

2001 Population.....9174*(Source: 2001 Census)***Households.....3863**

Objectives

- Need to identify sites for 550 new houses
- To safeguard the high quality greenspaces in the town
- To identify 10 hectares of land for general industrial/commercial uses and support the Towns Strategic Business Park
- To protect the outstanding Conservation status of the town centre
- To enhance the appearance of the town from the A96 and in particular the approach from the west
- To exercise the precautionary principle on land liable to flood
- To identify a search area for long term housing supply
- To support the town centres' vitality

Proposals

Water and Drainage

There is adequate water capacity to accommodate the level of development. Scottish Water is committed to provide growth when required at the waste water asset that serves this settlement and will work closely with developers to accommodate their build out rate. 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

Parts of Forres lie within aircraft noise contours published by the Ministry of Defence. Developments within such areas will be subject to consultation with MoD, and consideration against policy EP7 regarding noise pollution.

R1 Knockomie (South)

This site extends to 6.7 hectares and has a maximum capacity for 85 houses of medium to low density. The existing trees on the site should be retained, and an avenue of feature trees planted along the Grantown Road. The setting of the 'B' listed Knockomie Hotel should be safeguarded by retaining an open aspect east of the hotel.

A Transport Assessment will be required. A noise impact assessment will be required, to evaluate the potential noise from the hotel on adjacent residential properties. A badger survey will be required. The site should incorporate a radial cycle route linking Grantown Road and the minor road at Balnageith.

R2 Knockomie (North)

This site extends to 3.8 hectares and has a maximum capacity of 70 houses of medium density. An avenue of native trees should be planted along the Grantown Road. A Transport Assessment will be required. Foul drainage must also connect to the public sewer and surface water drainage must incorporate SUDs. A badger survey will be required. An archaeological crop mark site in the northern part of the site is of significance and will require evaluation. The site should incorporate a radial cycle route linking Grantown Road and the minor road at Balnageith.

R3 Ferrylea

This site extends to 30 hectares and has a maximum capacity for 275 houses. The existing woodland within the site should be retained and linked with extensive new areas of woodland and open space. A tree belt will also be required to be planted along the northern and western boundaries of the site. An avenue of native trees should be planted along Grantown Road. A Transport Assessment will be required. An archaeological survey will be required to evaluate crop marks on the site and a badger survey will be required. The site should incorporate a radial cycle route linking sites between Mannachie Road and the minor road at Balnageith.

R4 Lochy Hill

This site extends to 12 hectares and has a maximum capacity for 210 houses. A masterplan, including a landscaping plan, should be submitted for the combined R4 and LONG term sites at Lochyhill.

The masterplan will need to include extensive landscaping and careful siting to avoid ridgelines. Development should not visually breach the higher ridges to the east of the LONG term site, which should be planted with trees to reflect the pattern of woodland on the upper slopes. SUDs design to be provided and agreed with the Council prior to work commencing on site.

The existing Lochyhill access track will be retained as part of a landscape/amenity strip between the existing houses and the new development. A 2.5 m cycleway will need to be provided through the R4/LONG sites to link the development with the cycleway at the A96.

The developer will be required to undertake a STAG access appraisal 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 and local community. It should include consideration of an emergency access route.

R5 Burdshaugh

Consent has been granted for 13 houses. A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

R6 Mannachy

This site extends to 3.4 hectares and has a capacity for 40 houses. Mature trees on the site should be retained and a landscaped strip along the northern, eastern and southern boundaries retained/provided.

'LONG'

In order to indicate the general long term direction for housing development, areas have been identified (LONG) on the settlement statement map. These are at:

Dallas Dhu: This site extends to 11.3 hectares and could be developed through a future Local Plan after the Flood Alleviation Scheme for the Mosset Burn has been completed.

Lochyhill: The site extends to 18 hectares. The developer will be required to undertake a STAG access appraisal to examine the case for direct access to the A96 and other access options. A masterplan, including a landscaping plan, should be submitted for the combined R4 and LONG term sites at Lochyhill. The masterplan requirements and STAG access appraisal requirements are set out in the text for R4.

These sites are not designated during the currency of this Local Plan, but will be considered for inclusion in future reviews, depending upon take up of those sites which are formally designated, in line with policy H2.

*Previous Designations

These sites were identified for residential development in the Moray Local Plan 2000 but removed due to flooding issues. Any development proposals on these sites will be considered against the relevant Local Plan policies including Policies H3 New Housing in Built Up Areas and EP6 Control of Development in Flood Risk Areas.

Existing Industrial Land

I1 Greshop West

This site will be promoted and developed for food related or high amenity uses. The site is subject to flooding. A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

I2 Greshop East

A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

I3 Former Waterford Sawmill

A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

I4 Waterford Road

A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

I5 Ben Romach Distillery

A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

Proposed Industrial Land

16 Railway Marshalling Yard (3.0 ha)

This site is currently in use as a coal depot and sawmill and storage area, Railtrack are currently investigating relocating Forres railway station in order to straighten the line. If successful this may release additional land separated by the rail line.

Current access to this site is on a single level crossing at the east end, which limits the extent of industrial activity and traffic movement. A strip of ground, 10m in depth along the southern boundary of this site (east of the station) landscaped in grass and blocks of trees is required. A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

17 Springfield (9.0 ha)

This site is intended to meet the industrial and commercial (non-retail) requirements of the town over the period of the Local Plan. A Traffic Impact Assessment will be required. Extensive landscaping will be required which will include retention of the trees on the east of the site and a 10 metre landscaped strip on the north eastern boundary. Landscaping will also be required along the edge of the railway line and adjacent to the sewage treatment works. Development proposals should respect the setting of Springfield House which is a category 'B' listed building.

The site will be suitable for a range of general industrial and commercial uses.

Forres Enterprise Park

Forres Enterprise Park, on the eastern outskirts of the town, is shown on the CAT map.

This site, extending to 40 hectares (100 acres) will serve as a strategic location for high amenity users and inward investment proposals. General industrial uses will be directed towards more conventional industrial estates.

Retailing

As a secondary shopping centre for Moray, the retail policies apply to Forres

TC Policy for Retailing in Forres Town Centre Area

The town centre area is defined on the Proposals map and includes potential development sites, for example in Caroline Street and at the Bus Depot. A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

SHP1 Thornhill

A site for a neighbourhood shop is retained at Thornhill.

SHP2 Non-Retail Uses in the High Street

In the High Street, a core shopping area is identified in the Proposals Map, between Gordon Street and the Town Hall (on both sides) where approval is unlikely to be granted for non-retail uses at ground floor level fronting the High Street. This exclusion will not however apply to financial, professional and other services which are demonstrated to provide principally for visiting members of the public (see policy R2).

Opportunity Sites

OPP1 Caroline Street

This is the former gas works and Tesco store site and has a number of small commercial enterprises. It would form a natural extension of the Forres central area. As this is clearly a mixed use area with nearby housing, it would be suitable for residential/commercial/industrial or retail uses. Any redevelopment proposals should consider

- i) road access in relation to proposed vehicle movements
- ii) landscaped boundary along the north of the site
- iii) requirements for on-site car parking
- iv) potential contamination from the previous gas works
- v) the amenity of adjacent housing
- vi) the need to retain parking for the Mosset Park Football Ground

A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

OPP2 Thornhill Farm

The former farm buildings are currently being used as a base for a furniture removal firm. The remaining land between the farm and the Grantown Road is in use as formal and informal open space. Access is from the Grantown Road. The opportunity exists to redevelop the farm buildings and re-orientate the existing open space to provide new community health facilities, play space for children and teenagers and linked semi-natural greenspace. The community health facilities should be close to Grantown Road and accessible by public transport.

OPP3 Bus Depot, North Road

This site lies within Forres Central Area (as defined on the proposals map) which makes it suitable for certain retail uses subject to protecting the amenity of adjacent houses. The site would also be suitable for residential development subject to provision of suitable off street parking. An application has been lodged for 10 plots.

OPP4 Castlehill Health Centre

The existing health service facilities are seeking to relocate and an opportunity may arise for the redevelopment of this site for residential use or an appropriate business use suited to the amenity of the site.

OPP5 Cathay

An opportunity may arise for the redevelopment of this site for low density residential use or an appropriate business use suited to the amenity of the site. Plot sizes will need to be in keeping with the existing development along Saint Leonard's Road.

Development proposals will need to be carefully integrated into the woodland site, with extensive areas of that woodland to be retained. This should include a woodland buffer between any proposed development and the existing Muiry Wood, to protect the recreational value of the latter. Long-term management of this buffer zone should involve the Forres Community Woodland Trust. Footpath links will need to be provided by the developer to the north and west of the site, to connect with existing path networks in the surrounding woodland. The development of the path network needs to be done in consultation with the Council's Access Manager and Forres Community Woodland Trust.

OPP6 Leancoil Hospital

An opportunity may arise for the redevelopment of this site for health care use or an appropriate residential/business use suited to the amenity of the site. The Development proposals should respect the Category B listed building and its setting. The trees on the site have a Tree Preservation Order on them and should be safeguarded from development and retain the open aspect between the hospital and St Leonards Road.

OPP7 Edgehill Road

An opportunity may arise for the redevelopment of this site for residential use.

OPP8 Auction Hall, Tytler Street

An opportunity may arise for the redevelopment of this site. Any proposals should respect the category "B" listed building. A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

Environment

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

ENV1 Public Parks and Gardens

Mosset Burn
Grant Park
Castle Hill and Market Green
Grantown Road
Bogton

ENV3 Amenity Greenspace

Balnageith

ENV4 Playspace for Children and Teenagers

Fleurs
Mannachy

ENV5 Sports Areas

Muirshade Golf Course
Forres Mills
Pilmuir Playing Fields
Applegrove
Roysvale Park
Loch View
Pilmuir

ENV6 Green Corridors/Natural/Semi Natural Greenspace

Cluny Hill
Sanquar Loch and Woodlands
Woodside Drive
Railway Station and Old Sidings
Croft Road
Drumduan House
Council Wood/Muiry Wood

ENV9 Other Functional Greenspaces

Nurseries at Bogton and Pilmuir. Fields at St Leonards, Clovenside Cemetery; Drumduan

ENV10 Regeneration Proposals

Floodplain woodland and open spaces along western boundary of Forres

TPO Tree Preservation Orders

The following trees/woodland are protected by Tree Preservation Orders (see Policy E3); Sanquhar, Tolbooth Street/South Street, Croft Road, Drumduan House, Leancoil Hospital, Woodside Drive.

There are a number of environmental designations (CAT, SINS) immediately outside of the settlement boundary which require to be observed.

Long Term Landscape Assessment

Proposals have been prepared which consider the long term expansion of the town and how this can best be fitted into the form and character of the surrounding landscape. These proposals are shown on the accompanying map, and will be implemented through other environmental improvement proposals, in association with landowners.

CA Conservation Area

The Conservation Area boundary is unchanged.

Community Facilities**CF1 Clovenside Cemetery extension**

CF2 Clovenside Cemetery – long term cemetery extension

Flooding

Flood Alleviation Schemes are being progressed for the Mosset Burn and the River Findhorn. The preferred options for the Schemes are shown on the Proposals Map.

FA1 Mosset Burn

FA2 River Findhorn

FA3 Pilmuir
