

2001 Population.....1640*(Source: 2001 Census)***Households.....657**

Objectives

- To continue to improve the overall environmental setting and visual appearance of the town, but to concentrate on redeveloping the former chemical works
- To encourage the continued viability of the harbour area for both commercial and recreational activity
- To identify new opportunities for housing development
- To continue to support Burghead as a tourist destination by improving the environment, notably at the harbour and former chemical works.

Proposals

Water and Drainage

There is adequate waste water capacity to accommodate the level of development, but limited water capacity. It is essential that developers should contact Scottish Water at an early stage. Foul drainage must be connected to the public sewer.

Roads

All comments on road infrastructure requirements are intended to be of assistance to developers and advise them generally of improvements that are likely to be needed in order to service the site. These requirements are not exhaustive and do not pre-empt anything that might result from a Transport Assessment.

Housing

R1 North Quay, Harbour

This site consists of two gap sites along the frontage of the building line. Part of the site will be required to provide parking for the development. Proposals should respect the scale and design of the original buildings along the quay. One of the sites is listed category B.

R2 Redcraig Hotel (South)

This site extends to 2.8 hectares and was formerly a caravan site. The site has a maximum capacity of 40 houses. A landscaping plan should be prepared which retains the current belt of trees on the west of the site and incorporates new planting around the eastern and southern boundaries to create an attractive landscaped entrance to the village. Access to the site should be taken from new road serving R5. A cycleway shall be provided along edge of B9040 from the Fraser Road junction to link with the new cycleway to be provided on the B9040. An area of the site shall be reserved to provide a 4.5 x 90 m visibility splay at the Fraser Road/B9040 junction.

R3 St Aethans Road

This site has planning consent for 52 houses and is under construction.

R4 West Foreshore

The site extends to 1.0 ha and includes the former chemical works and potato store buildings and former railway ground. Part of the site is owned by the Council and the remainder is in private ownership. The Council wish to see a comprehensive redevelopment of this site which links the proposals stated in T1 for enhancement of the foreshore area, caravan site, beach and harbour. The site has potential for housing or for holiday accommodation, tourist and recreational uses such as restaurants, bars and shops. Development of this site must meet the following requirements:-

- a single planning application must be submitted covering the whole site. Individual applications for parts of the site will not be approved in advance of the Council granting consent for the comprehensive redevelopment of the site.
- A Transport Assessment should be prepared.
- An “esplanade” pedestrian link must be provided through the development linking the harbour with the beach. This must include works to the foreshore embankment satisfactory to the council. No buildings should be sited within 10m of the top of the sea defence embankment. The esplanade requires to be equipped with street furniture and lighting to be agreed with the Council.
- A development capacity in the region of 40 dwellings would be acceptable, although a higher density for apartments may be acceptable.
- A study of the site must be submitted to establish the level of contamination on the site and possible mitigation measures.
- A detailed Flood Risk Assessment will be required.

R5 Redcraig Hotel (North)

Consent has been granted for 20 houses.

Business Activities

HBR1 The Harbour Area

Burghead harbour will be considered as a mixed harbour for fishing and recreational uses. Proposals for the revitalisation of the harbour and its surrounding facilities for tourist, recreational or residential uses will be encouraged.

I1 Burghead Maltings

A dominant but vital industrial land use in the town in close proximity to residential property. Redevelopment of surplus land or premises within the site will be encouraged, where such proposals would not create a nuisance for neighbouring uses.

Tourism

T1 The Caravan Park

This forms an important element of Burghead's tourism infrastructure and should remain in use as a caravan park. Change of use to an alternative activity will not be permitted. Environmental improvements including access, car parking, landscaping and improved visitor facilities could be linked to the redevelopment of site R4.

Environment

The following sites are identified as open spaces which contribute to the environment and amenity of Burghead. The over-riding policy E4 applies to each of these sites.

ENV4 Playspace for Children and Teenagers

St Aethans play area

ENV5 Sports Areas

St. Aethans Playing Fields and Bowling green

ENV6 Green Corridors/ Natural/Semi Natural Greenspaces

St. Aethans Road, The former railway line

ENV8 Foreshore Areas

The East Foreshore, The Headland, The West Foreshore

ENV9 Other Greenspace

Cemetery, Burghead Well

ENV10 Regeneration Proposals

Burghead Harbour

There are a number of environmental designations (SAC, AGLV, CPZ, SSSI, SINS) immediately outside of the settlement boundary which will require to be observed.

Community Facilities

CF1 Former Railway Station site

The former listed railway station building was destroyed by fire in 2003. Some of the site has been landscaped and a local community group is considering potential uses for the remainder of the site.

BURGHHEAD
1:7,000

