

2001 Population.....1971*(Source 2001 Census)***Households.....822**

Objectives

- To identify a supply of housing land.
- To continue to improve the overall environmental setting and visual appearance of the town

Proposals

Water and Drainage

There is adequate capacity to accommodate the level of development but 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 West of St Andrews Road

Development of site R1 is capable of 65 houses, 45 in the plan period and a further 20 in the long term. Due to the close proximity of the site to the A96, the development must include provision for landscaping to provide a buffer along the length of the boundary with the A96. In addition integral landscaping and pedestrian linkages to ensure visually discrete groupings of houses connect to each other. A transport assessment may be required and 2 points of access should be taken from St Andrews Road. A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

Opportunity Site

OPP1 The Gordon Bar

This site is suitable for residential development which may include plots, or use by a GP medical practice, the need for which has been identified by NHS Grampian, or other uses considered by the Council to be compatible with a residential area. Access will be taken off Garmouth Road with provision for on site car parking.

Business

I1 Garmouth Road

There is ample capacity within this site to accommodate further development and all commercial/industrial enquiries within Lhanbryde will be directed here. The council requires a site for relocation of council buildings within Lhanbryde, and the eastern part of this estate could be an option. Any future development must consider the potential for excessive noise affecting residential development in the vicinity. Applicants should have regard to noise measurement criteria which are appropriate. A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

Environment

No changes are proposed to the areas subject to policies for the maintenance and enhancement of the environment, within the settlement boundary. Policy E4 applies to each of these sites.

These are as follows

ENV2 Private Gardens or Grounds

Rear Kirkhill Drive

ENV3 Amenity Greenspaces

St Andrews Road, By pass landscaping

ENV5 Sports Areas

School, Community Centre

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Crooked wood walks, Kirkland Hill, Templand Road, Kirkhill Drive

ENV9 Other Functional Greenspaces

St Bridgets Church Cemetery, Lhanbryde Cemetery

TPO Tree Preservation Order

There is a Tree Preservation Order covering an area to the east and south of Kirkhill Drive.

1:7,000

