



Population
468



Households
189



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

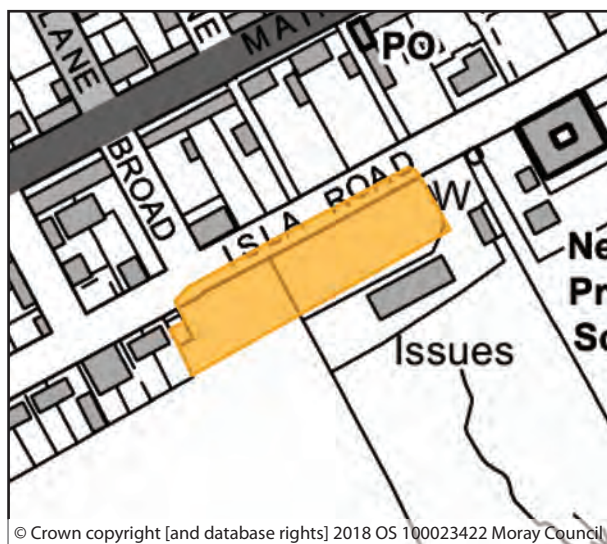
- Promote redevelopment and new housing on designated site



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

HOUSING

R1 Isla Road 0.36 ha 6 - 10 units



- Gap site which could accommodate approximately 6 houses. Terraced or semi-detached properties may allow for an increase in numbers but this must not exceed 10.
- Isla Road may need to be widened with a footway and service layby along the frontage of the site with houses set back accordingly.
- Flood Risk Assessment (FRA) may be required.
- Drainage Impact Assessment (DIA) required.

R2 Gap Sites/Sub Divisions



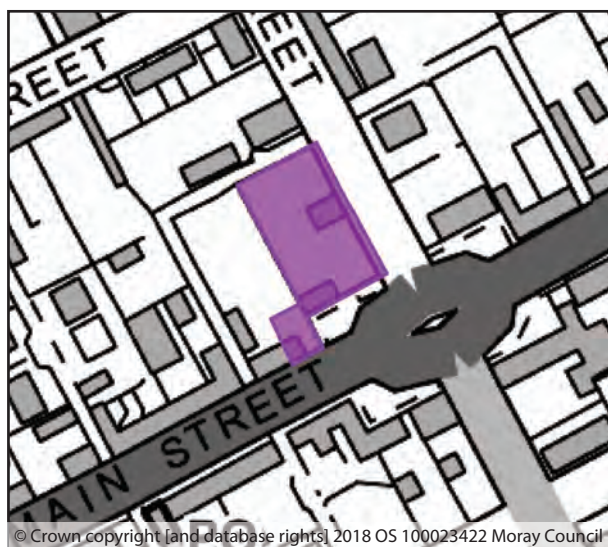
- Within the settlement boundary, gap sites/subdivisions will be permitted as a means of providing house sites and upgrading unused and overgrown areas. Sites should have their own road frontage. Shared access to backland sites will be discouraged.
- Proposals must respect the existing street pattern and retain stone boundary walls.
- Flood Risk Assessment (FRA) may be required for any site close to either of the burns.



OPPORTUNITY SITES

OPP1 The Square

0.15 ha



Suitable Uses

Residential

Site specific requirements

- There are a number of derelict buildings in the Square, which could be redeveloped for residential use and help to enhance the amenity of the Square as Newmill's main focal point.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Newmill 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
ENV4	Sports Areas	The Playing Field
ENV7	Civic Space	The Square

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, OPP1





© Crown copyright [and database rights] 2018 OS 100023422 Moray Council

NEWMILL





Population
884



Households
374



Settlement Hierarchy
Smaller Towns &
Villages

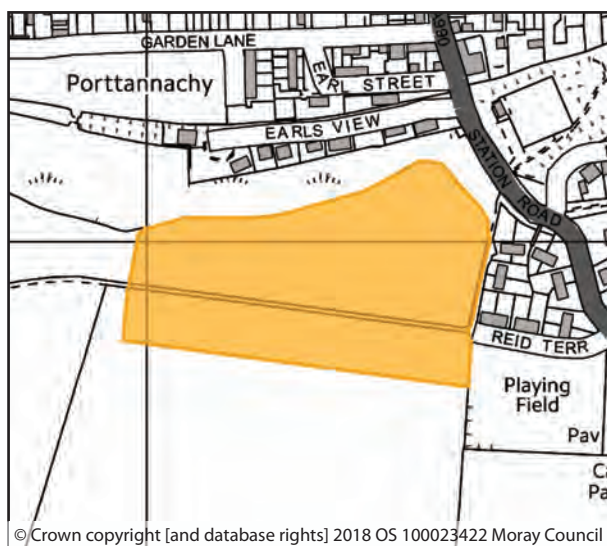
Development Strategy / Placemaking Objectives

- Protect the character of the existing settlement
- Provide support for proposals to re-use the harbour
- To promote interest and encourage housing development on designated sites.
- 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 West of Reid Terrace 2.43 ha 40 units



- Site must be developed in two phases of 20.
- Proposals must include the incorporation of long term landscaping provision to enclose the site.
- Reid Terrace will require to be upgraded to provide access to the site. Improvements may include widening, the provision of off street parking, junction improvements at Station Road and provision of a footway.
- An archaeological evaluation must be carried out prior to development commencing.
- 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.

TOURISM

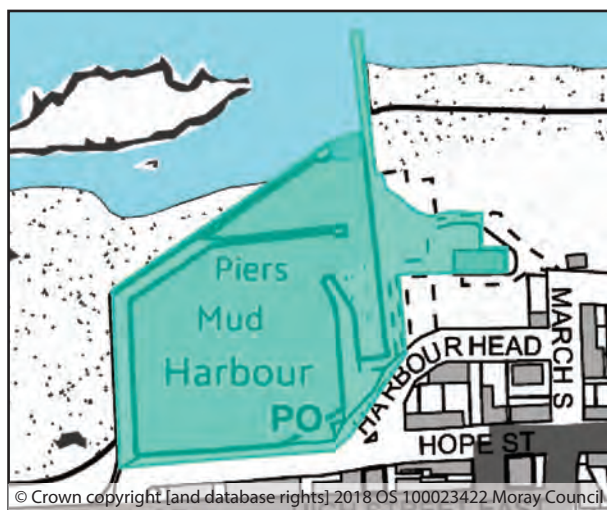
T1 Speyside Way/Moray Coastal Trail

- The routes of the Speyside Way Long Distance Footpath and Moray Coast Trail pass through Portgordon and will be safeguarded and protected from development.

T2 Sustrans

- The route of the Sustrans long distance cycle route pass through Portgordon will be safeguarded and protected from development.

HBR1 Harbour



Suitable Uses

- The harbour and its immediate hinterland will be retained for potential tourist use involving recreational sailing; pontoons; increased berthing and ancillary facilities. This will not be to the exclusion of small creel boats which currently utilise the harbour. However the prospects for future use are considered to be more related to sailing/tourist activities.

Site Specific Requirements

- Flood Risk Assessment (FRA) may be required for more vulnerable uses.
- 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.



ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Portgordon 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 Stewart Street; East of Harbour
ENV3	Playspace for children and teenagers	Tannachy Terrace
ENV4	Sports Areas	Bowling Green; Football Pitch; School Playing Field
ENV5	Green Corridors	Old Railway Line; North of Richmond Terrace; Old Railway West of Earls View
ENV6	Natural/Semi-Natural Greenspace	West of Stewart Street; North of Reid Terrace; North East of Portgordon

WIDER ENVIRONMENTAL DESIGNATIONS

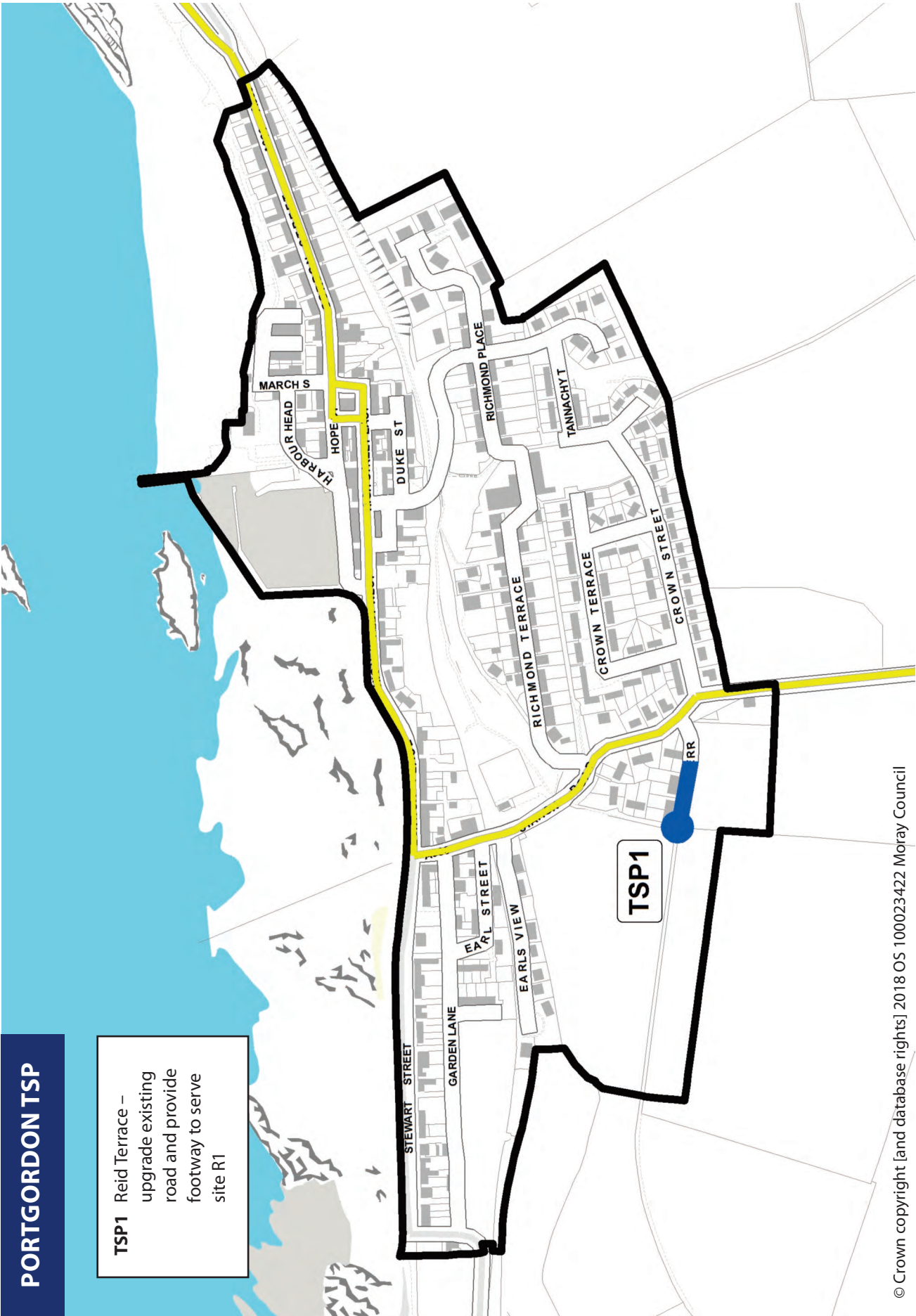
REF	Type of Environment Designation	Specification
SLA	Special Landscape Area	Portgordon to Cullen Coast
pSPA	Proposed Special Protection Area	Moray Firth

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
Healthcare	Reconfiguration to Seafield and Cullen Medical Practice	R1





© Crown copyright [and database rights] 2018 OS 100023422 Moray Council





© Crown copyright [and database rights] 2018 OS 100023422 Moray Council

PORTGORDON







Population
1,269



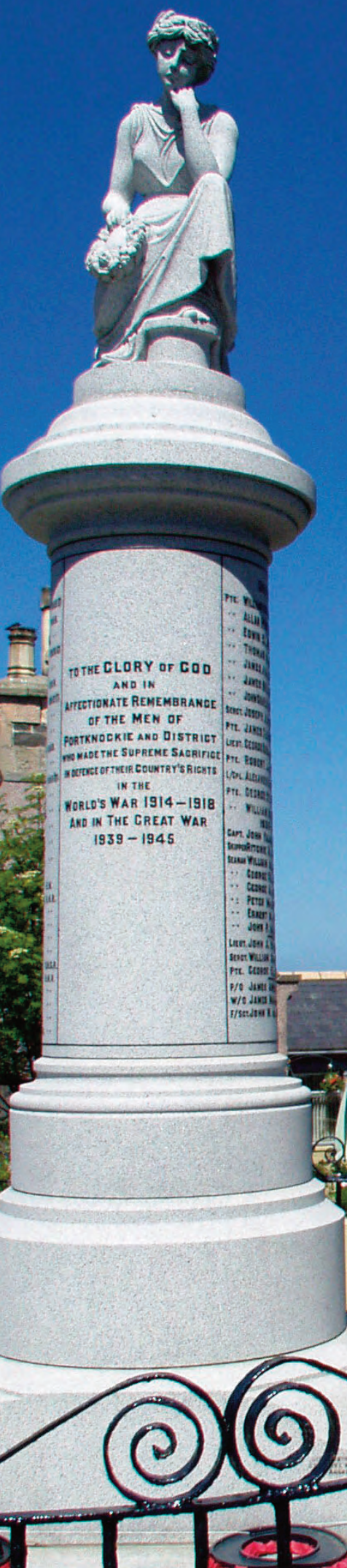
Households
547



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

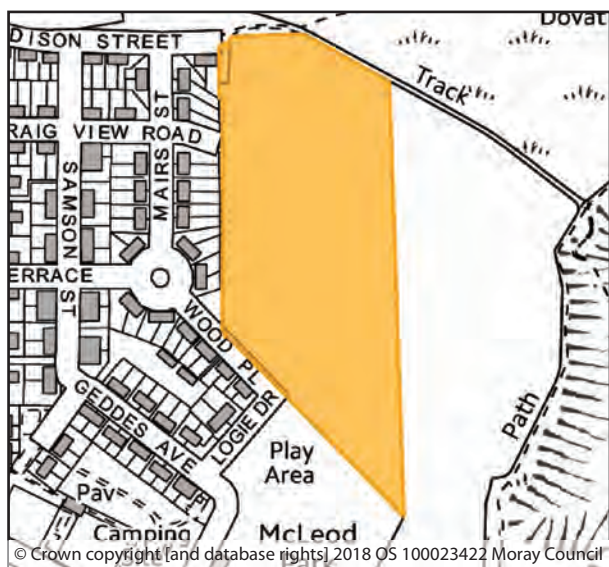
- Respect the historic grid street pattern
- To promote interest and encourage housing development on designated sites.
- Development proposals in the Special Landscape Areas must reflect the traditional settlement character in terms of siting and design and respect the special qualities of the designation.



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

HOUSING

R1 Seabraes 3 ha 50 units



- Given the exposed cliff top location, boundary treatment will be required along the eastern boundary to provide a sense of enclosure and help visual integration with the surrounding countryside. This could include mounding and gorse planting and does not have to be in the form of a more formal landscaped treatment.
- Phased Development may be acceptable where the policy terms have been met.
- Three access points required to continue the historic grid street pattern of the settlement. Connections must be provided from Wood Place, Addison Street and Craigh View Road.
- Footpath links must be created to the coastal path and playing fields.
- 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 Patrol Road

0.21 ha

**Suitable Uses**

Small Scale Business/Residential

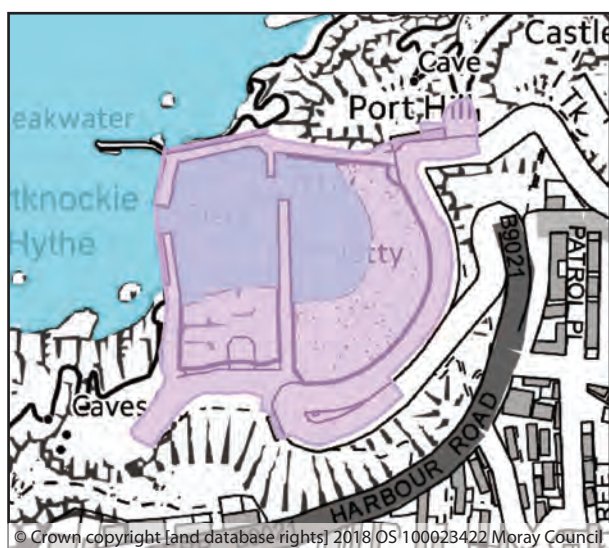
Site specific requirements

- Only proposals that enhance the overall quality of the built environment and visitor facilities will be supported.
 - Any proposal must be for the whole site. A comprehensive scheme of improvement across the whole site must be provided that aims to enhance the built environment and overall visual appearance.
 - Individual applications for single uses within the site will not be supported. The only exception will be for small scale alteration or extension to existing uses.
 - Proposals must be compatible with visitor use and must include formalised parking arrangements for this popular area. The existing turning head must be retained for this function, therefore parking in accordance with the current Moray Council Parking Standards must be provided to ensure no overspill car parking.
- Proposals for change of uses that include residential will only be acceptable if it can be demonstrated that this is compatible with any ongoing existing uses and any land use conflict can be mitigated.
 - Existing uses can still be accommodated on the site provided the proposal includes measures to improve their visual appearance and enhance the overall built environment. This must include consideration of screening or fencing.
 - Proposals must be single storey to protect the open aspects/vistas down Admiralty Street, Samson Street, and towards Bow Fiddle Rock.
 - Footway to be widened to a minimum of 2m with the missing section of footway provided to create a continuous pedestrian route.
 - A Contamination Assessment may be required for any change of use to residential.
 - Level 1 Flood Risk Statement and Drainage Statement 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.
 - 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 Harbour Area



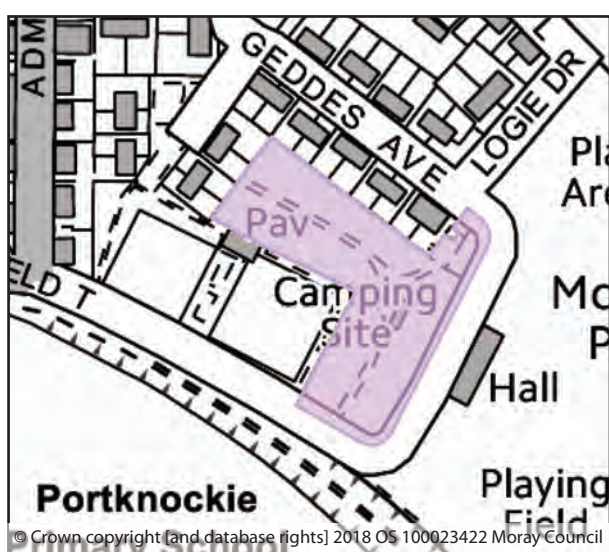
Suitable Uses

- The prime use of the harbour will be for recreational/tourist use. Proposals which are likely to conflict with this role will not be permitted.

Site specific requirements

- 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.
- A Flood Risk Assessment (FRA) is required for any uses that include overnight accommodation.

T2 Caravan Site



Suitable Uses

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

T3 Sustrans and Moray Coastal Trail

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



ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Portknockie 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	Addison Street; Bridge Street
ENV4	Sports Areas	McLeod Park; School Playing Field; Bowling Green/and Tennis Court
ENV5	Green Corridors	Former Railway Line
ENV6	Natural/Semi-Natural Greenspace	The Braes above the harbour

WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
CA	Conservation Area	Portknockie
SLA	Special Landscape Area	Portgordon to Cullen Coast

INFRASTRUCTURE

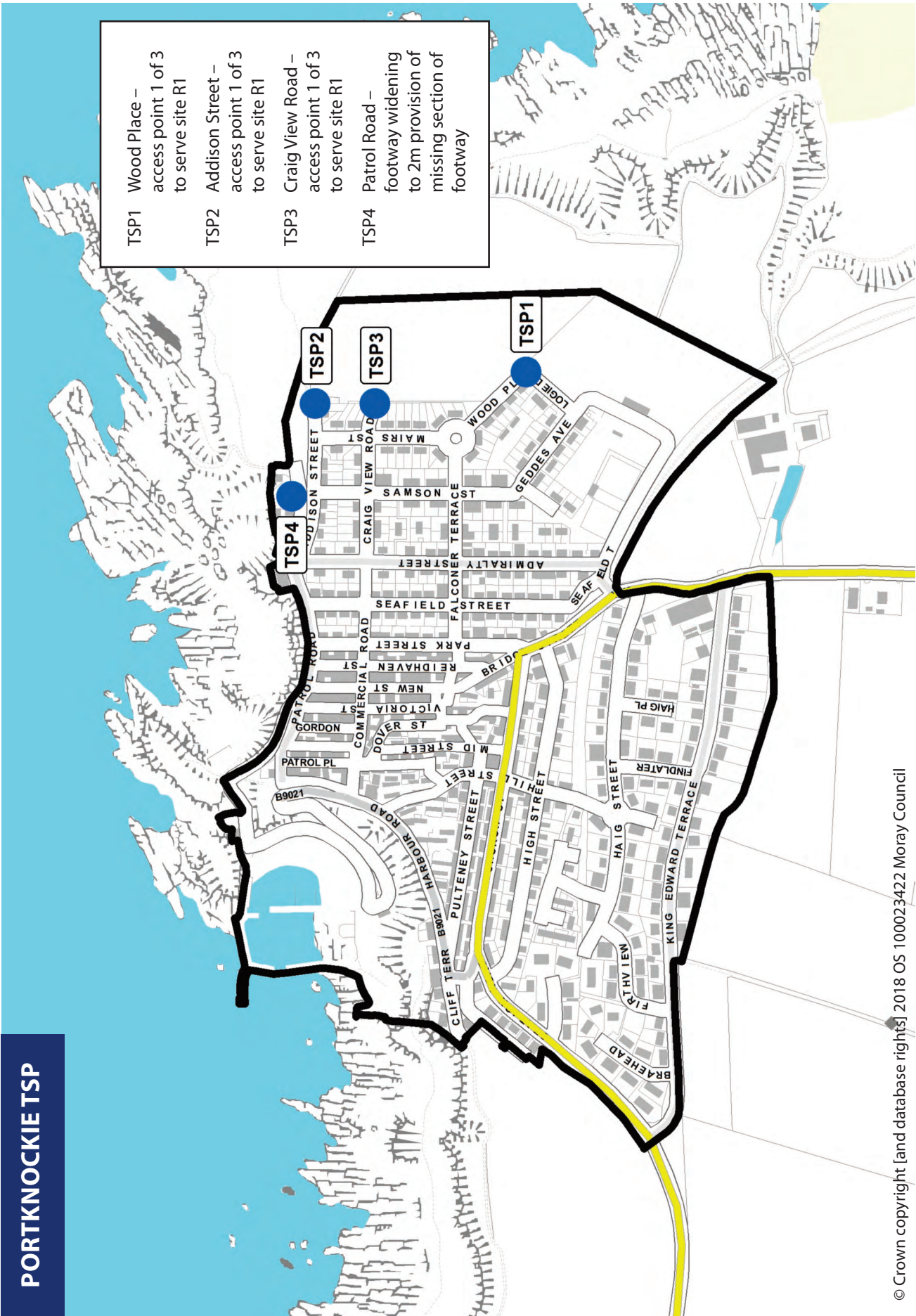
Sites identified will be required to contribute to and/or provide the infrastructure identified below and shown on the Transport Proposal (TSP) Map to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development 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
Education	New build or alternative provision	R1, OPP1
Healthcare	Extension to Ardach Health Centre	R1, OPP1



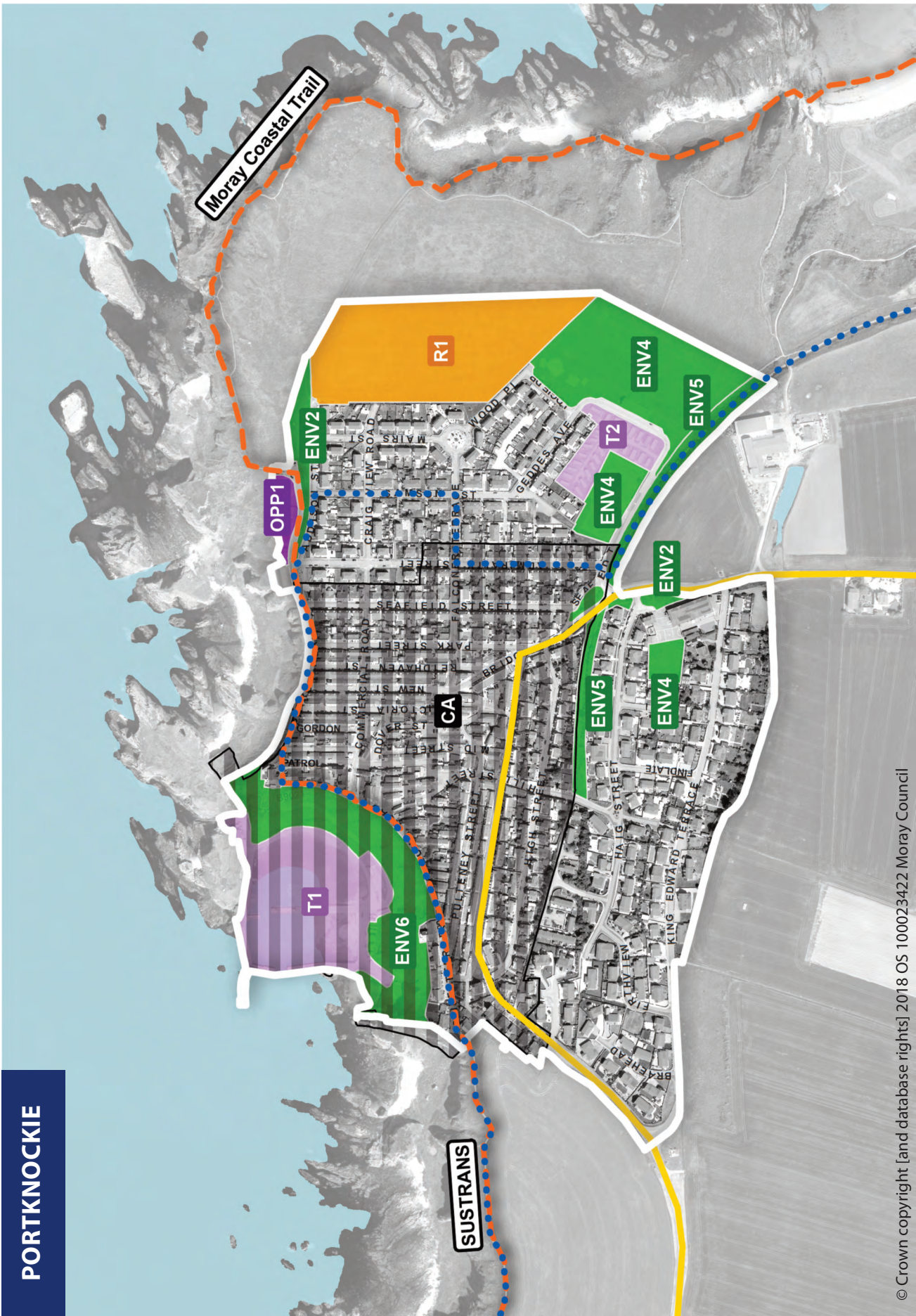
PORTKNOCKIE TSP

- TSP1 Wood Place – access point 1 of 3 to serve site R1
- TSP2 Addison Street – access point 1 of 3 to serve site R1
- TSP3 Craig View Road – access point 1 of 3 to serve site R1
- TSP4 Patrol Road – footway widening to 2m provision of missing section of footway



© Crown copyright [and database rights] 2018 OS 100023422 Moray Council





© Crown copyright [and database rights] 2018 OS 100023422 Moray Council

PORTKNOCKIE







Population
226



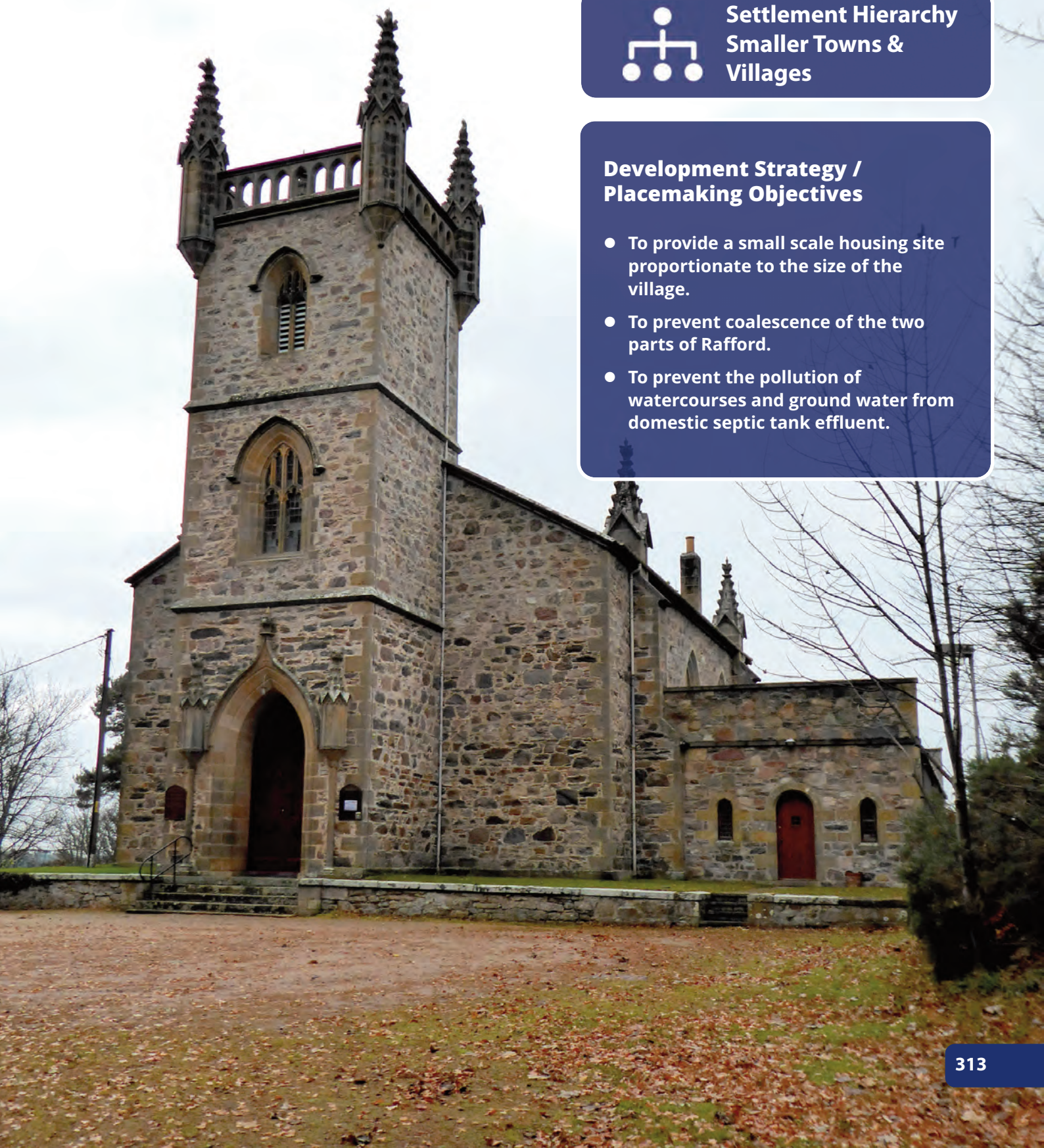
Households
101



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

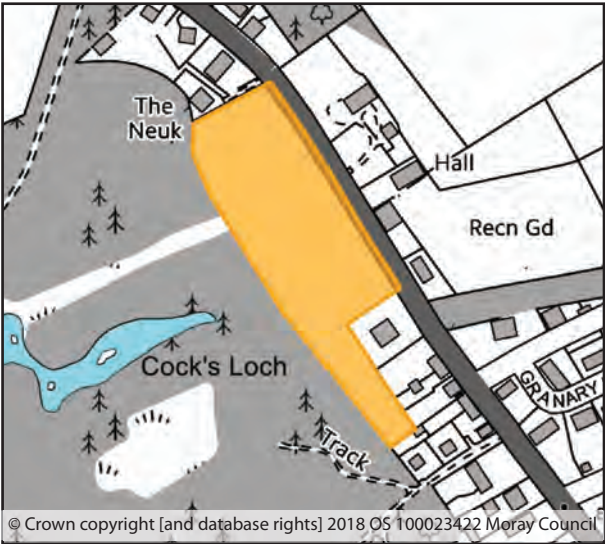
- To provide a small scale housing site proportionate to the size of the village.
- To prevent coalescence of the two parts of Rafford.
- To prevent the pollution of watercourses and ground water from domestic septic tank effluent.



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

HOUSING

R1 Brochloch 1.7ha 12 units



- House designs must be traditional or a contemporary interpretation and respect the scale and character of existing traditional houses in the village.
- A natural stone wall must be provided along the road frontage reflecting a common feature in the village.
- A single access into the site with a visibility splay of 2.4m by 70m must be provided.
- A 2m wide footway must be provided along the frontage of the site, complete with surface water drainage.
- A connection to the existing septic tanks requires Scottish Water to upgrade the facilities and must be investigated by the developer.
- Drainage Impact Assessment (DIA) required.
- Overhead cables will require to be relocated.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Rafford 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
ENV3	Playspace for Children and Teenagers	Playpark
ENV4	Sports Areas	Recreational Area
ENV5	Green Corridors	Trees at Moor of Granary
ENV9	Cemeteries and Proposed Extensions	Rafford Cemetery



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





© Crown copyright [and database rights] 2018 OS 100023422 Moray Council





Population
1,252



Households
583



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

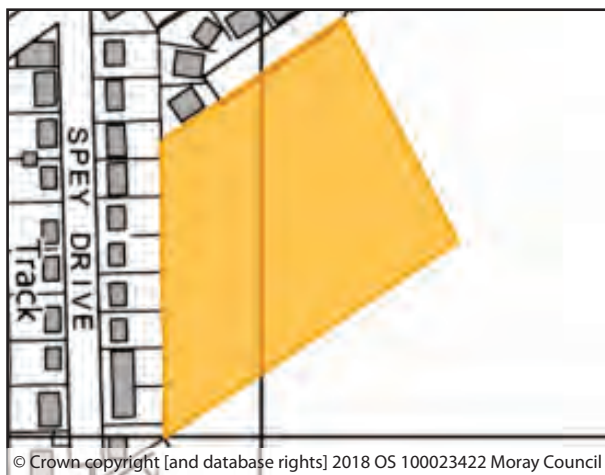
- To promote interest and encourage housing development on designated sites.
- To identify an additional 4.8ha of land for employment within Speyside LHMA and support proposals for business development and growth.
- Development proposals in the Special Landscape Areas must reflect the traditional settlement 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.

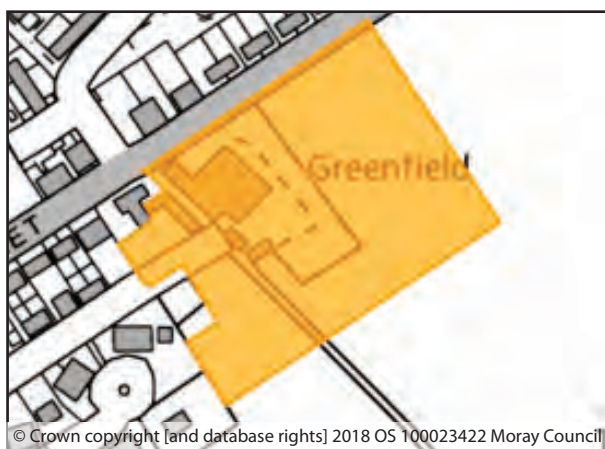
HOUSING

R1 Spey Street 2.12 ha 30 units



- Buildings must be a maximum of 1½ storeys in height.
- Landscaped buffer strip on east and south-east boundaries must be provided.
- Access must be taken off Spey Street, via Ben Aigan Way.
- Prior to commencement of the 50th house (counting both existing and new development) served by Spey Street, an emergency access will be required.
- 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.

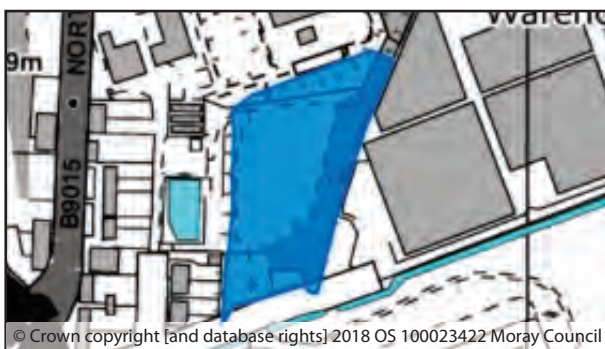
R2 Green Street 1.8 ha 40 units



- Contamination Assessment required.
- Flood Risk Assessment (FRA) required.
- Topographical information to demonstrate that development is a sufficient distance from the 1:200 year flood envelope 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.

EMPLOYMENT

I1 Back Burn Industrial Estate

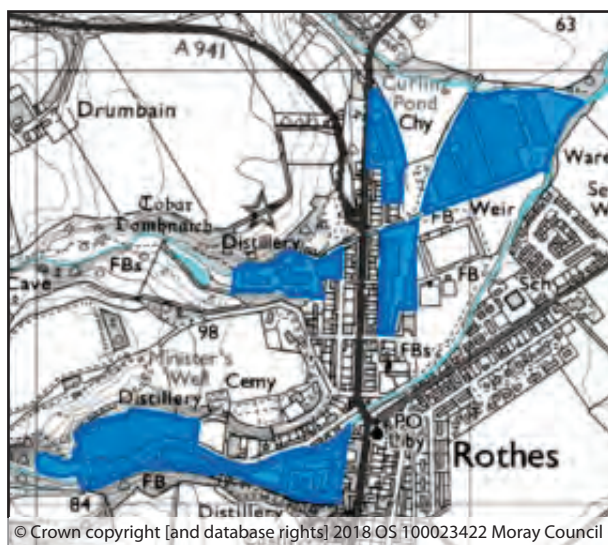


- Phase 1 Habitat Survey required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.



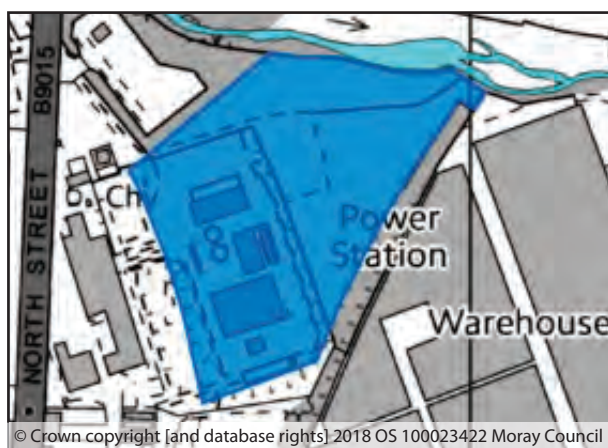
12 The Distilleries

Existing Business Area



- Reserved for the use of Glen Spey, Glenrothes, Glen Grant and former Capperdonich distilleries and related business use, including tourism.
- Protected by Rothes Flood Alleviation Scheme and suitable for less vulnerable uses.
- Flood Risk Assessment (FRA) may be required.
- A Water Framework Directive waterbody specific objective will require to be addressed.
- 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.

13 Reserve Land Rear of Dark Grains Plant Existing Business Area



- Fully occupied by a combined heat and power plant related to the Combination of Rothes Distillers.
- 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.

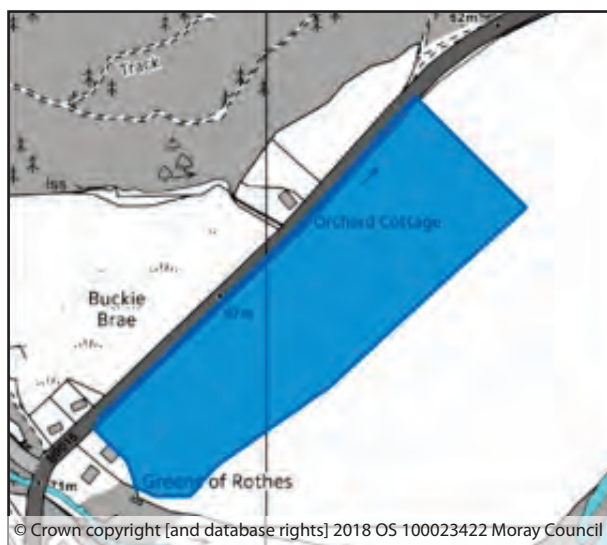
14 Station Yard

Industrial Estate



- Flood Risk Assessment (FRA) may be required.
- A Water Framework Directive waterbody specific objective will require to be addressed.
- 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.

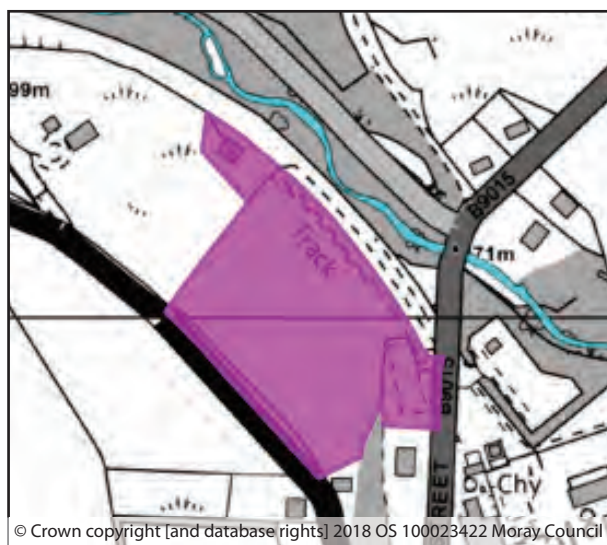
15 Greens of Rothes Industrial Estate



- A Development Framework is required. This must include the range of uses proposed, landscaping, open space, design and the required high pressure gas pipeline buffer.
- Transport Assessment required.
- Infrastructure improvements required to overcome constraints of connectivity to the centre of Rothes.
- 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.
- Site is in close proximity to both the Chivas Brothers Buncrook Warehouses and the high pressure gas line and could encroach on the inner, middle and outer consultation zones. The Health and Safety Executive will be consulted on any planning application.

OPPORTUNITY SITES

OPP1 North Street 2 ha



Suitable Uses

Business and residential

Site specific requirements

- Access off the A941 is prohibited.
- Development beyond the flat areas must achieve acceptable gradients for any access road and road layout.
- Detailed design required for the access onto the B9015 with confirmation that adequate visibility of 2.4m by 70m can be achieved, given the constraint of the old railway abutment.
- Connectivity to the centre of Rothes must be provided.
- Flood Risk Assessment (FRA) required.
- SUDS and Construction Phase Surface Water Management Plans required.
- A Water Framework Directive waterbody specific objective will require to be addressed.
- 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.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Rothes 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	Mackessack Park
ENV2	Amenity Greenspace	High Street
ENV5	Green Corridors	Former Railway Line
ENV6	Natural/Semi-Natural Greenspace	Castle Park; Glen Grant; Glenrothes; Manse Brae; North Street and The Back Burn
ENV7	Civic Space	High Street/Seafeld Square; High Street/Station Street and War Memorial
ENV9	Cemeteries and proposed extensions	Rothes Cemetery
TPO	Tree Preservation Order	North Street

WIDER ENVIRONMENTAL DESIGNATIONS

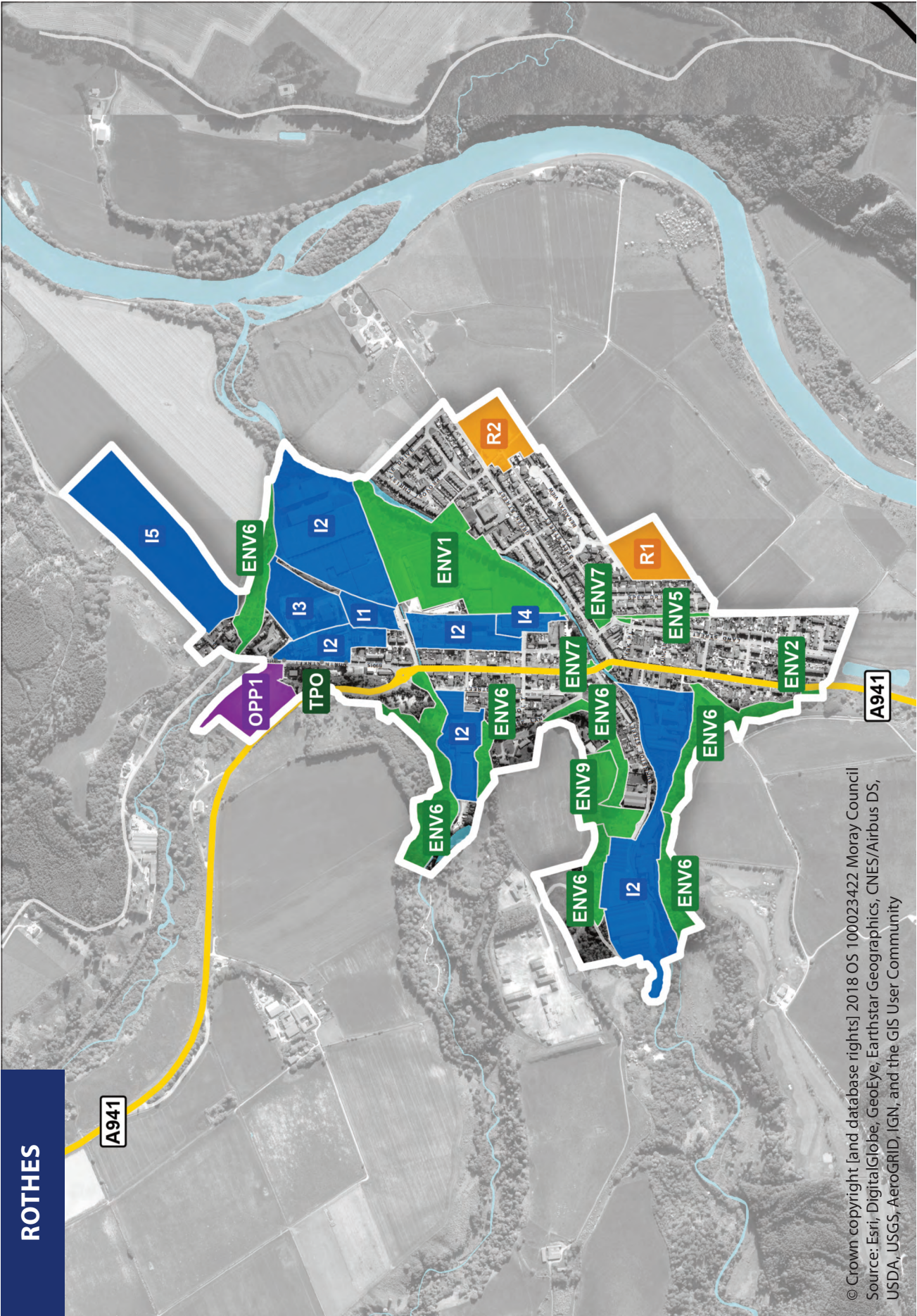
REF	Type of Environment Designation	Specification
SAC	Special Area of Conservation	River Spey
SLA	Special Landscape Area	The Spey Valley

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	Reconfiguration to Rothes Medical Centre	R1, R2, OPP1
Healthcare	1 x Additional Dental Chair	R1, R2, OPP1





ROTHES





Population
112



Households
41



Settlement Hierarchy
Smaller Towns &
Villages

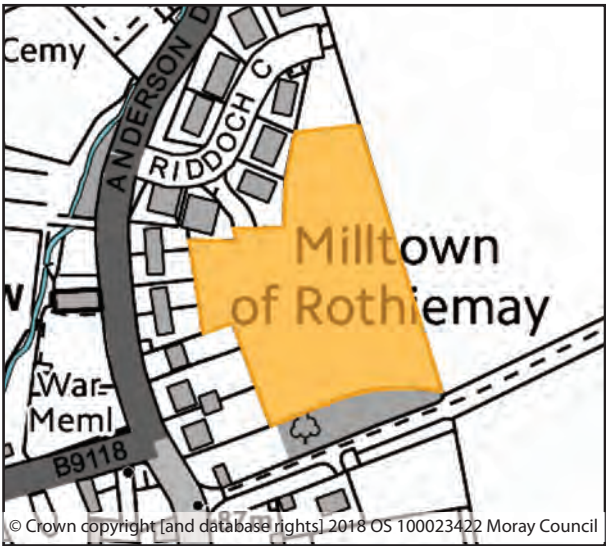
Development Strategy / Placemaking Objectives

- To promote interest and encourage housing development on designated sites.
- 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.

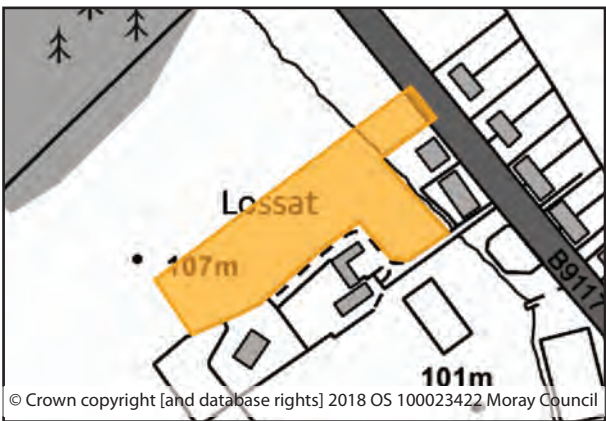
HOUSING

R1 Castle Terrace 1.1ha 15 units



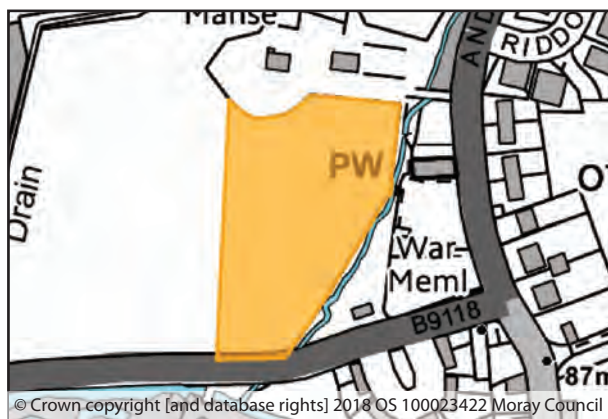
- The indicative capacity could be increased if semi-detached or terraced houses are proposed.
- Access via Riddoch Court to be provided.

R2 Anderson Drive 0.61ha 5 units



- Utilising the existing access to Lossat Croft, the site will have the effect of "squaring off" the village boundary.
- Off-site footpath/cycleway links into the playing field must be provided within the layout.
- Flood Risk Assessment (FRA) required.
- A wall or hedge boundary treatment must be provided on the northern edge of the site.



R3 Deveronside Road 1.0ha 10 units


- A priority junction onto Deveronside Road will be required. The removal of some trees/hedging may be required to achieve visibility.
- Footpath provision to connect with Main Street should be made but this may require third party land.
- Within the layout, provision must be made for a longer term connection into the remainder of the field to the east.
- Flood Risk Assessment (FRA) required.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Rothiemay 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
ENV4	Sports Areas	King George V Playing Fields (including TPO); School Playing Field
ENV5	Green Corridors	Riverbank Area
ENV6	Natural/Semi-Natural Greenspace	Beech Hedging along Anderson Drive North of Beechbank
ENV9	Cemeteries and proposed extensions	Cemetery/Churchyard/Cemetery to South of Playing Fields
ENV10	Private Gardens and Grounds	Manse
ENV11	Other Functional Greenspace	Fields beside Cemetery and Manse

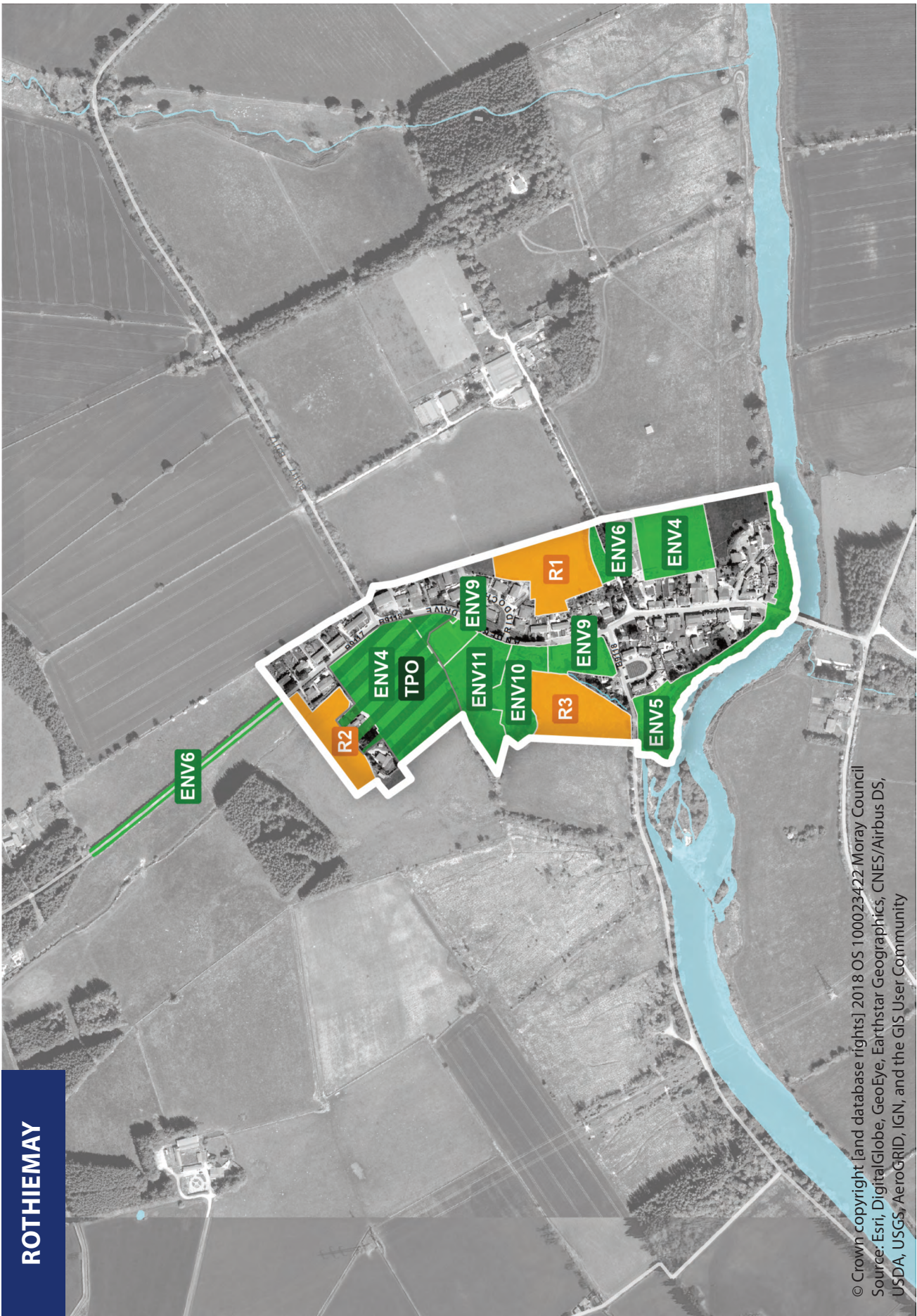
REF	Type of Environment Designation	Specification
SLA	Special Landscape Area	Deveron Valley

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, R3





© Crown copyright [and database rights] 2018 OS 100023422 Moray Council
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS,
USDA, USGS, AeroGRID, IGN, and the GIS User Community

ROTHIEMAY





Population
434



Households
173



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

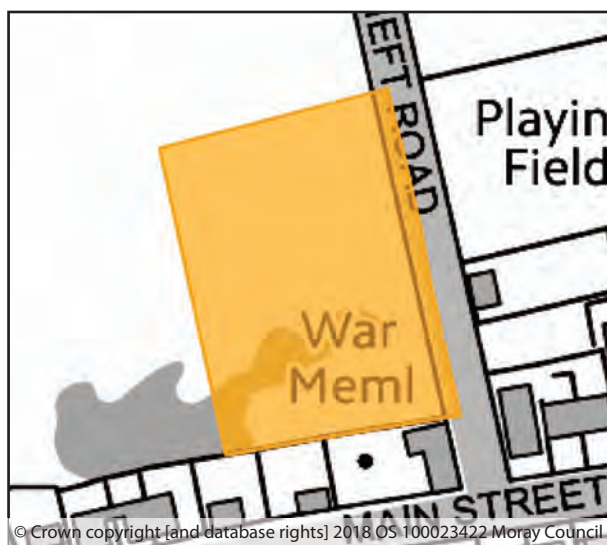
- To identify a small housing site in addition to existing sites.
- To identify longer term housing areas.
- To retain and enhance the rural and historic character of Urquhart.
- Single storey stone and slate or wet dash and slate houses, with simple forms and traditional proportions are characteristic of Urquhart. Porches and gabled and piended dormers are common features. Traditionally houses front directly onto the street or are separated by small front gardens.



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

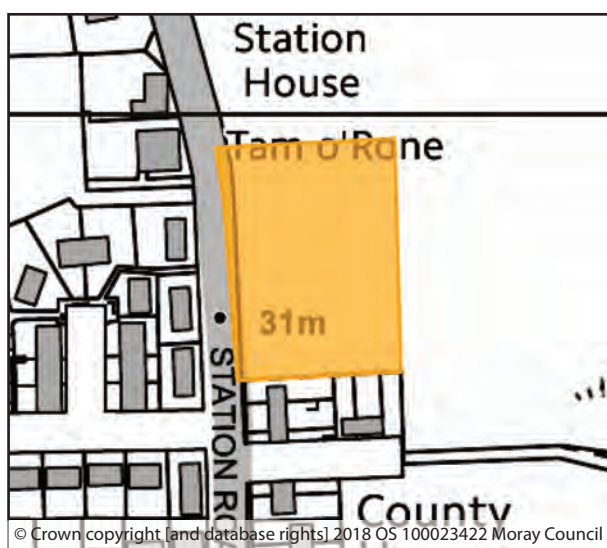
HOUSING

R1 Meft Road 0.8 ha 10 units



- Layout siting and design must take account of future development of LONG 1 to the west.
- Landscape planting along the northern boundary must be provided to manage the transition between development and the countryside and filter views. This must comprise a mix of hedging and trees.
- A comprehensive layout must be provided for LONG 1 and R1. This must show the connections between phasing and how and where a minimum of 15% open space will be delivered across the combined sites.
- Removal of existing trees may require assessment of bat roosting opportunities.
- Development of R1 and LONG1 must be sympathetic to the Listed Manse and Dovecot nearby.
- Archaeological watching brief required.
- A 2m wide footway is required along the Meft Road frontage providing connection to the existing pedestrian network. This requires third party landowner agreement.
- The visibility splay at the junction of Meft Road/Main Street requires to be improved to achieve 2.4m by 43m. This will require third party landowner agreement.
- Drainage Impact Assessment (DIA) required.

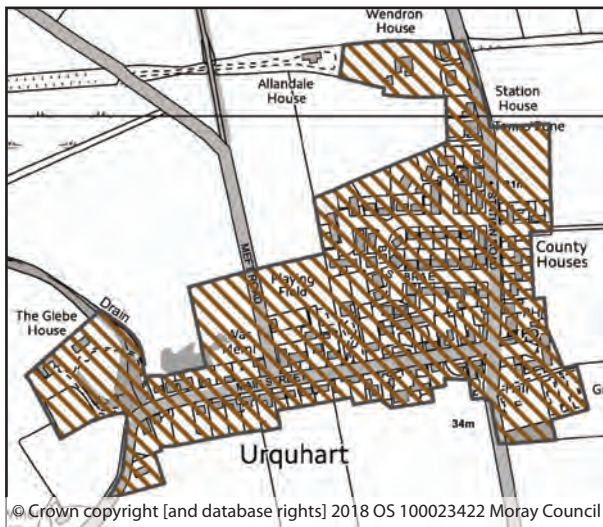
R2 Station Road 0.4 ha 8 units



- Layout siting and design must take account of future development of LONG 2.
- A comprehensive layout must be provided for R2 and LONG2. This must show the connections between phasing and how and where a minimum of 15% open space will be delivered across the combined sites. A Pocket Park must be provided. The road layout must encourage low vehicle speeds.
- Landscape planting must be provided along the northern boundary to manage the transition between development and the countryside and filter views to development. This must comprise a mix of hedging and trees.
- Flood Risk Assessment (FRA) may be required.
- Drainage Impact Assessment (DIA) required.

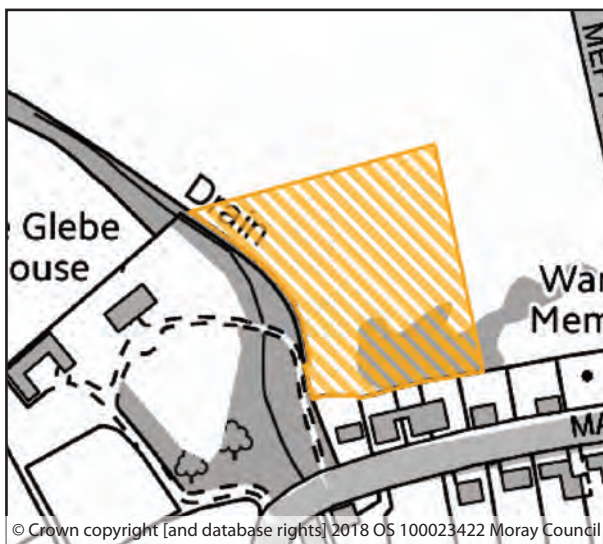


R3 Subdivision and Backland Development

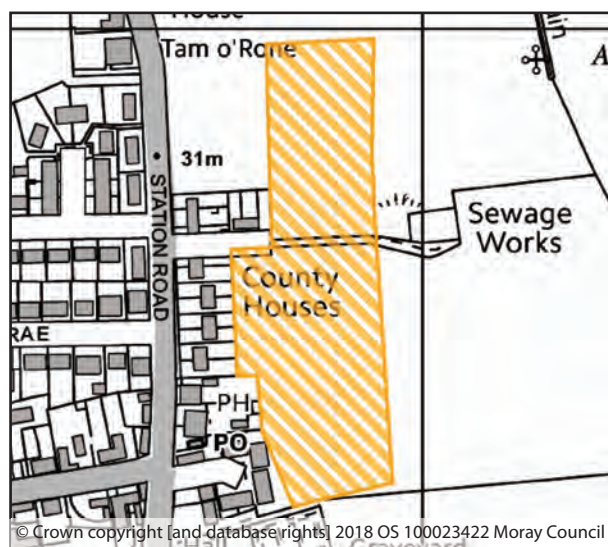


- The subdivision of plots or backland development within the village boundary is not permitted.
- This does not prevent replacement or redevelopment of existing sites on a one for one basis.

LONG1 Meft Road



- Indicative capacity for 10 houses.
- The site is an extension to the R1 site.
- Landscape planting along the northern boundary must be provided to manage the transition between development and the countryside and filter views. This must comprise a mix of hedging and trees.
- A comprehensive layout must be provided for LONG1 and R1.
- Removal of existing trees may require assessment of bat roosting opportunities.
- Development of R1 and LONG1 must be sympathetic to the Listed Manse and Dovecot nearby.
- Archaeological watching brief required.
- A 2m wide footway is required along the Meft Road frontage providing connection to the existing pedestrian network. This requires third party landowner agreement.
- The visibility splay at the junction of Meft Road/Main Street requires to be improved to achieve 2.4m by 43m. This will require third party landowner agreement.
- Drainage Impact Assessment (DIA) required.

LONG2 Station Road

- Indicative capacity 25 houses, this will require to be phased in two stages.
- The site is an extension of site R2.
- A pedestrian connection to the cemetery must be provided.
- Landscape planting must be provided along the northern and eastern boundary to manage the transition between development and the countryside and filter views to development. This must comprise a mix of hedging and trees.
- A comprehensive layout must be provided for R2 and LONG2. This must show the connections between phasing and how and where a minimum of 15% open space will be delivered across the combined sites. A Pocket Park must be provided. The road layout must encourage low vehicle speeds.
- Proposals must incorporate parking for the cemetery.
- Drainage Impact Assessment (DIA) required.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Urquhart 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	Beils Brae
ENV4	Sports Areas	Urquhart Recreation Ground
ENV6	Natural/Semi-Natural Greenspace	Tree Belt at Graveyard; Oak Tree at Royal Oak Station Road; Tree Belt at Manse
ENV9	Cemeteries and proposed extensions	Urquhart Graveyard

WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
TPO	Tree Preservation Order	Beils Brae and Royal Oak



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, LONG1, LONG2





© Crown copyright [and database rights] 2018 OS 100023422 Moray Council

