



Population  
**2,026**



Households  
**914**



Settlement Hierarchy  
Smaller Towns &  
Villages

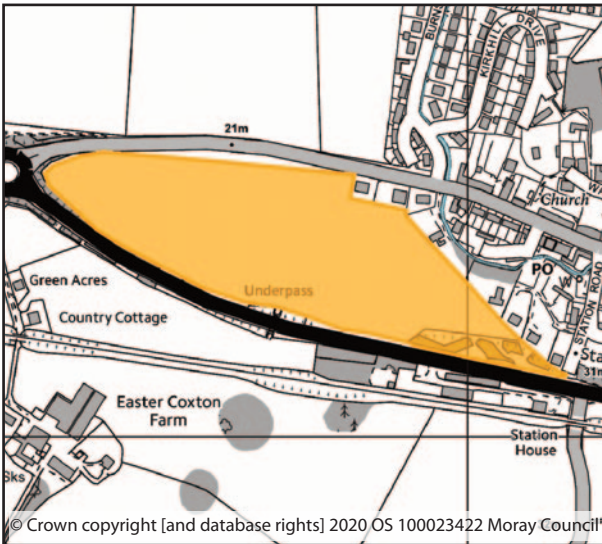
### Development Strategy / Placemaking Objectives

- Modest housing growth in Lhanbryde is promoted. Development has historically been constrained and a new site has been identified to provide a choice of sites.
- Improvements to the overall environmental setting and visual appearance of the town.

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 St Andrews Road 6.8ha 65 units**

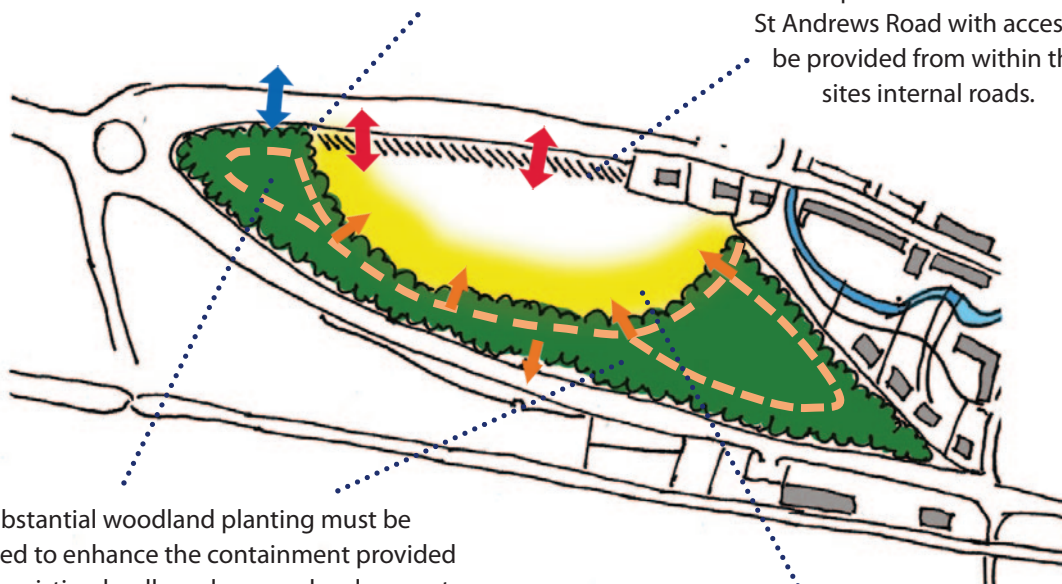


- Proposals must comply with the Key Design Principles shown in Figure 1.1.
- One access and an emergency access from St Andrews Road required. The primary route through the site must provide a continuous loop.
- Development must be concentrated within the dip between the rounded knolls and on the lower slopes.
- A Pocket Park must be provided.
- Transport Assessment required.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- Archaeological evaluation required.
- Development proposals may require to take into account the preferred option for the A96 dualling route which may impact on this site.

**Figure 1.1 Key Design Principles R1 West of St Andrews Road**

Footway must be extended (minimum 2m wide) along the length of the frontage onto St Andrews Road to provide pedestrian and cycle access with crossing point to existing footpath on opposite side of road.

Development must front onto St Andrews Road with access to be provided from within the sites internal roads.

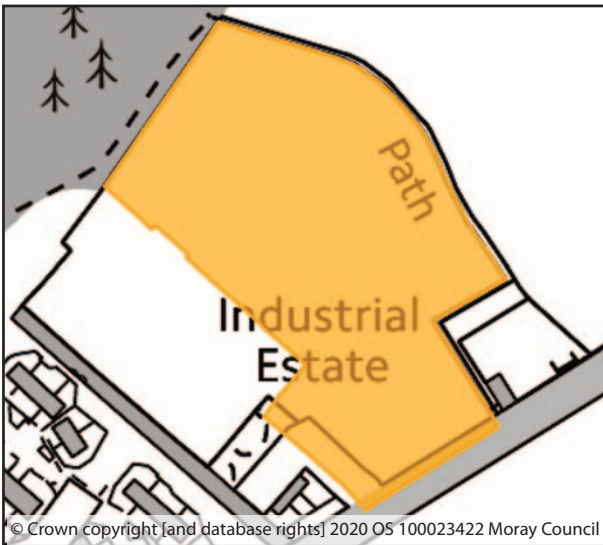


Substantial woodland planting must be provided to enhance the containment provided by the existing knolls and screen development from the A96. Some evergreen species must be used to provide year round cover. Recreational trails must be provided through the woodland.

Development will be restricted to single and 1.5 storey on higher slopes to minimise the prominence of development.



**R2 Garmouth Road 1.6ha 35 units**



- Landscaping must be provided along the eastern boundary to manage the transition to the countryside whilst accommodating the existing Core Path.
- A Pocket Park must be provided.
- Connections must be made to the Core Paths to the north and east of the site.
- One main point of access onto the C1E Garmouth Road required.
- Footway provision along C1E Garmouth Road required.
- Extension to the 30mph speed limit required.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Transport Assessment required.
- Phase 1 Habitat Survey required.

**ENVIRONMENT/GREEN INFRASTRUCTURE**

Open space that contributes to the environmental amenity of Lhanbryde 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	St Andrews Road; A96 Bypass Landscaping; Woodlands Drive/Drumbeg Crescent; Lhanbryde Primary School; Glenesk Road
ENV3	Playspace for Children and Teenagers	Woodlands Drive/Drumbeg Crescent; Lhanbryde Primary School; Garmouth Place
ENV4	Sports Areas	Playing Field Glenesk Road; Playing Field Robertson Road
ENV6	Natural/Semi-Natural Greenspace	Crooked Wood Walks/Kirkland Hill; Templand Road; Kirkhill Drive
ENV9	Cemeteries and proposed extensions	St Bridgets Church Cemetery; Lhanbryde Cemetery

**WIDER ENVIRONMENTAL DESIGNATIONS**

REF	Type of Environment Designation	Specification
TPO	Tree Preservation Order	Kirkhill Drive Area

**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, R2





Preferred A96 dualling route option

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