



Population
1,600



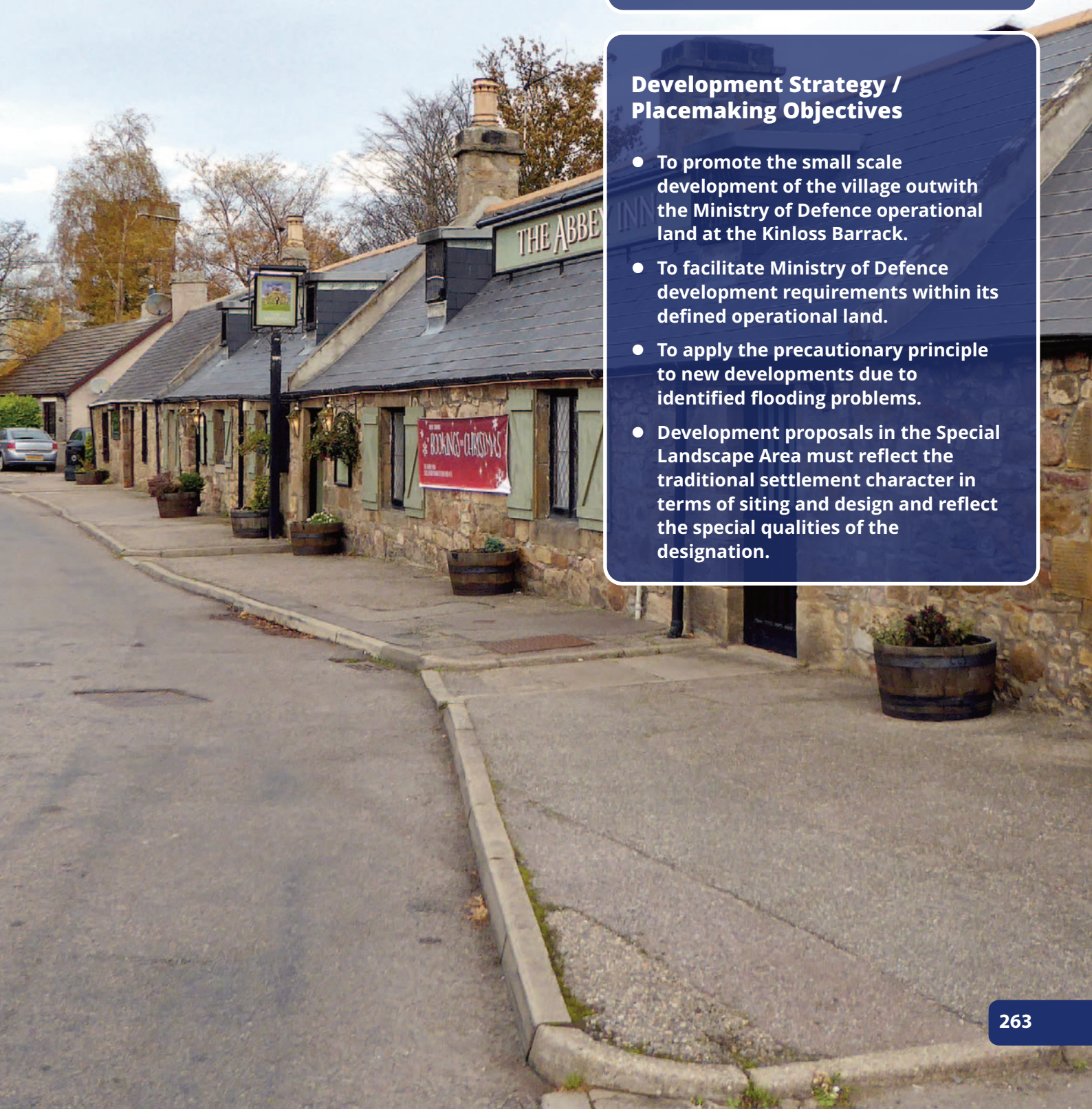
Households
505



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

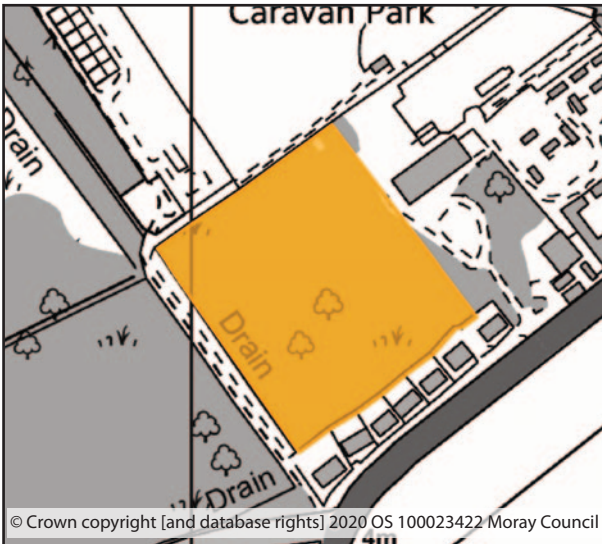
- To promote the small scale development of the village outwith the Ministry of Defence operational land at the Kinloss Barrack.
- To facilitate Ministry of Defence development requirements within its defined operational land.
- To apply the precautionary principle to new developments due to identified flooding problems.
- Development proposals in the Special Landscape Area must reflect the traditional settlement character in terms of siting and design and reflect 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.

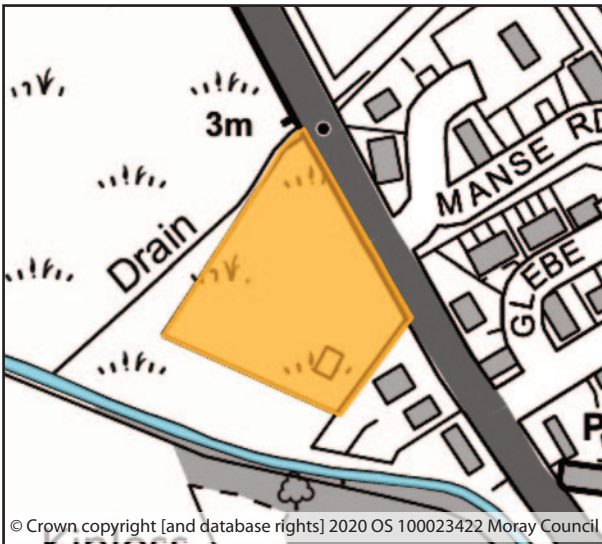
HOUSING

R1 West of Seapark House 1.6 ha 6 units



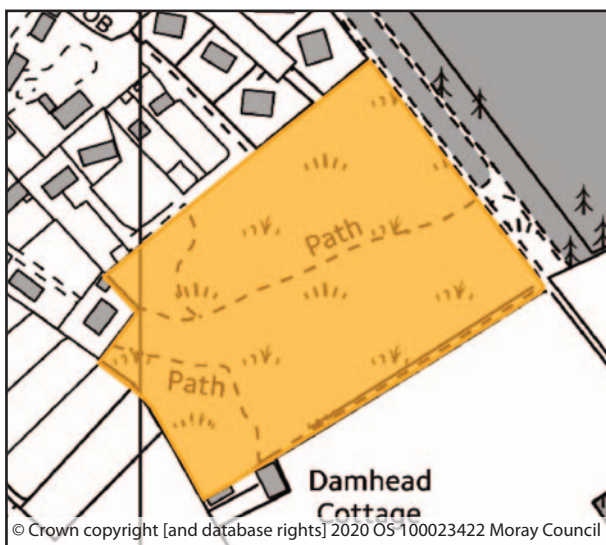
- Proposals must respect the setting of the 'B' listed Seapark House.
- A Tree Preservation Order covers the site. Development must be located in clearings and avoid tree removal. Proposals must be supported by a tree survey and tree protection plan.
- Access must be from either an upgraded sewage works access or from Seapark's existing access.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- Species Survey and Protection Plan required.
- Development to be connected to mains water and sewerage, or otherwise to demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) or cause changes in water quality affecting the habitats and prey species that the qualifying interests of the pSPA rely on.

R2 Findhorn Road West 0.6 ha 6 units

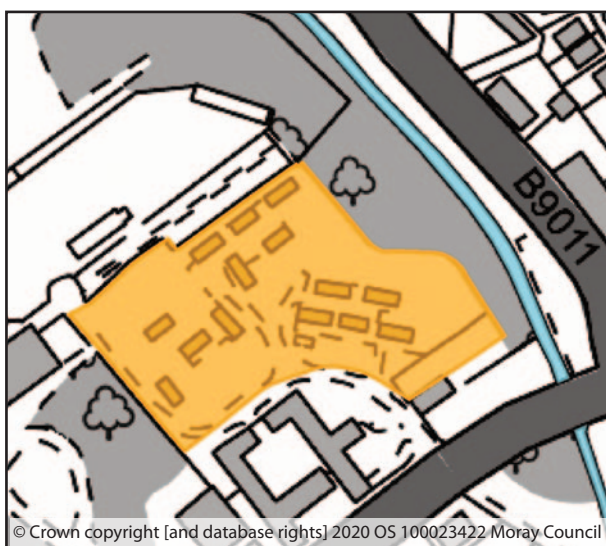


- A landscaped edge along the northern boundary must be provided.
- Landraising required to elevate the ground above the floodplain.
- Development to be connected to mains water and sewerage, or otherwise to demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) or cause changes in water quality affecting the habitats and prey species that the qualifying interests of the pSPA rely on.
- Flood Risk Assessment (FRA) may be required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.



R3 Damhead 3.4 ha 25 units

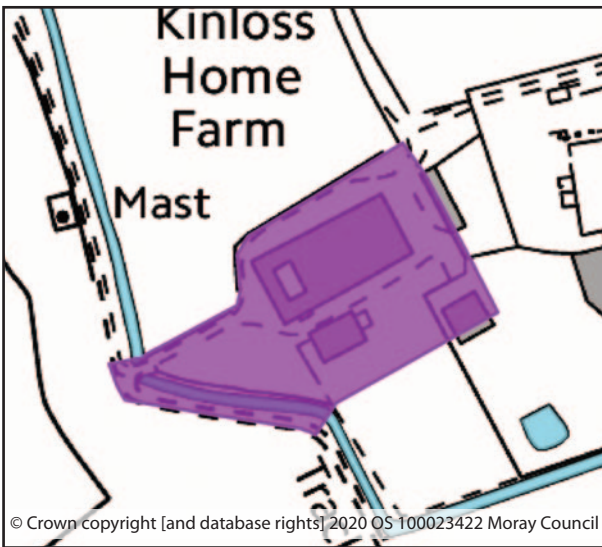
- A Tree Preservation Order covers the site. Proposals must seek to maximise the retention of trees and be supported by a tree survey and tree protection plan.
- Site must be serviced by an adoptable road.
- A 1.8 metre footway must be provided connecting the site to the existing footway. This will require a pedestrian crossing on the B9089.
- A minimum visibility splay of 4.5m by 95m to the west and 4.5m by 125m to the east must be provided at the junction of the road to the site with the B9089.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- Species Survey and Protection Plan required.

RC Seapark Residential Caravan Park

- Residential proposals must be of a lower density than existing development.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- A Water Framework Directive waterbody specific objective will require to be addressed.
- Phase 1 Habitat Survey required.
- Development to be connected to mains water and sewerage, or otherwise to demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) or cause changes in water quality affecting the habitats and prey species that the qualifying interests of the pSPA rely on.

OPPORTUNITY SITES

OPP1 Kinloss Home Farm 0.8 ha



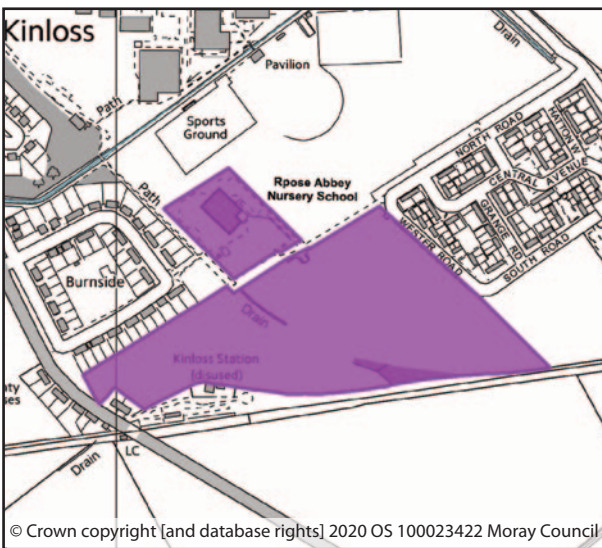
Suitable Uses

Business uses related to tourism and production of crafts.

Site specific requirements

- External alterations must be minimal and development must respect the character and setting of the Category "A" and "B" listed buildings adjacent to Kinloss Abbey.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- A Water Framework Directive waterbody specific objective will require to be addressed.

OPP2 Land at Former Abbeylands School 8.4 ha



Suitable Uses

Tourism or residential. Part of the site is currently occupied by Morayvia.

Site specific requirements

- Transport Assessment may be required.
- Upgrading of North Road to adoptable standards may be required depending on the scale of development and traffic impact.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.

T1 SUSTRANS Cycle Route

- The SUSTRANS National Cycle Route passes through Kinloss and will be safeguarded from inappropriate development.



ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Kinloss 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	Woodside
ENV3	Playspace for children and teenagers	South Road and Trenchard Crescent
ENV4	Sports Areas	Harris Street Playing Field and North Road Playing Fields
ENV5	Green Corridors	Kinloss Park and Kinloss Caravan Park
ENV10	Private Gardens/Grounds	Seapark House
ENV11	Other Functional Greenspace	Kinloss Abbey
TPO	Tree Preservation Order	Damhead; Kinloss Park and Seapark

WIDER ENVIRONMENTAL DESIGNATIONS

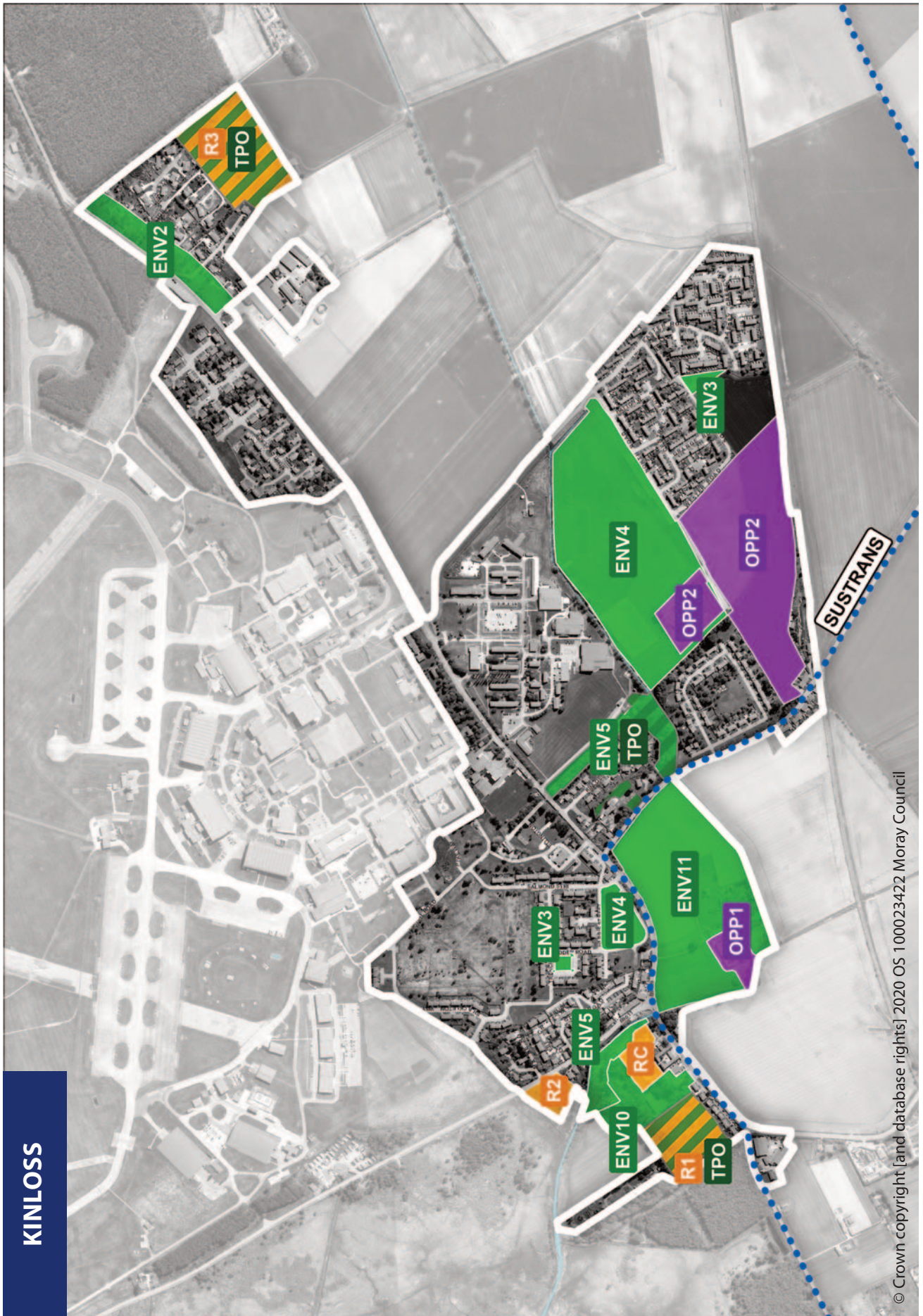
REF	Type of Environment Designation	Specification
LNR	Local Nature Reserve	Findhorn Bay Local Nature Reserve
SLA	Special Landscape Area	Culbin to Burghead Coast
SPA	Special Protection Area	Moray and Nairn Coast
SAC	Special Area of Conservation	Moray Firth
pSPA	Proposed Special Protection Area	Moray Firth
SSSI	Site of Special Scientific Interest	Culbin Forest, Culbin Sands and Findhorn 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
Primary Education	Extension to Kinloss Primary School or alternative provision	R1, R2, R3, RC, OPP2
Secondary Education	Extension to Forres Academy or alternative provision	R1, R2, R3, RC, OPP2
Healthcare	Extension to Forres Health and Care Centre or alternative provision	R1, R2, R3, RC, OPP2
Healthcare	2 x Additional Dental Chairs	R1, R2, R3, RC, OPP2
Healthcare	Reconfiguration of existing pharmacy outlet(s)	R1, R2, R3, RC, OPP2
Sports and Recreation	Enclosed, floodlit synthetic turf (4G) pitch	R1, R2, R3, RC, OPP2





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KINLOSS

