



Population  
**589**



Households  
**254**



Settlement Hierarchy  
Smaller Towns &  
Villages

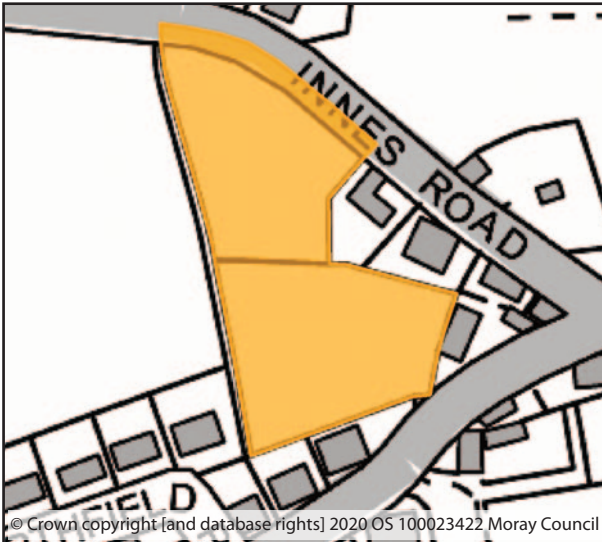
### Development Strategy / Placemaking Objectives

- Identify a small site for housing development that integrates with the existing settlement character.
- Protect the built and historic character of Garmouth.
- Conserve and enhance Garmouth's distinctive built heritage and the integrity of its Conservation Area.
- To protect the scientific and environmental value of adjoining areas.
- Garmouth has an organic street pattern, with strong building line directly onto the road edge. Traditional stone and slate houses, with simple forms and traditional proportions are characteristic.
- 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 South of Innes Road 0.65ha 10 units**



- Proposals must integrate with the existing settlement. Buildings must be low and be a maximum of one and half storey.
- Buildings must reflect the historic character of Garmouth and the simple forms found in existing buildings.
- Development must incorporate and enhance existing paths.
- Access for future development to the west must be safeguarded.
- A landscaped edge must be provided to the site.
- Phase 1 Habitat Survey required.
- Archaeological evaluation required.
- Widening of Innes Road, including provision of passing places on the approach to the west of the site and footway provision required.
- Drainage Impact Assessment (DIA) required.
- Early discussions with Scottish Water required.
- Development must connect to mains water and sewerage (this requirement overrides the exception within Policy EP13 Foul Drainage).
- Historically capacity at the waste water treatment works has been constrained, however a growth project is planned by Scottish Water.
- Development must demonstrate that there will be no adverse effect on the integrity of the River Spey or the Lower River Spey – Spey Bay Special Areas of Conservation, or the Moray & Nairn Coast Special Protection Area caused by changes in water quality affecting the habitats and prey species that SAC qualifying interests rely on.

**TOURISM**

**T1 SUSTRANS National Cycle Route and Moray Coastal Trail**

- Route will be safeguarded from development.



## ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Garmouth 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
ENV2	Amenity Greenspace	Opposite Willowbank; Station Road; South Road; Bowling Club Car Park
ENV4	Sports Areas	Recreation Ground (Playing field, Tennis Courts and Bowling Green).
ENV6	Natural/Semi-Natural Greenspace	Woodland south of Station Road; Railway Sidings East of Lemanfield Crescent; Land East of Orchard House.
ENV7	Civic Space	Old Water Tower

## WIDER ENVIRONMENTAL DESIGNATIONS

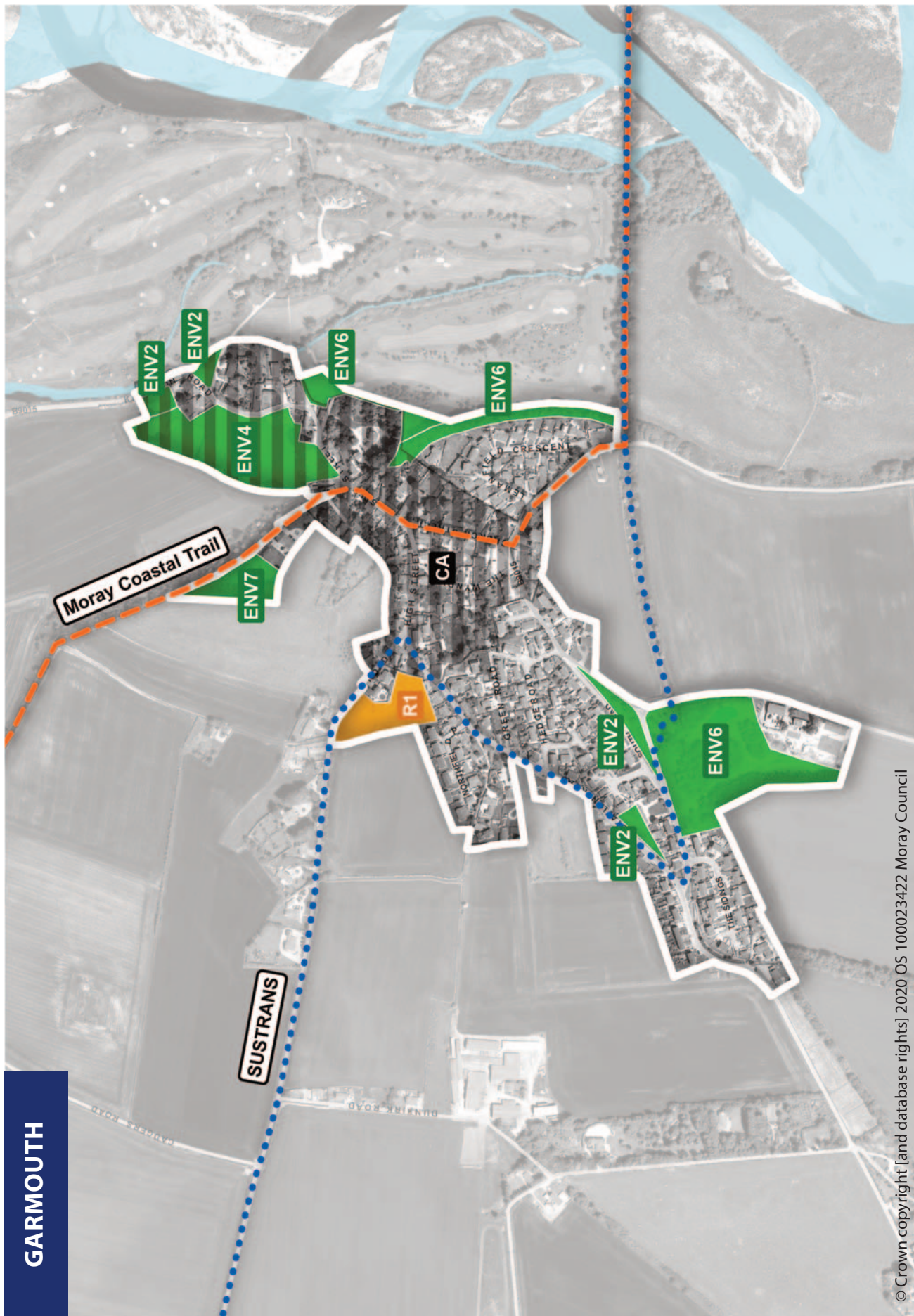
REF	Type of Environment Designation	Specification
CA	Conservation Area	Garmouth Conservation Area
SLA	Special Landscape Area	Lossiemouth to Portgordon Coast; Lower Spey and Gordon Castle Policies
SPA	Special Protection Area	Moray and Nairn Coast
SAC	Special Area of Conservation	Lower River Spey-Spey Bay; River Spey
SSSI	Site of Special Scientific Interest	River Spey; Spey Bay

## INFRASTRUCTURE

Sites identified will be required to contribute to the following infrastructure 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





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