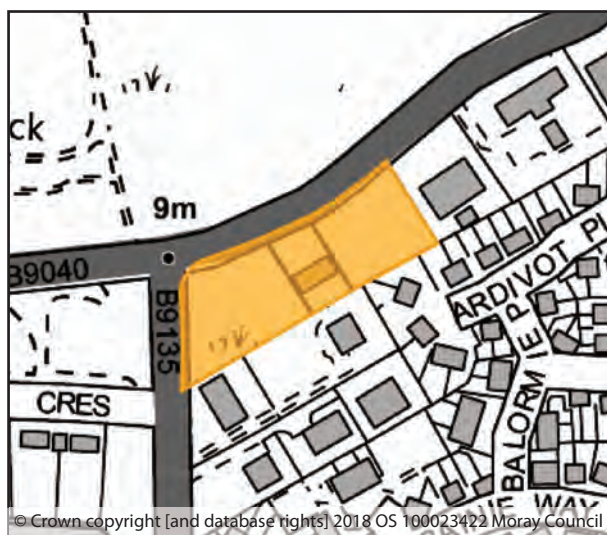
HOUSING

R1 Sunbank/Kinneddar 14.5 ha 261 units



- Development commenced. 261 units remaining. Consent includes 4 small retail units.
- Extensive boundary landscaping and path network required.
- Development must provide a Pocket Park and a Neighbourhood Park or Civic Area.
- Access onto B9135 required. Connections through built up area to Boyd Anderson Drive. Potential for future connectivity through OPP1 to enable pedestrian, cycle, and vehicular access from the A941 must be considered/safeguarded.
- Public Transport route through site required.
- Level 2 Flood Risk Assessment (FRA) required
- Drainage Impact Assessment (DIA) required.

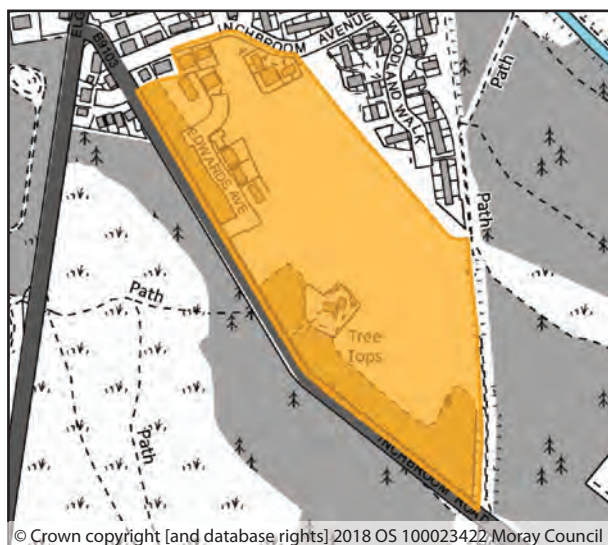
R2 Stotfield Road 0.4 ha 5 units



- Development commenced. 2 units remaining.
- Consultation with the Ministry of Defence to establish the extent to which development can be accommodated required.
- Provision and maintenance of a landscaped area to the west at the junction onto B9135 required.
- Front access onto Stotfield Road.
- Land must be reserved to the west and along the Stotfield Road frontage of the site to accommodate future junction improvements of the B9135 and B9040.
- Drainage Impact Assessment (DIA) required.



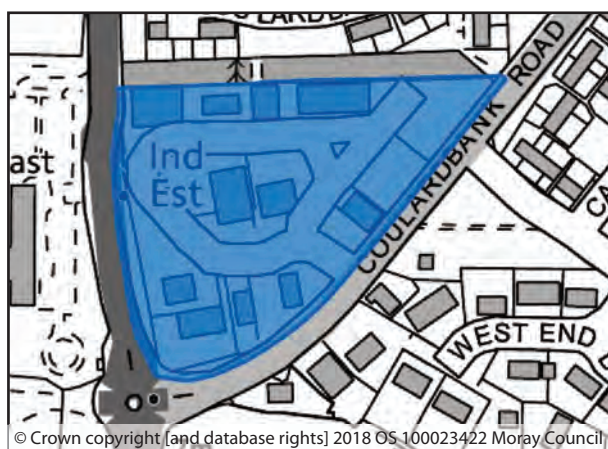
R3 Inchbroom 7.3 ha 67 units



- Development commenced. 31 units remaining.
- Low density housing interspersed with trees.
- Wide tree belt either side of Inchbroom must be retained.
- Level 2 Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.

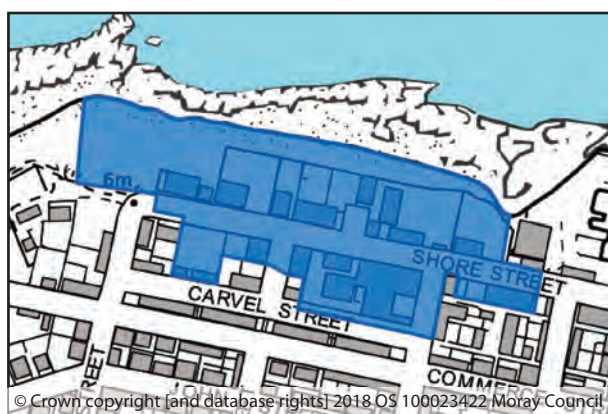
EMPLOYMENT

I1 Coularbank Industrial Estate Industrial Estate



- Built out. New development will comprise redevelopment, extension or change of use.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.

I2 Shore Street Industrial Estate



- Few opportunities for new building other than redevelopment. Primarily harbour related and small business premises.
- Incorporate measures to protect from inundation from the sea.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.

OPPORTUNITY SITES

OPP1 Sunbank 12.8 ha



Suitable Uses

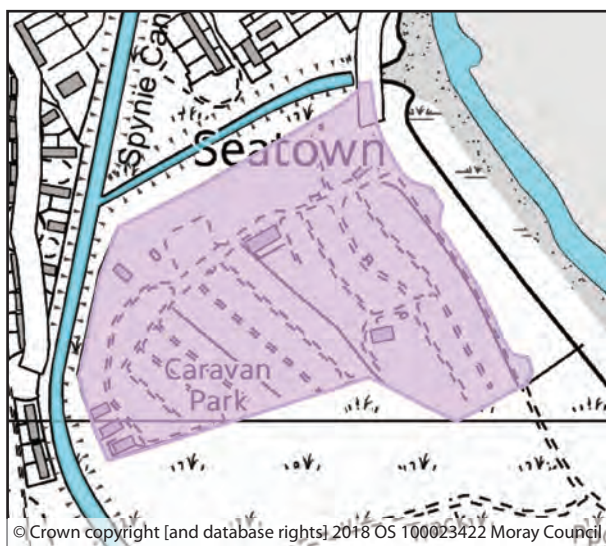
Business Park, Industrial and Retail

Site specific requirements

- Compatibility of uses in terms of noise must be considered.
- Consultation with Ministry of Defence required to establish the extent to which the site can be developed.
- Any retail uses will be subject to Policy DP7.
- Comprehensive layout and landscaping plan must be provided.
- Level 2 Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- Archaeological evaluation required.
- Access must be provided onto the A941 and connections made to R1.
- Transport Assessment required.

TOURISM

T1 Lossiemouth Bay Caravan Park



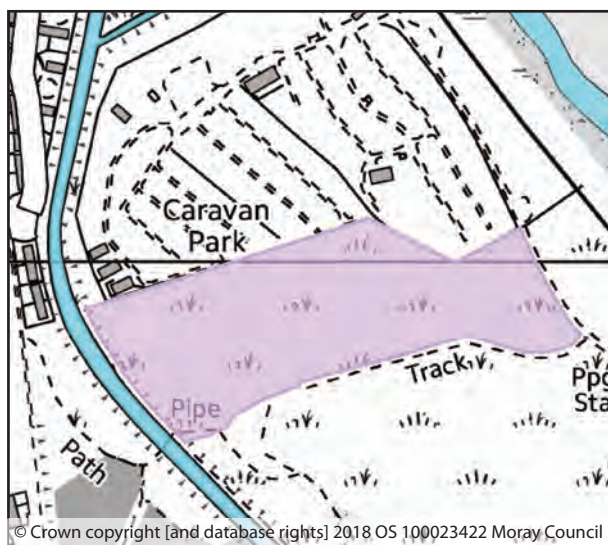
Suitable Uses

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

Site specific requirements

- Access to allow maintenance of the canal must be retained.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.

T2 Caravan Park Extension



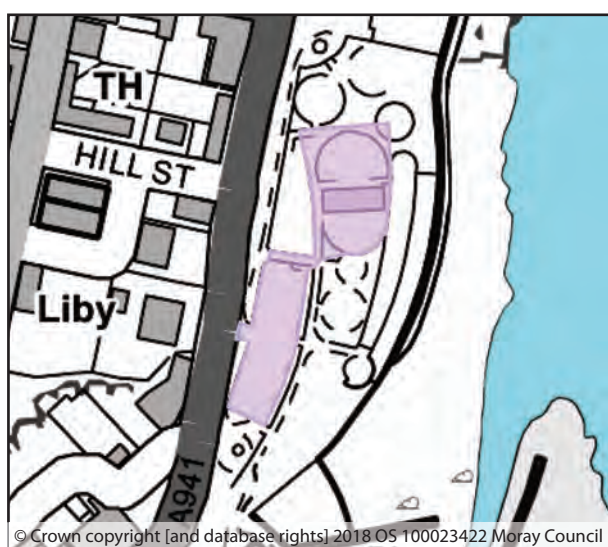
Suitable Uses

- Proposed as an extension to Lossiemouth Bay Caravan Park.
- Development for uses other than as a holiday caravan site will not be permitted.

Site specific requirements

- Transport Assessment/Transportation Statement required depending on number of pitches.
- Site is at risk from coastal flooding and a Flood Risk Assessment (FRA) is required.
- Drainage Impact Assessment (DIA) required.

T3 Old Station



Suitable Uses

- Suitable for community and tourism uses that benefit the wider community of Lossiemouth.

Site specific requirements

- Landscaping must reflect the seafront location.
- Proposals must include/retain the play area.
- Level 2 Flood Risk Assessment (FRA) required, site affected by fluvial and wave action flooding.
- Drainage Impact Assessment (DIA) required.
- Contamination Assessment required.
- Noise Impact Assessment required.
- Artificial lighting and odour control may also require assessment depending on proposals.
- Transport Assessment required.
- Development must be connected to mains water and sewerage to ensure no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) (this requirement overrides the exception within Policy EP13 Foul Drainage).
- 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.

HBR1 Harbour



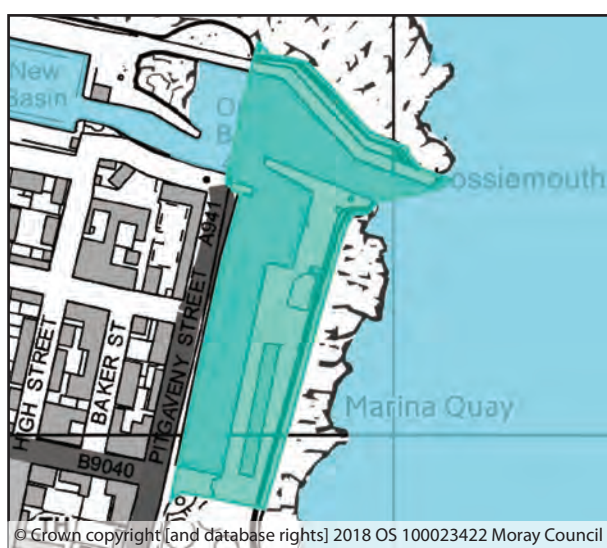
Suitable Uses

- Tourism, recreational and residential proposals will be supported subject to servicing and environmental considerations. Proposals must not compromise the harbours remaining fish/industrial uses.

Site specific requirements

- Level 2 Flood Risk Assessment (FRA) required.
- Development must be connected to mains water and sewerage to ensure no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) (this requirement overrides the exception within Policy EP13 Foul Drainage).
- 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.

HBR2 Harbour



Suitable Uses

- Tourism, recreational and residential proposals will be supported subject to servicing and environmental considerations.

Site specific requirements

- Level 2 Flood Risk Assessment (FRA) required.
- Development must be connected to mains water and sewerage to ensure no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) (this requirement overrides the exception within Policy EP13 Foul Drainage).
- 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 pSPAa caused by disturbance.

CF1 Lossiemouth High School



Suitable Uses

- Site safeguarded for redevelopment of Lossiemouth High School. Development has commenced.



ENVIRONMENT/GREEN INFRASTRUCTURE

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

REF	Type of Open Space	Location
ENV1	Public Parks and Gardens	Old Station Park and Promenade (LM/OS/020)
ENV2	Amenity Greenspace	Dean Terrace (LM/OS/005); Prospect Terrace (LM/OS/008); Coulardhill (LM/OS/016); South of Grant Park (LM/OS/019); Hillocks Way (LM/OS/021); Moray Street (LM/OS/023); Boyd Anderson (LM/OS/027); Coularbank Road (LM/OS/031)
ENV3	Playspace for Children and Teenagers	High School Play area (LM/OS/014); Hythehill Playspace (LM/OS/017); South Cove Sea Terrace (LM/OS/022); Freeman Way (LM/OS/025); Coularbank Crescent (LM/OS/026)
ENV4	Sports Areas	Marine Park (LM/OS/006), Bowling Club St Gerardines Road; St Gerardines Primary School; Hythehill Primary School; High School Playing fields (LM/OS/010)*
ENV5	Green Corridors	Spynie Canal and River Lossie (LM/OS/003); Former Railway Path (LM/OS/030); Muirton Road (LM/OS/034)
ENV6	Natural/Semi-Natural Greenspace	Sunbank East (LM/OS/001); Foreshore/Commerce Street (LM/OS/018) (Within the Foreshore/Commerce Street ENV there are some limited opportunities to redevelop brownfield sites and to develop within the immediate curtilage of existing buildings)
ENV7	Civic Space	Market Cross Square (LM/OS/004); James Square (LM/OS/007)
ENV9	Cemeteries and proposed extensions	Lossiemouth Cemetery and extension* (Intrusive ground investigation required to demonstrate suitability of the proposed Lossiemouth Cemetery extension)

*A Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) may be required for proposals.

WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
CAT	Countryside Around Towns	Protects the area around the town from development
SLA	Special Landscape Area	Burghead to Lossiemouth Coast

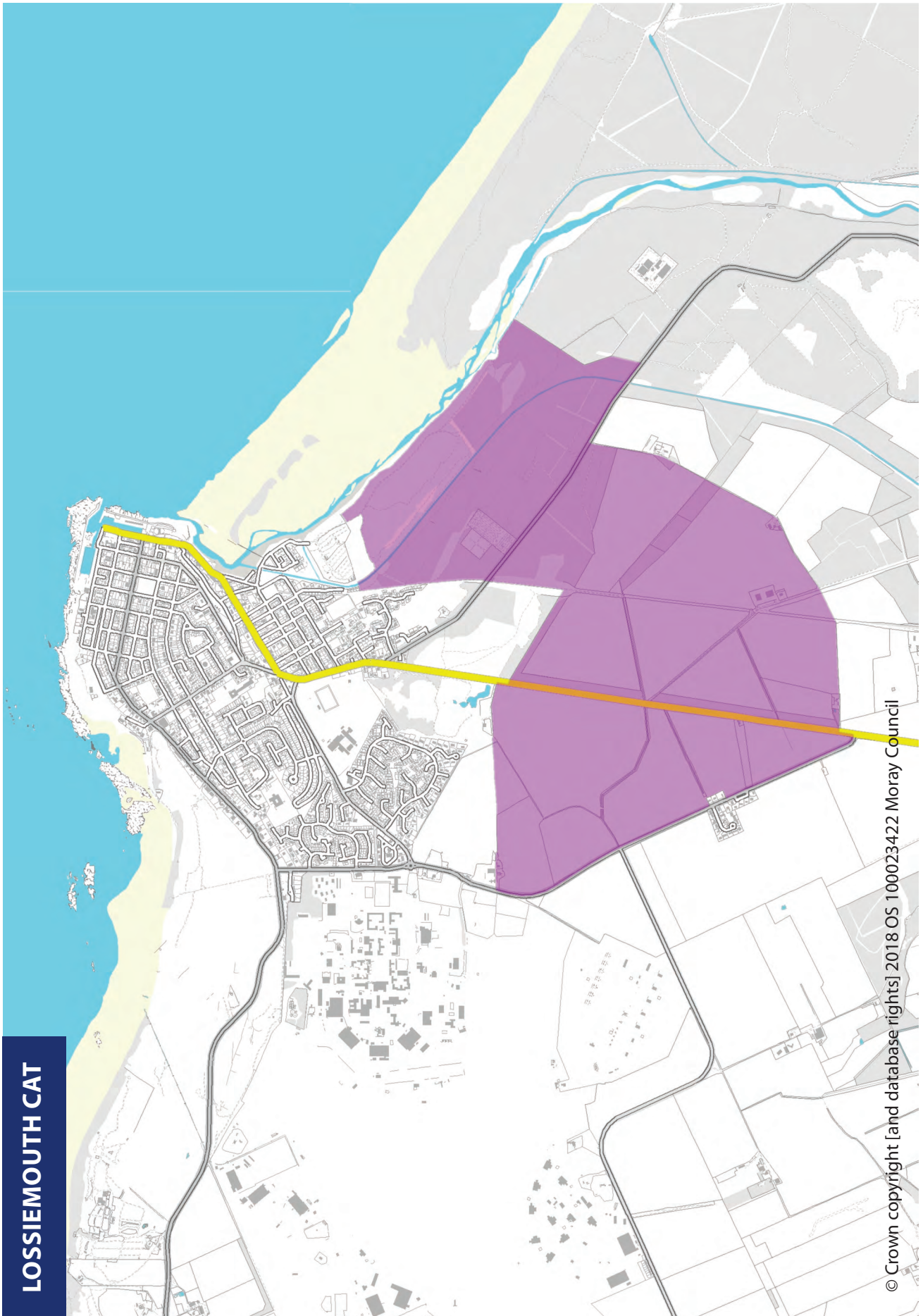


INFRASTRUCTURE

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
Primary Education	Extension to Hythehill Primary School or alternative provision	R1, R2
Healthcare	Extension to Moray Coast Medical Practice	R1, R2, R3





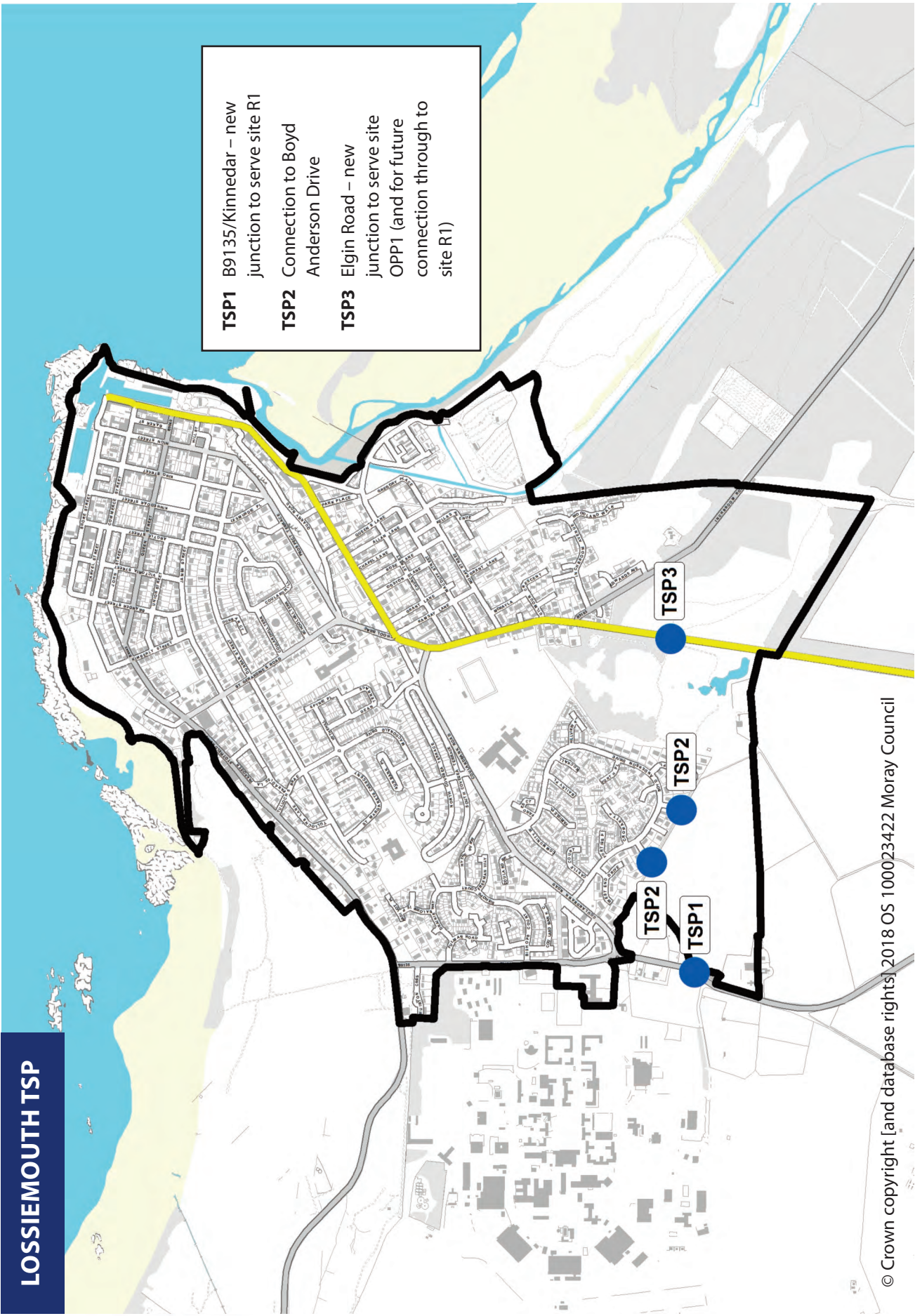
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LOSSIEMOUTH CAT



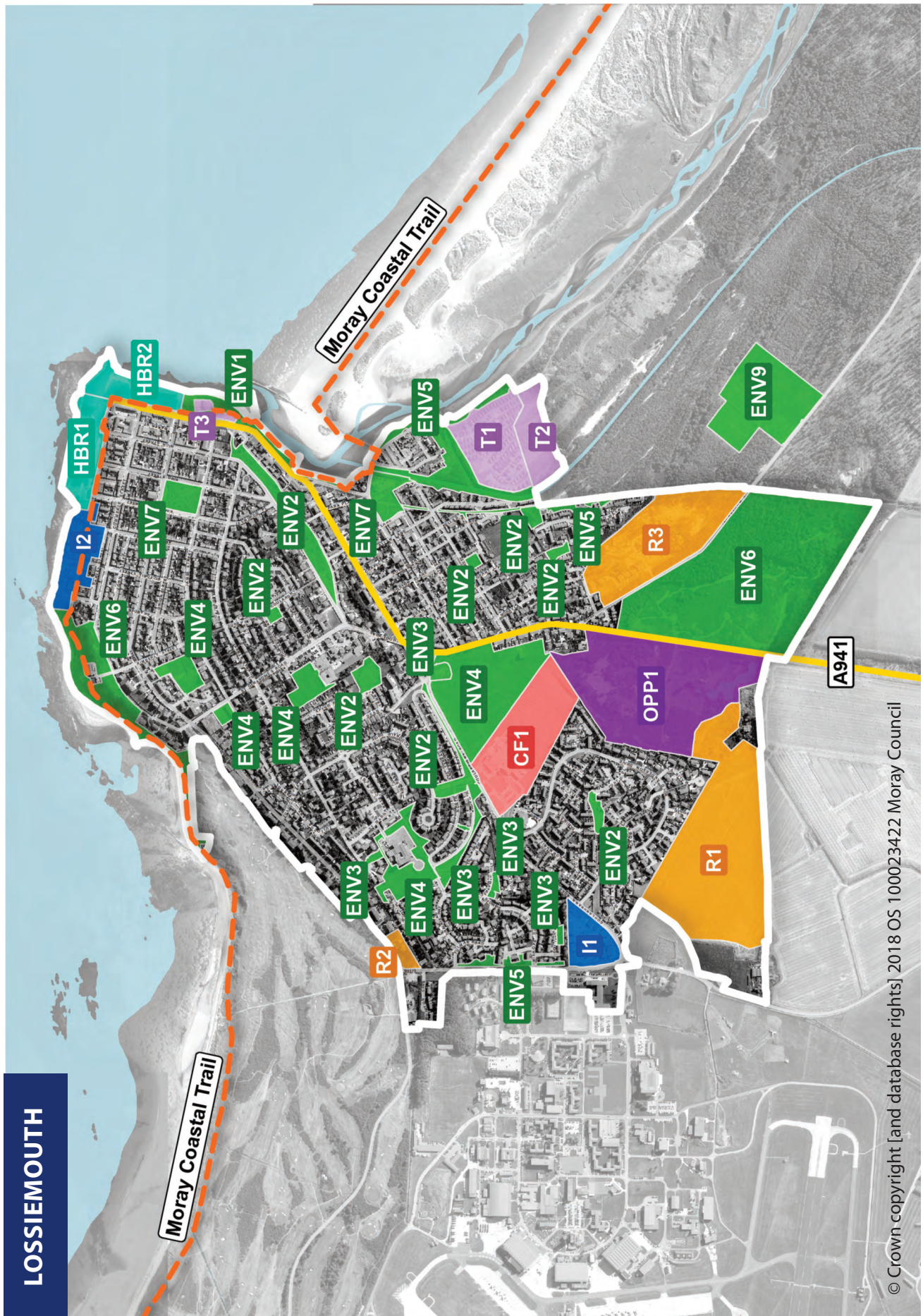
LOSSIEMOUTH TSP

- TSP1** B9135/Kinnedar – new junction to serve site R1
- TSP2** Connection to Boyd Anderson Drive
- TSP3** Elgin Road – new junction to serve site OPP1 (and for future connection through to site R1)



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LOSSIEMOUTH







Population
1,022



Households
448



Settlement Hierarchy
Smaller Towns and
Villages

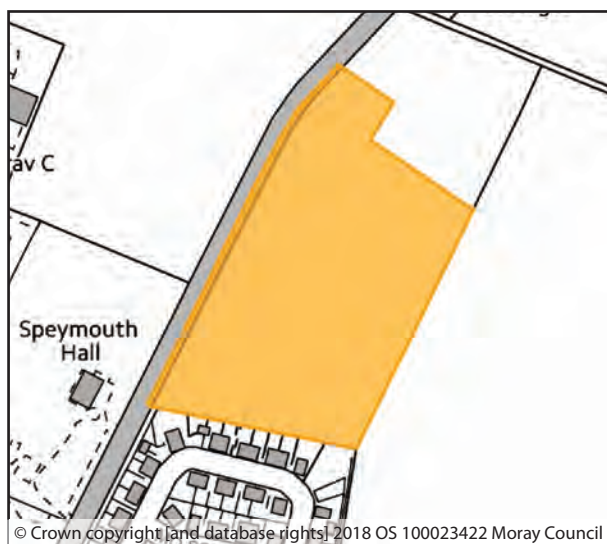
Development Strategy / Placemaking Objectives

- To identify longer term housing and employment areas.
- Identify an additional 10ha for employment and support proposals for business development and growth.
- Highlight potential of longer term site for large scale inward investment.
- Enhance the approaches to the settlement through landscaping and planting including the characteristic beech hedging.

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

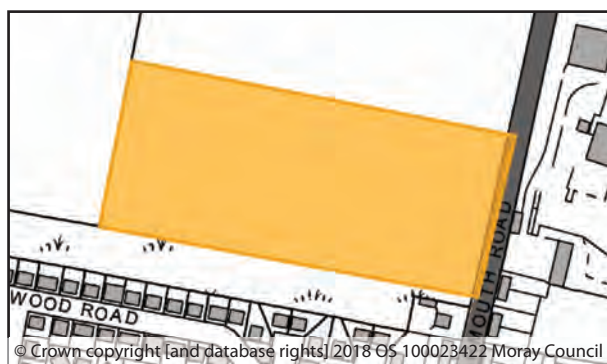
HOUSING

R1 Stynie Road 3.1 ha 60 units



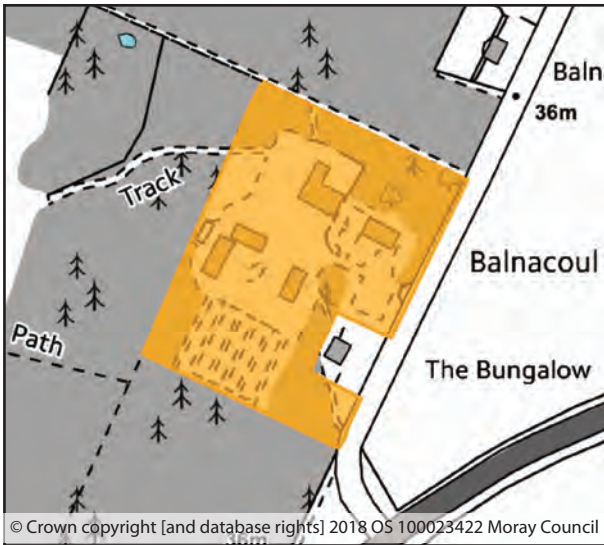
- Planning consent has previously been granted for development.
- Landscaping must be provided along the northern site boundary to manage the transition between development and the countryside. This must comprise a mix of hedging and trees.
- A 15m green corridor must be provided along the western boundary along Stynie Road. This must incorporate an avenue of trees, beech hedging and a dedicated foot and cycleway.
- A Pocket Park must be provided.
- Road improvements to Stynie Road will be required, including widening, provision of pedestrian/cycle way, extension of street lighting and relocation of the speed limit.
- Two points of access must be provided.
- Drainage Impact Assessment (DIA) required.

R2 Garmouth Road 3.2 ha 60 units

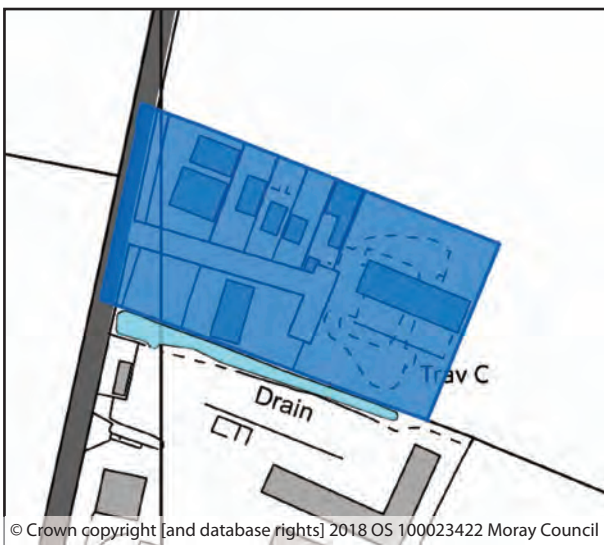


- Transport Assessment required.
- Extension of the footway along site frontage required.
- Future access to the north must be safeguarded within the layout.
- Links to the Core Path to the south to be provided.
- A potential future connection through the site for pedestrians and cyclists must be safeguarded to the western boundary of the site.
- Landscaping must be provided along the northern site boundary to manage the transition between development and the countryside. This must comprise a mix of hedging and trees.
- A Pocket Park must be provided.
- Noise Impact Assessment (NIA) may be required due to proximity to industrial uses.
- There may be surface water drainage issues and SUDS must be carefully considered. A Drainage Impact Assessment (DIA) and Construction Phase Water Management Plan are required.
- Open space must be designed positively for water management.



R3 Balnacoul 10 units

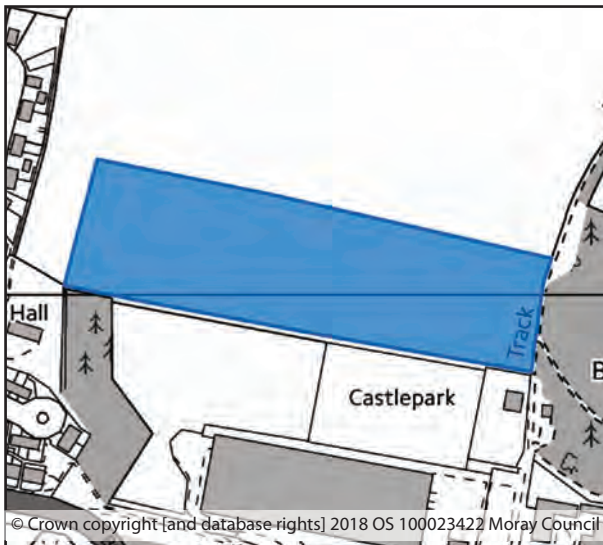
- Low density development that reflects the semi-rural location and woodland character will be supported.
- Existing woodland must be retained.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA), including SUDS plans and calculations based on percolation tests required.
- Given previous uses, a Contamination Assessment is required.

EMPLOYMENT**I1 Garmouth Road Industrial Estate**

- Built out. New development will comprise redevelopment, extension or change of use.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.

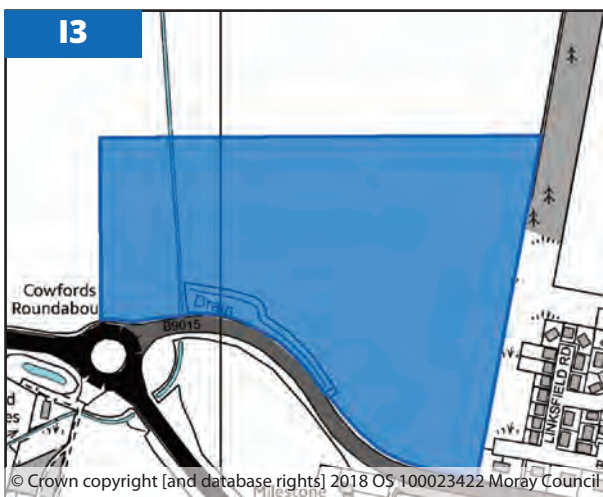


12 North of Baxter's Industrial Estate



- Site to provide for expansion of Baxter's. As access is through the existing Baxter's site development by others is not intended.
- Provision of cycle and pedestrian links to the A96 and bus stops required. This may involve upgrading the Core Path to Redhall to the north (CP-FB09).
- The site slopes upwards from the existing Baxter's buildings and landscaping must minimise the impact of development on this higher ground. Woodland planting must provide a backdrop to proposed buildings.
- Drainage Impact Assessment (DIA) required.
- Transport Assessment may be required.

13/LONG2 West of Mosstodloch Industrial Estate



- A Development Framework is required. This must comply with the Key Design Principles in Figure 1.1.
- 10ha of the site is designated within the LDP plan period, the remaining 20ha are LONG. The LONG can only be brought forward if the Policy DP3 triggers are met. The scale of this site may be suitable for large scale inward investment.
- A Water Framework Directive waterbody specific objective will require to be addressed.
- Layout must safeguard 15m wide corridors for potential future connections to the west, north and east.
- Minimum of 30% open space required (this overrides the quantity requirement in Policy EP5).
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Archaeological evaluation of the site required.
- Noise Impact Assessment (NIA) required.
- Transport Assessment required.

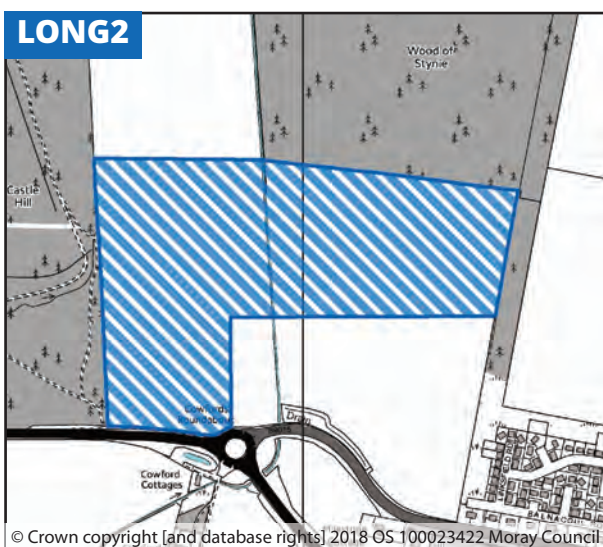
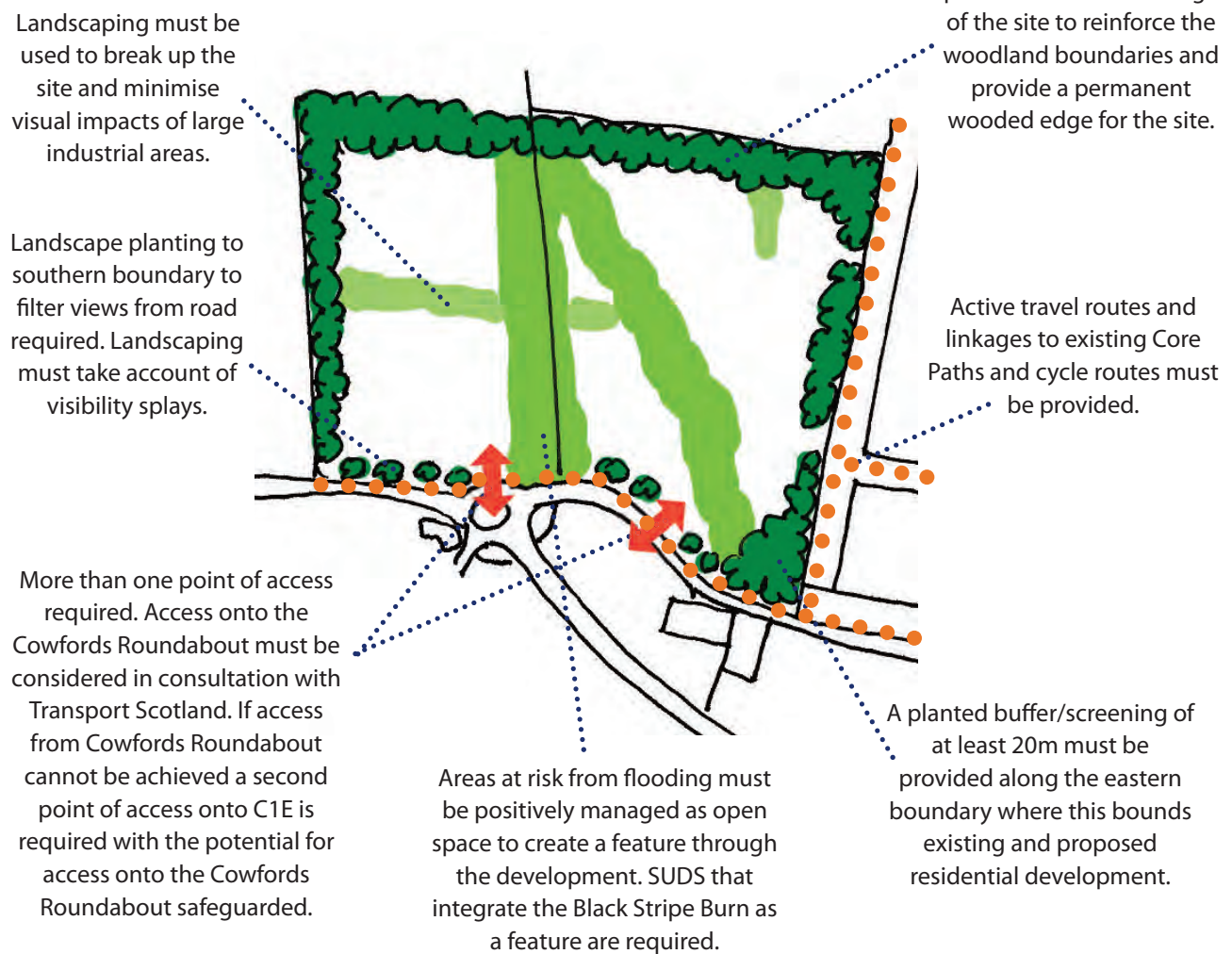
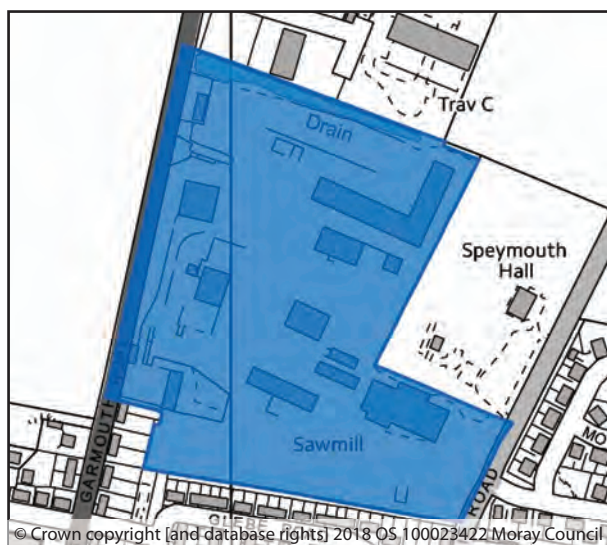




Figure 1.1 Key Design Principles
I3/Long 2 West of Mosstodloch

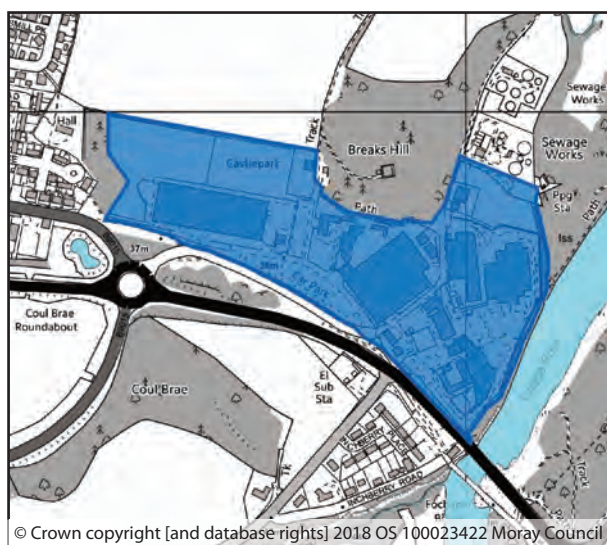


14 Sawmill Existing Business Area



- Long standing sawmill business within Mosstodloch.
- New development will comprise redevelopment, extension or change of use.

15 Baxter's Existing Business Area



- Major employer and significant tourist attraction.
- New development will comprise redevelopment, extension or change of use.
- 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 either causing disturbance to otters that may be using the watercourse and banks, pollution or sediment to reach the SAC, or changes to water quality and quantity.

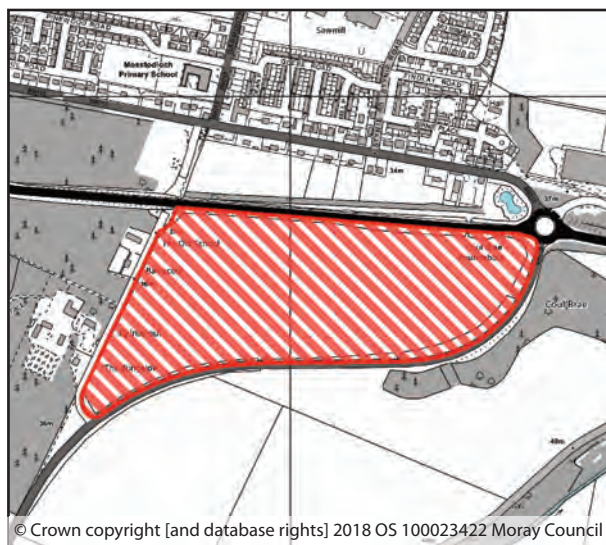
MIXED USE

MU LONG1

South of A96

22ha

Residential & Industrial



- LONG for residential and industrial that can only be brought forward if the Policy DP3 triggers are met.
- Masterplan required. Masterplan must include landscape study and proposals.
- Proposals must deliver a minimum of 8ha of employment land. (This is a net area which excludes landscaping, areas at flood risk, etc)
- Buffer to A96 may be required.
- Woodland character of surrounding area to be reflected in landscaping and open space proposals.
- 30% open space required due to the mix of residential and industrial and edge of settlement location.
- Neighbourhood Park must be provided.
- Transport Assessment required. Consultation with Moray Council Transportation and Transport Scotland required.
- New cycle path provision required to provide a continuous off-road route between the existing underpass and a new crossing of Main Street. A pedestrian/cycleway required on the western boundary of the site, from the B9015 to underpass.
- Improvements required to provide safe routes to School and access to local shops.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) with Sustainable Urban Drainage System (SUDS) plans required.
- Archaeological evaluation of the site required.
- Noise Impact Assessment (NIA) required due to proximity to A96 and the mix of uses proposed.
- Development proposals will require to take into account the preferred option for the A96 dualling route which impacts on this site.

TOURISM

T1 Baxter's



Suitable Uses

- This is a significant tourist attraction and important for showcasing Moray's food and drink heritage and should be retained as a Visitor Attraction.

Site Specific Requirements

- 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.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Mosstodloch 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	Village Hall, including Playing Fields and Play Area.
ENV2	Amenity Greenspace	Buffer to A96
ENV4	Sports Areas	Mosstodloch Primary School
ENV6	Natural/Semi-Natural Greenspace	Pinewood Road; Trees and Verges at Birnie Place; Balnacoul Wood

WIDER ENVIRONMENTAL DESIGNATIONS

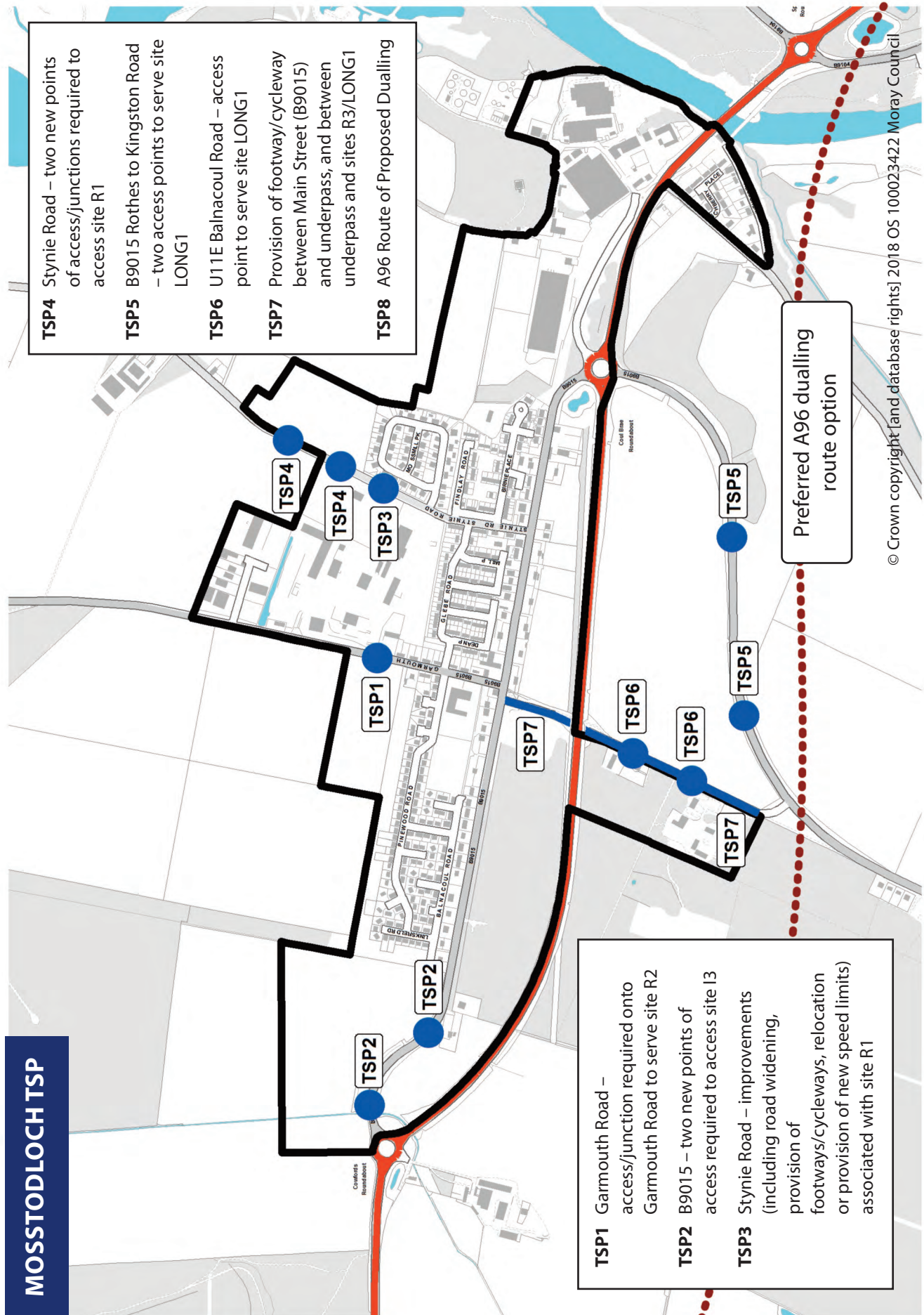
REF	Type of Environment Designation	Specification
SLA	Special Landscape Area	Lower Spey and Gordon Castle Policies; The Spey Valley
SAC	Special Area of Conservation	Lower River Spey-Spey Bay; River Spey.
SSSI	Site of Special Scientific Interest	River Spey; Spey Bay.

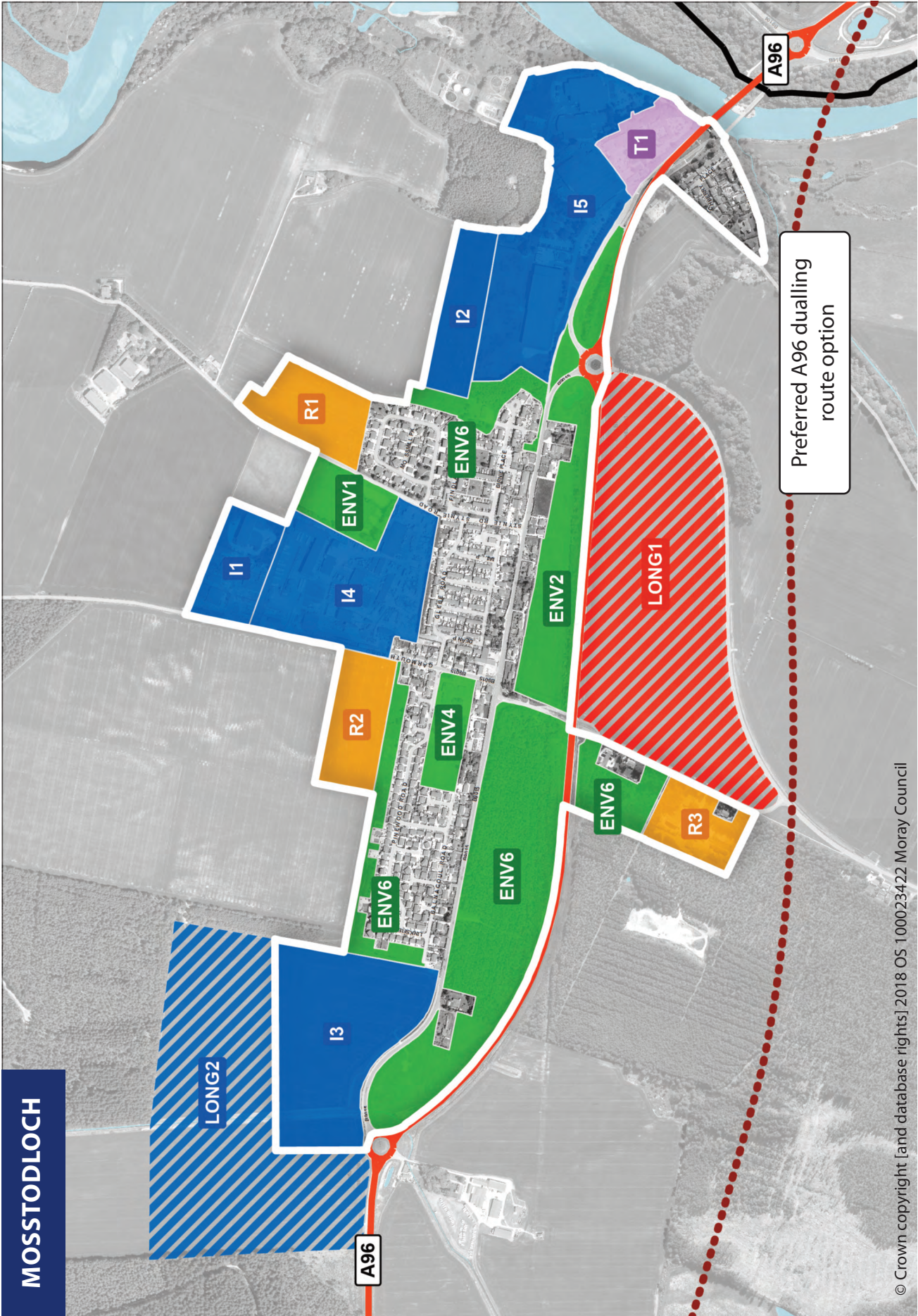
INFRASTRUCTURE

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
Healthcare	New Build Health Centre	R1, R2, R3, LONG1







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