



Population
1,728



Households
797



Settlement Hierarchy
Tertiary Growth Area

Development Strategy / Placemaking Objectives

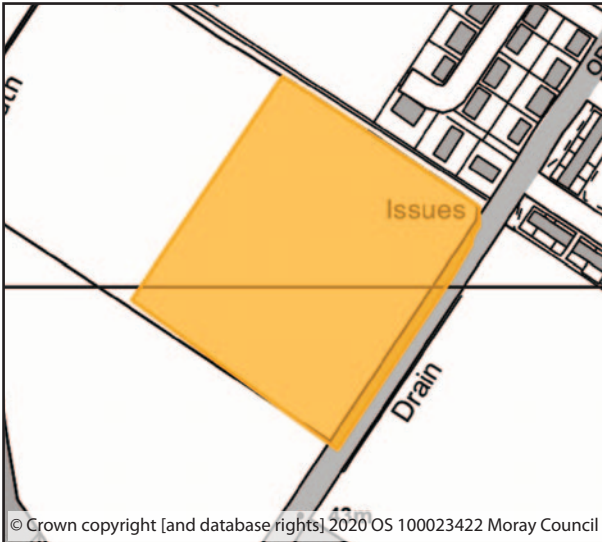
- To identify a site for an additional 50 new houses in addition to existing sites.
- To identify longer term housing areas.
- To identify a site for a potential new health centre.
- Conserve and enhance Fochabers distinctive built heritage and the integrity of its Conservation Area.
- To protect the scientific and environmental value of adjoining areas.
- Development proposals in the Special Landscape Areas must reflect the traditional settlement character in terms of siting and design and respect the special qualities of the designation.



Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

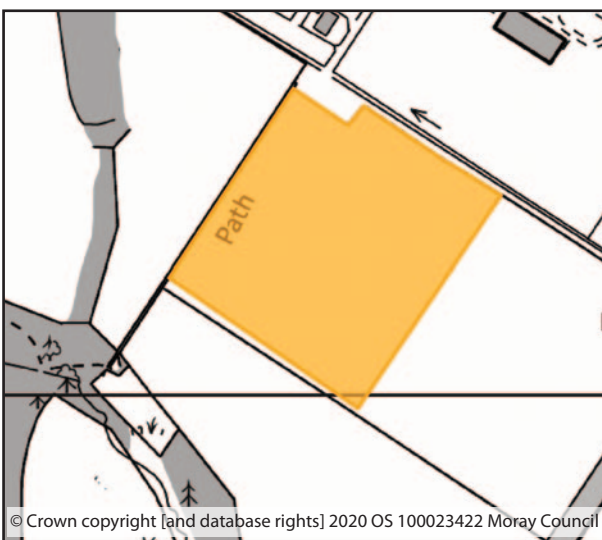
HOUSING

R1 Ordiquish Road 2.6 ha 50 units



- Access to the site will be from Ordiquish Road and the layout must allow for future access requirements to R2.
- Two points of access required. Access arrangements must also take into consideration access for R4/LONG.
- Transport Assessment required. The Assessment must take into account other developments proposed off Ordiquish Road (R2, R4 and LONG).
- Provision of road improvements required including widening of Ordiquish Road. Assessment of the condition of the bridge over the Fochabers Burn required. Assessment of the need for junction improvements required.
- Footway and cycleway connections to the existing network and school required.
- A Pocket Park must be provided.
- Boundary landscaping must be provided.
- Development of this site must be significantly complete (50%) before commencement on R2.
- Drainage Impact Assessment (DIA) required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.

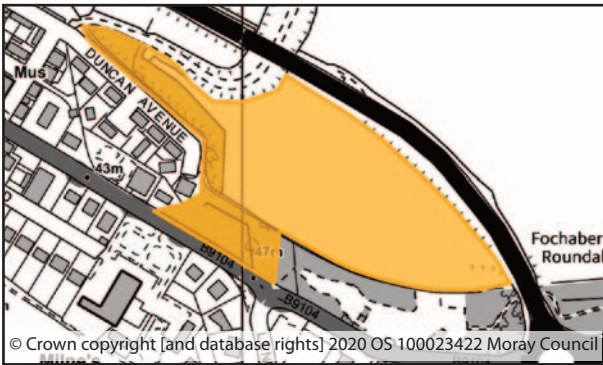
R2 Ordiquish Road West 2.2 ha 50 units



- Development of this site must be considered in conjunction with Site R1 to the east and Site R2 must not commence until 50% of the housing on Site R1 is significantly complete.
- Transport Assessment required. The Assessment must take into account other developments proposed off Ordiquish Road (R1, R4 and LONG).
- Provision of road improvements required including widening of Ordiquish Road. Assessment of the condition of the bridge over the Fochabers Burn required. Assessment of the need for junction improvements required.
- Footway and cycleway connections to the existing network and school required.
- Boundary landscaping must be provided.
- Drainage Impact Assessment (DIA) required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.

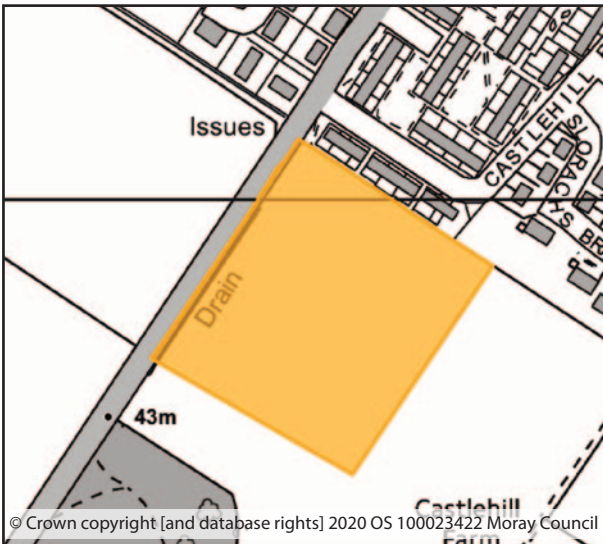


R3 East of Duncan Avenue 3.4 ha 42 units



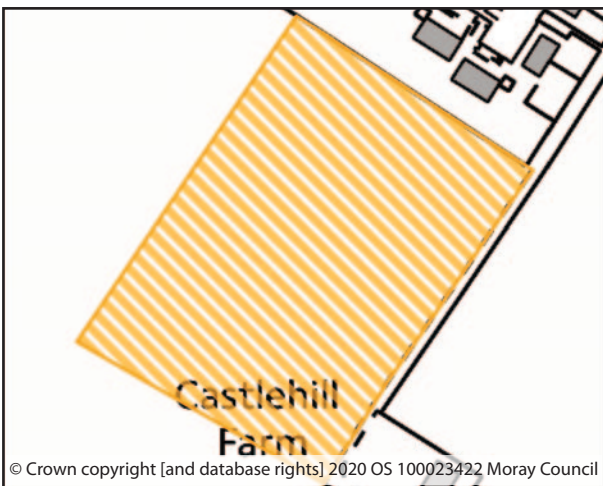
- Development has commenced.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.
- Bat and Squirrel Surveys may be required due to wooded areas.
- Drainage Impact Assessment (DIA) required.

R4 Ordiquish Road East 2.5 ha 50 units



- Transport Assessment required. The Assessment must take into account other developments proposed off Ordiquish Road (R1, R2 and LONG).
- Access to future phases within the LONG must be safeguarded.
- Provision of road improvements required including widening of Ordiquish Road. Assessment of the condition of the bridge over the Fochabers Burn required. Assessment of the need for junction improvements required.
- Footway and cycleway connections to the existing network and school to be provided.
- A Pocket Park must be provided.
- Boundary landscaping must be provided.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.

LONG Ordiquish Road East LONG



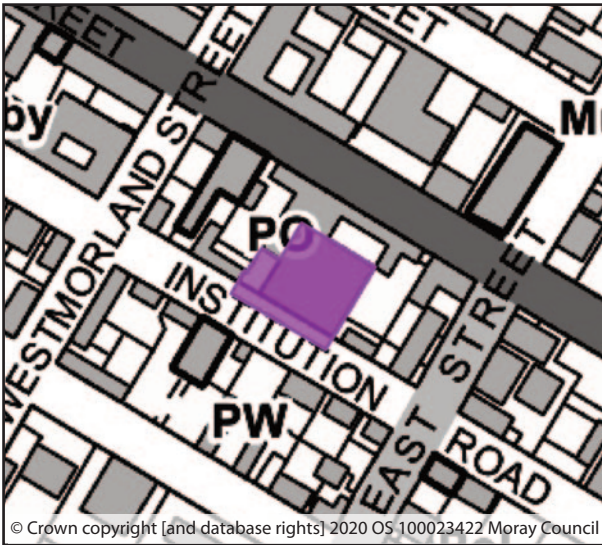
- The site is an extension to R4 and has an indicative capacity of 35 units.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.



OPPORTUNITY SITES

OPP1 Institution Road

0.09 ha

**Suitable Uses**

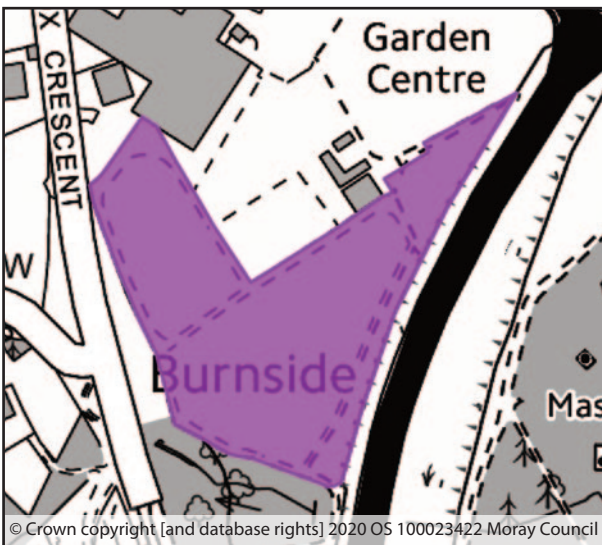
Residential

Site specific requirements

- Redevelopment for housing must be of a scale, design and material finish that is sympathetic to the location within the Conservation Area.
- Car parking requirements must be provided within the curtilage of the site unless otherwise agreed with the Council.

OPP2 Lennox Crescent

1.6 ha

**Suitable Uses**

Business, Commercial, Health Care Facilities, Residential

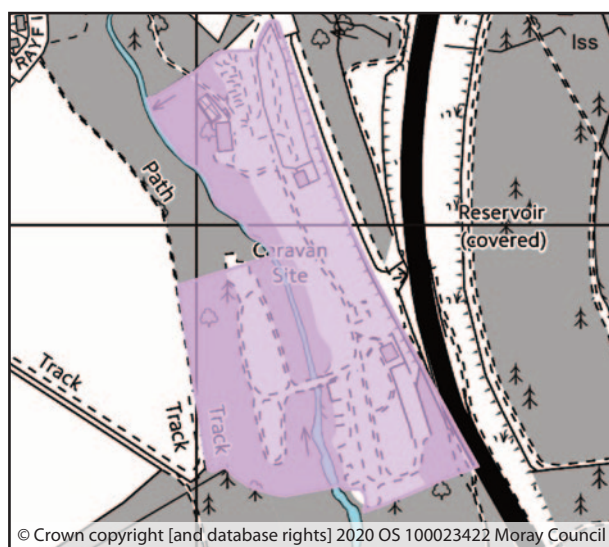
Site specific requirements

- 1ha of the site is reserved for a Health Centre – this will only be released for alternative uses if the NHS confirms this is no longer required.
- New access to be provided from Lennox Crescent taking account of the topography and existing private access.
- Footway and cycleway connections to the existing network and school required. A 2m wide footway along the northern side of Lennox Crescent from the site access to the mini-roundabout to the North West required. Suitable crossing provision in the vicinity of the roundabout required to enable bus stop access.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.



TOURISM

T1 Caravan Site



Suitable Uses

- The site must remain as a caravan site as part of Fochabers tourism infrastructure.
- Development for alternative uses will not be permitted.

Site specific requirements

- Existing cycle track must be retained.
- Flood Risk Assessment (FRA) required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation from development activity either causing disturbance to otters that may be using the watercourse and banks, or pollution or sediment to reach the SAC, or changes to water quality and quantity.
- A Water Framework Directive waterbody specific objective will require to be addressed.
- Avoid the loss of ancient woodland within the site and provide suitable buffers.

T2 Speyside Way

- Route of Speyside Way will be protected from development.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Fochabers will be safeguarded from development that is not related to their current use as set out in the table below.

REF	Type of Open Space	Location
ENV1	Public Parks and Gardens	Fochabers Playing Field
ENV2	Amenity Greenspace	A96 Verges/Edges; Woodside Road; Oldmills/Speybank House
ENV4	Sports Areas	Milne's High School; Cricket Ground
ENV5	Green Corridors	Burn of Fochabers; Speyside Way
ENV6	Natural/Semi-Natural Greenspace	Spey Crescent
ENV7	Civic Space	The Square

WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
CA	Conservation Area	Fochabers Conservation Area
HGDL	Historic Garden and Designed Landscape	Gordon Castle
SAC	Special Area of Conservation	River Spey (includes part of the Burn of Fochabers)
SLA	Special Landscape Area	Lower Spey and Gordon Castle Policies; The Spey Valley
SSSI	Site of Special Scientific Interest	River Spey SSSI

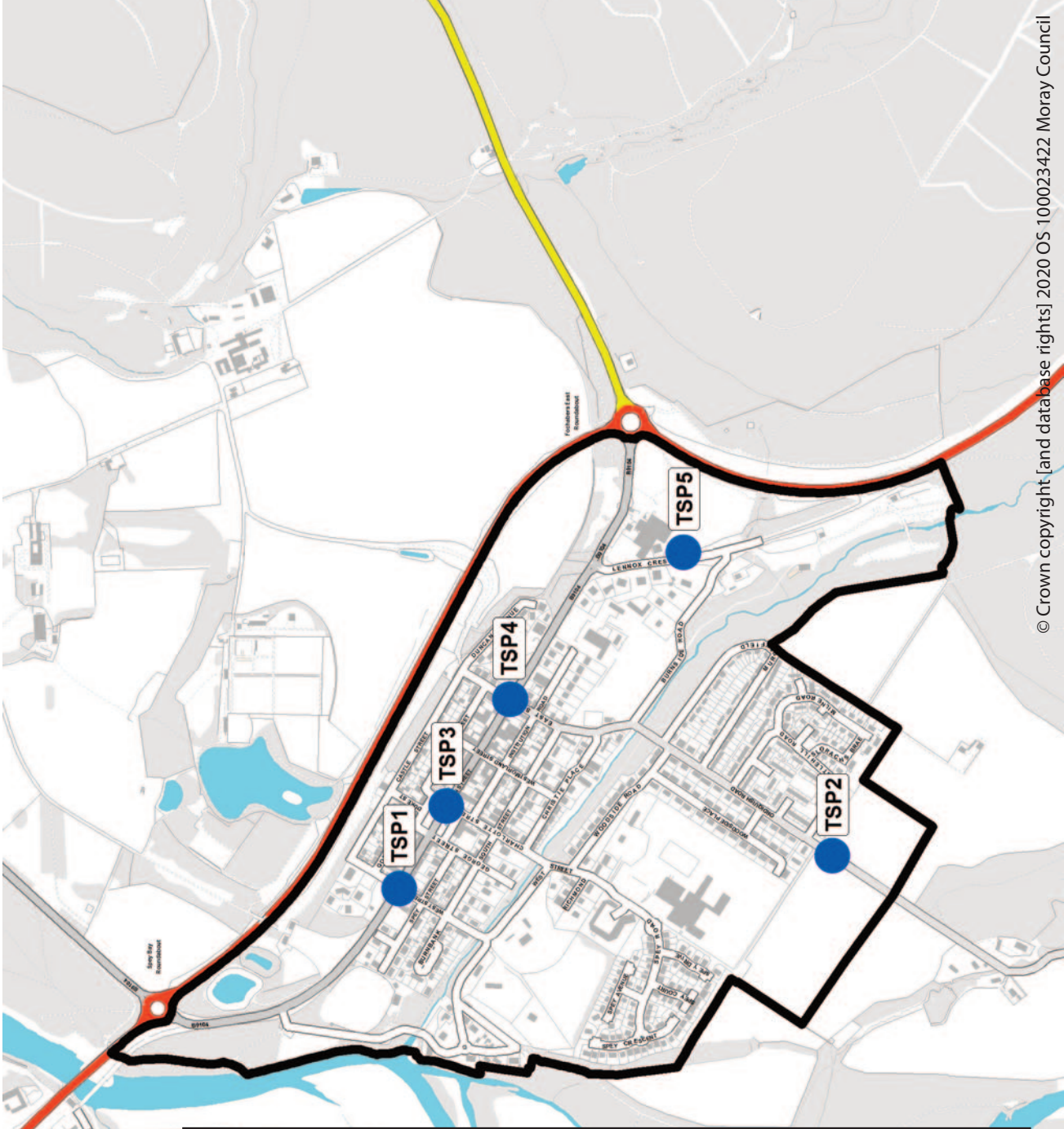


INFRASTRUCTURE

Sites identified will be required to contribute to and/or provide the infrastructure identified below and shown on the Transport Proposal (TSP) Map to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

Type of Infrastructure	Mitigation Measure	Sites
Healthcare	New Build Health Centre	R1, R2, R3, R4, LONG, OPP1, OPP2



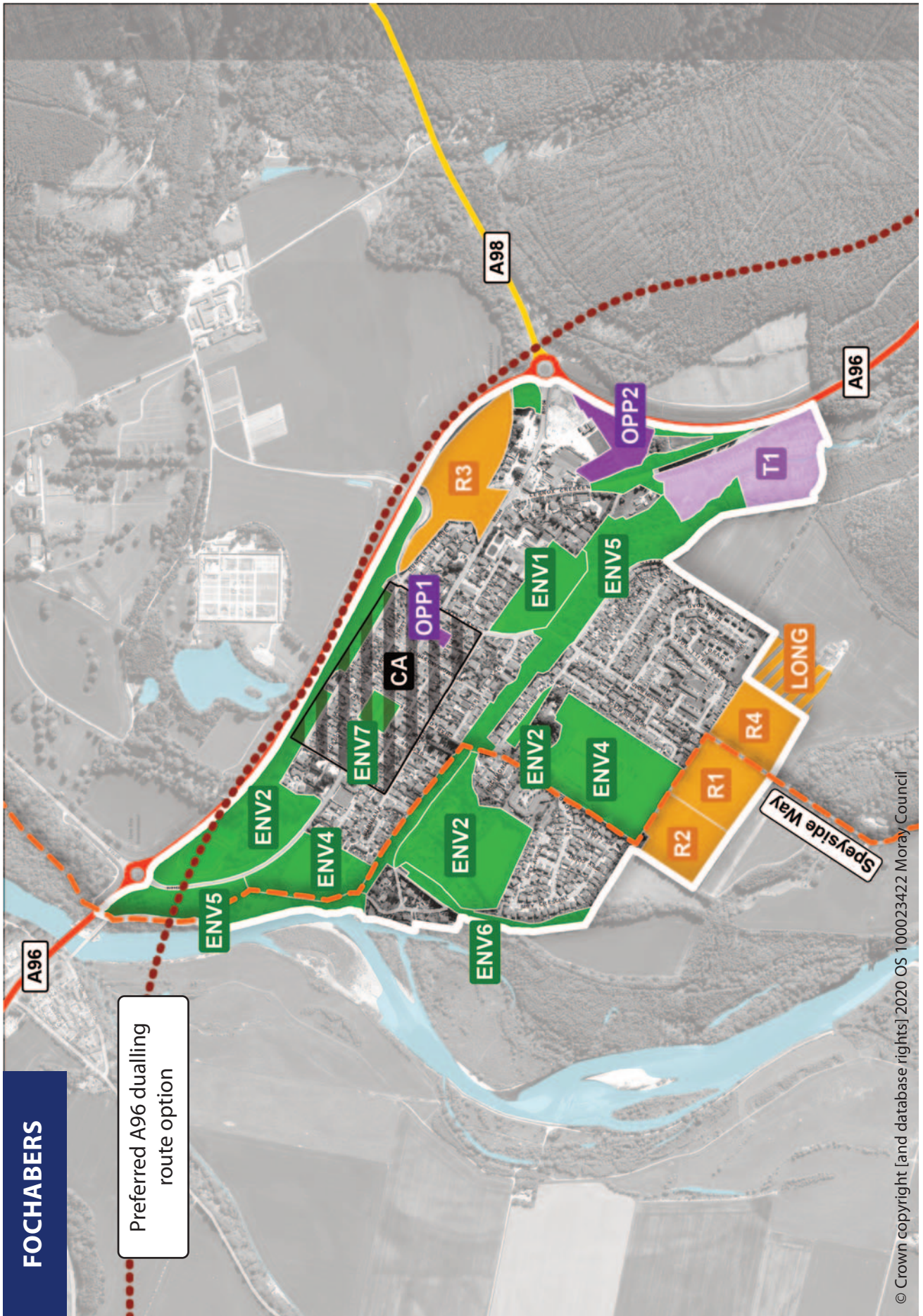


FOCHABERS TSP

- TSP1** High Street – potential junction improvements at West Street/High Street, associated with development to the south of Fochabers
- TSP2** Ordiquish Road – new accesses to serve sites R1, R2, R4, LONG
- TSP3** High Street – potential junction improvements at Charlotte Street/High Street, associated with development to south of Fochabers
- TSP4** High Street – potential junction improvements at East Street/High Street, associated with development to the south of Fochabers
- TSP5** Lennox Crescent – access required for potential new health centre (OPP2) – including provision for footway on eastern side of the road

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