

2001 Population.....2483*(Source 2001 Census)***Households.....739**

Objectives

- To promote the separate small scale development of the village outwith the Ministry of Defence operational land at the RAF base
- To facilitate Ministry of Defence development requirements within its defined operational land.

Proposals

Water and Drainage

Scottish Water is currently investing in the water and waste water assets which serve this settlement. 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 Kinloss 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.

R1 Woodland, West of Seapark House (1.6 ha)

This site has a maximum capacity for 6 houses. A Tree Preservation Order will be served to safeguard the trees on the site. Development proposals should respect the setting of Seapark House. Access should either be from an upgraded sewage works access or from Seapark's existing access. Consultation with the Ministry of Defence in respect of noise contours from RAF Kinloss is required to establish the extent to which this site may be affected.

R2 Woodside East (1.4 ha)

Consent has been granted for 8 houses on this site. Consultation with the Ministry of Defence in respect of noise contours from RAF Kinloss is required to establish the extent to which this site may be affected.

R3 Findhorn Road West (0.6 ha)

This site has a maximum capacity for 4 houses with tree planting skirting the northern boundary. The existing trees should be surveyed to identify trees to be retained. A service lay-by along the frontage of the site may be required. A 1.8 m footway shall be constructed along the frontage. A detailed flood risk assessment will be required for any planning application that is submitted for this site.

Consultation with the Consultation with the Ministry of Defence in respect of noise contours from RAF Kinloss is required to establish the extent to which this site may be affected.

R4 Damhead (3.39 ha)

This site has a maximum capacity for 25 houses. A Tree Preservation Order will be served to safeguard the trees on the site. The site requires to be served by an adoptable road. A 1.8 m footway shall be connected to the site linking with the existing footway. This will require a pedestrian crossing on the B9089. A minimum visibility of 4.5 m x 95 m to the west and 4.5 m x 125 to the east shall be provided at the junction of the site road with the B9089. Consultation with the Ministry of Defence in respect of noise contours from RAF Kinloss is required to establish the extent to which this site may be affected.

RC Seapark Residential Caravan Park

The Council will encourage the use of this site for either holiday caravans or new permanent dwellings, although in the latter instance, a lower density than the present 16 units will be required. A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

Consultation with the Ministry of Defence in respect of noise contours from RAF Kinloss is required to establish the extent to which this site may be affected.

Transport**TSP1 Kinloss Station**

No further development shall be permitted other than in association with the railway line, so as not to prejudice the possible re-opening of Kinloss Station.

Environment

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

ENV2 Private Gardens or Grounds

Seapark House

ENV3 Amenity Greenspace

Woodside

ENV5 Sports Areas

Playing Fields.

ENV6 Green Corridors/Natural/Semi Natural Greenspace

Woodland

ENV9 Other Functional Greenspace

Kinloss Abbey

ENV10 Regeneration Proposals

Proposed Tree Preservation Orders at Seapark House and Damhead

There are a number of environmental designations immediately outside of the settlement boundary (SPA, Ramsar, CPZ, SSSI, SINS, Local Nature Reserve) which will require to be observed.

Opportunity Sites

OPP1 Kinloss Home Farm

The opportunity exists to convert some of these buildings into business units, particularly related to tourism and production of crafts, which could include ancillary buildings. External alterations must be minimal and development must respect the character of these category 'A' and 'B' listed buildings and adjacent to Kinloss Abbey. A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site. Consultation with the Ministry of Defence in respect of noise contours from RAF Kinloss is required to establish the extent to which this site may be affected.

Flooding

Flooding problems associated with high tides combining with high fluvial run-off in the Kinloss Burn are known to have occurred in parts of the village. The precautionary principle should be employed when considering any new development in low-lying areas of the village.

KINLOSS
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