

Kinloss

Hierarchy Status/Objectives/ Issues

Kinloss is a third tier settlement

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

Infrastructure

Water and Drainage

Developers are advised to contact Scottish Water as early as possible in order to confirm that there is sufficient drainage capacity and water supply available to accommodate proposals.

Scottish Water has advised that they will work with developers to ensure that new development can be accommodated.

Roads

Comments on road access arrangements are provided in site designation texts. These are intended to be of assistance to developers and advise generally of improvements that are likely to be needed to service the site, along with the need for any off-site improvements. These requirements are not exhaustive, and do not pre-empt anything that might result through the Transport Assessment process. It is essential that developers contact Transportation at an early stage, especially where there is a requirement for a Transport Assessment identified in the site text.

Developer Contributions

Contributions may be sought towards some public facilities (eg core paths; library; schools; sports/leisure facilities; transportation) and this will be confirmed at application stage. Developments over 4 houses will be required to make an affordable housing contribution

Layout and Design

High quality design and layouts in new development is an important aspect for “placemaking”, in order to achieve an attractive and interesting living environment. This is a priority objective of the Scottish Government (see Primary Policy 3).

Pre-application discussions and community consultation are only requirements for Major Applications (50 or more houses; or on sites exceeding 2 hectares). The Council would encourage early discussion pre-application on ALL proposals, and is willing to engage with developers to identify any aspects of site development that should be taken into consideration from the outset.

Some sites being proposed for development have had some “key design principles” identified for them, highlighting the key design elements that should be observed when layouts are being drafted.

Housing

Parts of Kinloss lies 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 EP8 regarding noise pollution.

R1 Woodland, west of Seapark House (1.6 ha, 6 houses)

This site extends to 1.6 hectares and has a capacity for 6 houses. Applicants should carry out a tree survey and comply with the requirements of the Council’s Trees and Development Guidance. Proposals should respect the setting of Seapark House. Access should either be from an upgraded sewage works access or from Seapark’s existing access. A Drainage Impact Assessment will be required. A Tree Preservation Order covers the site.

Proposals should be supported by a flood risk assessment (FRA). A walkover and photographic survey of habitats is also required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependant terrestrial ecosystems. A species survey and protection plan, as well as a tree survey, should accompany any planning application for development on the site.

R2 Woodside East

This site extends to 1.4 hectare and is currently under construction.

A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependant terrestrial ecosystems.

R3 Findhorn Road West

This site extends to 0.6 hectares and has planning consent for 6 houses. Site is at risk of flooding and landraising works are required to elevate ground above the floodplain.

Construction method statement is required to ensure that measures are considered at application stage and assessed as to their potential impact on the Special Area of Conservation.

A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependant terrestrial ecosystems. A construction method statement is required to ensure that the potential impact of the development on the Moray Firth SAC and Moray and Nairn Coast SPA is assessed and appropriate mitigation measures are considered at planning application stage.

R4 Damhead (3.4ha, capacity 25 houses)

This site extends to 3.4 hectares and has a maximum capacity for 25 houses. A Tree Preservation Order covers the site. The site has to be served by an adoptable road. A 1.8 metre footway shall be connected to the site linking with the existing footway. This will require a pedestrian crossing on the B9089. A minimum visibility splay of 4.5m x 95m to the west and 4.5m x 125m to the east shall be provided at the junction of the site road with the B9089.

A Drainage Impact Assessment is required.

A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependant terrestrial ecosystems. A species survey and protection plan should accompany any planning application for development on the site.

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 present will be required. A detailed Flood Risk Assessment will be required for any planning application submitted for this site.

A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependant terrestrial ecosystems.

Environment

The following sites are identified as open spaces which contribute to the environment and amenity of Kinloss. The over-riding policy E5 applies to each of these sites.

ENV2 Private Gardens or Grounds

Seapark house

ENV3 Amenity Greenspace

Woodside

ENV4 Playspace for Children and Teenagers

South Road, Trenchard Crescent

ENV5 Sports Areas

Playing Fields

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Woodland

ENV9 Other Functional Greenspace

Kinloss Abbey

TPO Tree Preservation Order

Damhead, Seapark

Wider Environmental Designations

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

SPA Special Protection Area

Ramsar

CPZ Coastal Protection Zone

SSSI Site of Special Scientific Interest

LNR Local Nature Reserve

Opportunity Sites (Policy ED5 applies)

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 adjacent to Kinloss Abbey. A detailed Flood Risk Assessment will be required for any planning applications submitted for this site. A buffer strip of at least 6 metres between the development and the watercourse is required.

Flooding

Flooding problems associated with high tides combining 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

Population: 1600
Households: 505

2011 Census

