

2001 Population.....1499*(Source: 2001 Census)***Households.....684****Issues/Objectives**

- To identify a supply of housing land.
- To identify appropriate land use(s) in the vicinity of the bypass.
- To maintain the areas of built and natural environment which contribute to the character of the town.

Options

Housing

During the last five years development has been concentrated at two sites. At Castlehill all 38 houses have been completed for a Housing Association; and at Milne Croft, 89 completed.

The housing requirement indicates that land for an additional 100 houses will be required.

Options for growth in Fochabers are influenced by the line of the proposed bypass as indicated by the Trunk Road Orders confirmed by The Scottish Ministers.

This means that further growth to the north will be restricted. Furthermore, the designation of the historic garden to the north, growth to the west by the woodland along the River Spey, and to the east by the designations of land for landscaping, in association with the bypass, restrict growth. Consequently, growth will be directed to the south.

A long term perspective is required to ensure that this development is planned in a comprehensive manner. Development of land in a southerly direction would have the least impact, subject to issues of landscape integration and vehicular access.

Business

No demand for industrial or commercial land has been identified.

Environment

Open spaces have been identified which contribute to the environment and amenity of the town. The purpose of the policy is to protect the integrity of these spaces from inappropriate development and to ensure that their contribution to the amenity of the town is not compromised.

There are wider environmental designations relating to areas of local, national and international scientific importance and to areas of high scientific and landscape quality which in most cases relate to land beyond the settlement boundary.

Conservation Area

There is an outstanding Conservation Area which will have economic potential following the construction of the bypass.

Tourism

The caravan park at the south east, operates as a holiday park.

Proposals

Housing

It is proposed that the following sites are designated for residential development.

R1 North Brooklands

This 5 hectare site is identified to accommodate a maximum of 100 houses. Development of the site must include provision for boundary landscaping on all sides, integral landscaping to ensure that visually discrete groupings of not more than 25 houses are erected, with functional pedestrian linkages to all other groupings within the site. Each phase of up to 25 houses must be completed, prior to commencement of development of any subsequent phase. A roundabout from the site onto Ordiquish Road will be required for access.

Access to land to the south must be safeguarded within the site for potential future development.

Opportunity Sites

OPP1 High Street

The vacant commercial garage premises at 26-30 High Street presents an opportunity for residential development. This must be of a scale, design and material finish which is sympathetic to the location of the site within an Outstanding Conservation Area. Furthermore, all car parking requirements associated with this development must be provided within the curtilage of the site, unless otherwise agreed by the Council as Roads Authority.

OPP2 Institution Road

This vacant premises presents an opportunity for restricted development. This must be of a scale, design and material finish which is sympathetic to the location of the site in an outstanding Conservation Area. Furthermore, all car parking requirements associated with this development must be provided within the curtilage of the site, unless otherwise agreed by the Council as Roads Authority.

Environment

No changes are proposed to the areas subject to policies for the maintenance and enhancement of the environment within the settlement boundary.

ENV3 Amenity Greenspace

By-pass landscaping, Woodside Road

ENV5 Sports Areas

School playing fields, Cricket park

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Tree Belt along Fochabers Burn Woodland along Spey

There are wider environmental designations relating to areas of scientific importance or to areas of high scenic and landscape quality outside the settlement boundary. These are as follows:

SINS To the immediate west of the town is the Lower Spey Site of Interest to Natural Science, designated for the protection of interesting riverside vegetation.

HGDL The grounds of Gordon Castle are contained in the National Inventory of Historic Gardens and Designed Landscapes.

SSSI The River Spey is a designated SSSI

CA Conservation Area

The boundary of the Conservation Area, designated as Outstanding, remains unchanged.

Tourism

The following designations, as indicated on the Proposals Map.

T1 Caravan Site

The site takes access off the existing A96 and provides a range of visitor facilities including children's play equipment and swimming pool. The site is relatively sheltered by mature trees to the north, west and south. Pedestrian footpaths link the caravan site to Burnbank Road. The caravan site will be retained as such and shall remain within its present boundaries.

T2 Speyside Way

The route of the Speyside Way passes through the village following the lines of the River Spey to the Oldmills residential area, then following the Fochabers Burn to the east before travelling south to rejoin the River Spey. This route will be protected and enhanced where opportunities arise.

Drainage Infrastructure

Any greenfield residential development beyond designated site R1 would require improvements to sewage treatment capacity.

Fochabers Bypass

It is anticipated that current problems in Fochabers associated with traffic congestion and car parking will be alleviated following the construction of a bypass.

Following a Public Local Inquiry into objections to Draft Orders associated with the proposed A96(T) Fochabers and Mosstodloch bypass, in September/October 2003, the Orders have been confirmed by the Scottish Executive. The corridor of the bypass is shown on the Proposals Map and is safeguarded from any development that might impact on it.

FOCHABERS

1:9,000

