

**2001 Population..... 1217**

*(Source 2001 Population)*

**Households..... 514**

## Objectives

- To maintain a low, but steady level of development.
- To promote development of the housing designation at Seabraes.
- Retain the high quality environment.

## Proposals

### Water and Drainage

Scottish Water is currently investing in the water asset that serves this settlement. It is essential that developers contact Scottish Water at an early stage. There is adequate waste water capacity to accommodate the level of development.

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 Seabraes (3 ha)**

The current site has been extended to allow for an increased capacity; better layout/servicing; and landscaping than the previous designation would allow.

Development on site should not exceed 50 houses.

Two access points should be provided, via Wood Place and Addison Street. A Transport Assessment will be required to assess the impact on the junctions between the A942 and each proposed access into the site. This will necessitate some works to the existing road system, especially where Admiralty Street meets Seafield Terrace and A942. The roundabout in Slater Crescent will probably require some adjustments. Wood Place will be widened to 6.0 m and parking provision made within the site for the existing houses. As an exposed cliff top location, boundary treatment will be required along the eastern boundary, to provide a sense of enclosure and help visual integration with the surrounding countryside. This could include mounding and gorse planting, and does not have to be in the form of a more formal landscaped treatment.

The new eastern boundary represents the absolute limit to the site with all landscaping/screening/boundary treatment located within this line. Footpath links should be created to the coastal path and the playing fields.

## Business

### **I1 Patrol Road**

---

This area shall be retained for small scale business activities, and subject to policy ED5 (Existing Business Areas). Proposals for development/redevelopment may be required to take measures to improve their compatibility with visitor use in this area (e.g. screening; fencing; layout etc.).

## Environment

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

### **ENV3 Amenity Greenspace**

---

Addison Street, Bridge Street

### **ENV5 Sports Areas**

---

McLeod Park; School Playing Field, Bowling green; tennis court

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

---

Former Railway Line

### **ENV8 Foreshore Areas**

---

The Braes above the harbour

There are a number of environmental designations immediately outwith the settlement boundary which will require to be observed.

**AGLV** Area of Great Landscape Value

**CPZ** Coastal Protection Zone

**SINS** Sites of Interest to Natural Science

### **CA Conservation Area**

---

The boundary of the conservation area is unchanged.

## Tourism

### **T1 Harbour Area**

---

The prime use of the harbour will be for recreational/tourist use. Proposals which are likely to conflict with this role will not be permitted.

### **T2 Caravan Site**

---

The caravan site will be retained for holiday/tourist use, and there will be a presumption against redevelopment for other purposes.

### **T3 Coastal Route**

---

The Sustrans national cycle route, and the Moray Coast Trail Footpath both pass through Portknockie and will be safeguarded from development.

# PORTKNOCKIE

1:7,000

