

**2001 Population.....6873**

*(Source 2001 Census)*

**Households.....2778**

## Objectives

- To identify a supply of housing land noting that topography restricts future growth.
- To maintain the areas of built and natural environment which contribute to the character of the town
- To identify land for a business park and industrial land.
- To maintain public access to the surrounding beaches and wooded areas.

## 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

Parts of Lossiemouth 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.

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

#### **R1 Sunbank/Kinneddar**

This 14.5 hectare site is identified to accommodate a maximum of 250 houses and associated landscaping. Development of this site must include provision for

- a) extensive boundary landscaping on all sides before development can progress. 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;
- b) access shall be provided from the A941 the details will be determined though consultation with the Council's Roads Section;

- c) a comprehensive layout and landscaping plan for the site must incorporate footpaths and cycleways which are linked to sites BP1, I3 and RET and to the Coularbank housing site to the north;
- d) consultation with the Ministry of Defence in respect of noise contours from RAF Lossiemouth is required to establish the extent to which development can be accommodated.

## **R2 Canal Bank**

---

Suitable for a small residential development up to a maximum of 22 houses subject to suitable access arrangements. Development must incorporate landscaping of the canal bank and provide a north-south footpath. Access to allow cleaning and maintenance of the canal must be maintained along the eastern boundary of the site. Adequate provision will be required for the disposal of surface water to be agreed with Scottish Water.

## **R3 Stotfield Road**

---

The whole area of R3 is allocated for potential housing development although consultation with the Ministry of Defence in respect of noise contours from RAF Lossiemouth is required to establish the extent to which development can be accommodated. The provision and maintenance of a landscaped area to the west of the site at the road junction will be a condition of the development. Houses on the site will require front access and lay-bys to be provided for parking. In addition, land should be reserved to the west of the site to accommodate future junction improvements of the B9135 and B9040.

## **R4 Inchbroom**

---

This large plantation area is proposed for low density housing interspersed with trees. On both sides of Inchbroom Road a 30m wide tree belt is to be retained. Housing should be grouped, between stands of existing woodland (subject to professional arboricultural advice). The south end of the site should be lowest density. One access point from Inchbroom road is adequate, but Inchbroom Road must be widened to 5.5m from the midway site access point, westwards, with one footway.

The site should be developed in at least two phases of approximately 30 houses each. The site is subject to drainage constraints due to the low lying elevation and potential developers are advised to enter into detailed discussions with Scottish Water prior to submission of any planning applications.

No development shall take place on this site until an investigation is undertaken to identify any detrimental impact to that development from potentially contaminated land in its vicinity; and any resultant remediation strategy agreed with the Council, to mitigate the effects of any identified contamination.

## **Business Park**

### **BP1 Sunbank Business Park**

---

This park is intended to offer an opportunity to provide a facility for business park uses in a high amenity parkland setting. Development of this site must include acknowledgement of the following considerations

- a. the uses considered acceptable within the Business Park are:
  - i) as offices, other than those where the services are provided principally to visiting members of the public;
  - ii) research and development, or
  - iii) for any industrial process which could be carried out in a residential area without detriment to the amenity of that area.

- b. access shall be provided from the A941, the details will be determined through consultation with the Council's Roads Section.
- c. a comprehensive layout, and landscaping plan to ensure visual integration with the surrounding countryside, screening from sites R1, RET and I3 and incorporating footpaths and cycleways which are linked to sites R1, RET and I3.
- d. The need to consult The Ministry of Defence in respect of noise contours from RAF Lossiemouth to establish the extent to which development can be accommodated.

## Industry

### **I1 Coulardbank Industrial Estate**

This area will remain allocated for commercial and business use, which should be the primary function of this area.

### **I2 Shore Street**

This area of harbour-related, and small business premises, is in need of environmental upgrading. There are few opportunities for new building, other than redevelopment, for which proposals will be considered favourably. New developments will be required to incorporate adequate measures to protect the site from inundation from the sea. The Council will explore the possibility of the Moray Coast Trail going through the north of I2.

### **I3 Kinneddar Industrial Estate**

This is intended to accommodate demand which is currently satisfied at Coulardbank Industrial Estate, and which is nearing capacity.

Development of this site must include acknowledgement of the following considerations:

- a) access shall be provided from the A941, the details will be determined through consultation with the Council's Roads Section.
- b) a comprehensive layout and landscaping plan to ensure visual integration with the surrounding countryside, screening from site R1, RET and BP1, and incorporating footpaths and cycleways which are linked to sites R1, RET and BP1.
- c) the need to consult The Ministry of Defence in respect of noise contours from RAF Lossiemouth to establish the extent to which development can be accommodated.

## Community Facilities

### **CF1: Medical Centre**

This site has been identified for use as a medical centre and has been granted planning permission.

## Lossiemouth Harbour

### **HBR1**

Tourism, recreational and residential proposals will be permitted subject to servicing and environmental considerations providing that such developments do not compromise the harbour's primary use for fishing and cargo handling activities.

### **HBR2**

This area has been developed for tourism, recreational and residential purposes and further such uses are considered appropriate.

## Retail

### **RET: Sunbank**

Proposals in this area are acceptable in principle. Details will be subject to technical examination and will include provision for landscaping and footpaths, all in the context of a masterplan for the whole site area. In addition, the proposed retail designation will be subject to the establishment (by means of a sequential approach in SPP8) that the site is sequentially preferred, and establishment (by means of a Retail Impact Assessment) that the proposal would not adversely affect the viability or vitality of the town centre. Access shall be provided from the A941, the details will be determined through consultation with the Council's Roads Section.

## Tourism

### **T1 Caravan Park**

The caravan park will be protected from development due to its importance as a tourist facility. It should remain as a holiday caravan site, and change of use to an alternative activity will not be permitted. The Council will promote the upgrading of this facility to achieve a better quality of provision. Access to allow cleaning and maintenance of the canal must be maintained along the western boundary of site T1.

## Environment

There are a number of environmental designations to protect the coastline and open spaces from development.

### **ENV3 Public Parks and Gardens**

Dean Terrace Viewpoint, Quarry Road SSSI, Prospect Terrace, Sunbank West.

### **ENV5 Sports Areas**

Hythehill Primary School, Playing fields, Lossiemouth Secondary, Marine Park, Sunbank East, Inchbroom Road

### **ENV6 Green Corridors/Natural Semi Natural Greenspaces**

Spynie Canal, Inchbroom Road, Sunbank East

### **ENV7 Civic Spaces**

Gregory Place, James Square

### **ENV8 Foreshore Areas**

Esplanade, West Foreshore (West Beach car park to Shore Street industrial area), North Foreshore

#### **Lossiemouth Foreshore**

The foreshore area will be retained and enhanced to create a setting for the town. The Council will explore its management and maintenance on a community or partnership basis. The Council will refuse all proposals for building in this area, with the exception of tourist related redevelopment of, or extension to existing commercial uses within their curtilage.

## ENV10 Regeneration Proposals

---

Marine Park proposal to upgrade park area.

**Sunbank East** An opportunity for low intensity recreational use such as playing fields or parkland or other sports facilities (e.g. all weather track). However no development shall take place on this site until an investigation is undertaken to identify any detrimental impact to that development from potentially contaminated land on this site; and any resultant remediation strategy agreed with the Council, to mitigate the effects of any identified contamination.

**James Square** proposals to allow upgrading of the square to include signage and disabled access.

**Ramsay MacDonald amenity area** proposals to allow seating and signage and upgrading of the amenity area.

Wider environmental designations such as AGLV, CPZ, SSSI, CAT, SAC and SINS surround Lossiemouth.