

2001 Population.....1017

(Source 2001 Census)

Households.....432

Objectives

- To identify a supply of housing land.
- To identify appropriate land use(s) in the vicinity of the bypass
- To maintain the areas of built and natural environment which contribute to the character of the village.

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. Scottish Water will work with the developer to provide the requisite funding and capacity at their assets. It is essential that developers should contact Scottish Water at an early stage.

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

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

R1 Stynie Road

This 3.1 ha site comprises a 1.3 ha area which was identified in the previous Local Plan as being capable of accommodating approximately 20 houses. Although development has not commenced on this site, it is necessary to designate a further 1.8 ha of land immediately to the north in order to accommodate the requirement for an additional 30 houses, giving a total of up to 50 houses. A 15m landscape strip will be required within the northern boundary and a public footpath linking the site to neighbouring built-up areas are required. Roads should be widened to 5.5m with a 1.8m footway on the east of the road linking up with the existing footways on Stynie Road. The avenue of trees along Stynie Road should be extended to the north within the western boundary of the site. In addition, structural landscaping will be required within the site to ensure visually discrete groupings of houses. Twenty out of 25 houses must be completed prior to the commencement of development of subsequent phases. A transport assessment may be required for the total of 50 houses.

R2 Gap Sites, South of A96

Development of gap sites within the settlement boundary will be permitted provided that they do not compromise the character of the village. However, until the bypass is operational, sites within area R2, which take direct access from the southern boundary, will not be permitted.

Business

Industrial Estate

I1 Garmouth Road, Industrial Estate

The estate is nearly fully occupied. No additional sites are designated given lack of demand, and Lhanbryde has been identified as the nearest location for new sites for industrial or commercial development.

This site suffers from surface water drainage problems which is the responsibility of both the Council and Scottish Water.

Established Business Areas

I2 Sawmill

This site can suffer from surface water drainage problems which is the responsibility of both the Council and Scottish Water.

I3 Baxters

Major employer in the area and a significant tourist attraction.

Environment

The following designations are proposed in order to ensure that the contribution of these areas to the environment and amenity of the village are not compromised

ENV3 Amenity greenspace

Buffer zone between village and by-pass

ENV5 Sports area

Playing fields

ENV6 Green corridors/Natural/Semi Natural Greenspaces

Mosstodloch woodland strip; Trees and verges of eastend; Balnacoul Wood

ENV10 Regeneration Proposals

Former woodland strip to be retained for enhancement to create informal recreational open space and landscaped setting to north west edge of village.

The current TPO designation on the trees at the woodland strip ENV6 will be revoked.

Tourism

T1 Baxters

The site takes access off the A96 and provides a range of visitor facilities including children's play area and restaurant.

Mosstodloch By-pass

Following a public local inquiry into objections associated with the proposed A96 (T) Fochabers and Mosstodloch bypass, in Sep/Oct 2003, Orders have been confirmed by the Scottish Executive. The line of the bypass is shown on the proposals map and no development will be permitted which would prejudice its implementation or operation.

MOSSTODLOCH



1:8,000

