



Population
7,033



Households
3,056



Settlement Hierarchy
Tertiary Growth Area

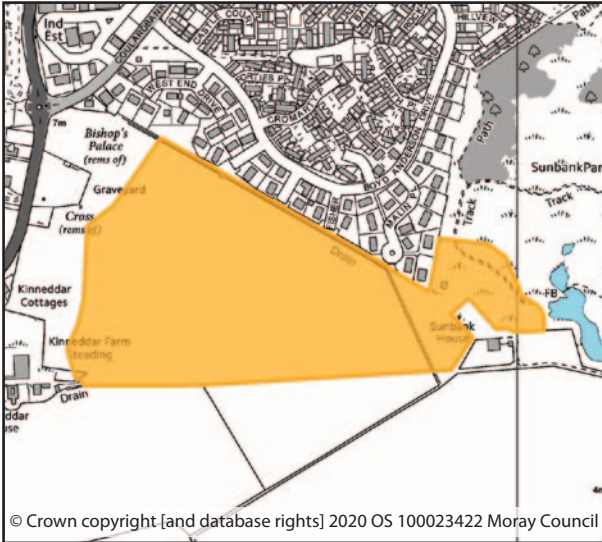
Development Strategy / Placemaking Objectives

- Further growth of Lossiemouth is constrained due to physical and environmental constraints and also RAF safeguarding.
- Development is focused on consented sites at Sunbank/Kinnedar and Inchbroom. Development has commenced on both sites.
- The main opportunity for new development is on the former Sunbank Quarry.
- To protect existing and support new tourism opportunities.
- Traditionally Lossiemouth has a grid street pattern, with strong building line directly onto the road edge. A mix of single and 1.5 storey stone and slate houses, with simple forms and traditional proportions are characteristic. Gabled and hipped dormers are common features.
- Development proposals in the Special Landscape Area 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.

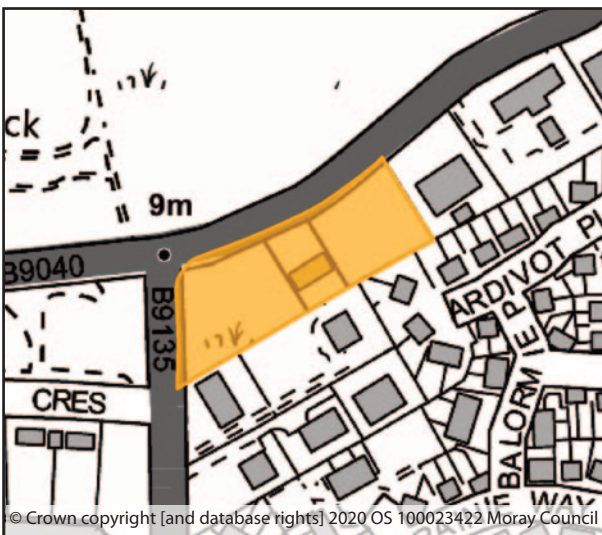
HOUSING

R1 Sunbank/Kinneddar 14.5 ha 261 units



- Development commenced. 261 units remaining. Consent includes 4 small retail units.
- Extensive boundary landscaping and path network required.
- Development must provide a Pocket Park and a Neighbourhood Park or Civic Area.
- Access onto B9135 required. Connections through built up area to Boyd Anderson Drive. Potential for future connectivity through OPP1 to enable pedestrian, cycle, and vehicular access from the A941 must be considered/safeguarded.
- Public Transport route through site required.
- Level 2 Flood Risk Assessment (FRA) required
- Drainage Impact Assessment (DIA) required.

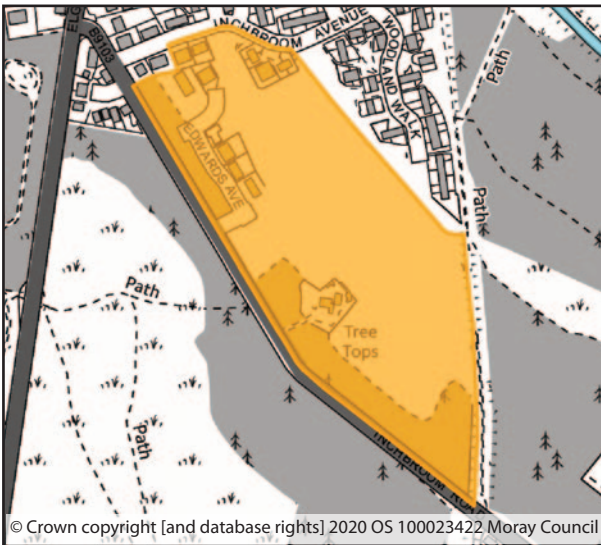
R2 Stotfield Road 0.4 ha 5 units



- Development commenced. 2 units remaining.
- Consultation with the Ministry of Defence to establish the extent to which development can be accommodated required.
- Provision and maintenance of a landscaped area to the west at the junction onto B9135 required.
- Front access onto Stotfield Road.
- Land must be reserved to the west and along the Stotfield Road frontage of the site to accommodate future junction improvements of the B9135 and B9040.
- Drainage Impact Assessment (DIA) required.



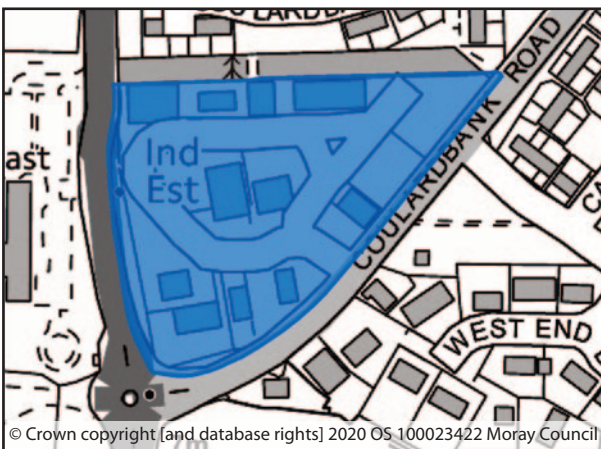
R3 Inchbroom 7.3 ha 67 units



- Development commenced. 31 units remaining.
- Low density housing interspersed with trees.
- Wide tree belt either side of Inchbroom must be retained.
- Level 2 Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.

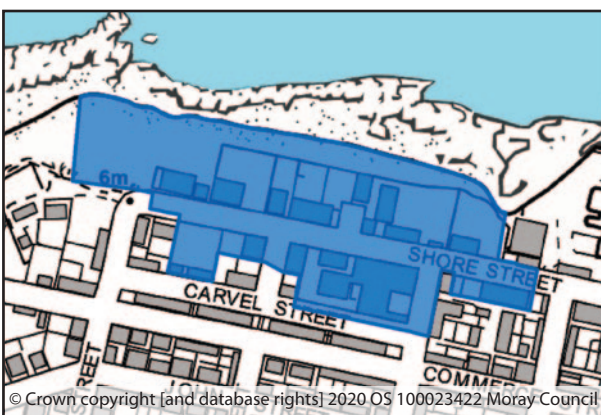
EMPLOYMENT

I1 Coularbank Industrial Estate Industrial Estate



- Built out. New development will comprise redevelopment, extension or change of use.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.

I2 Shore Street Industrial Estate

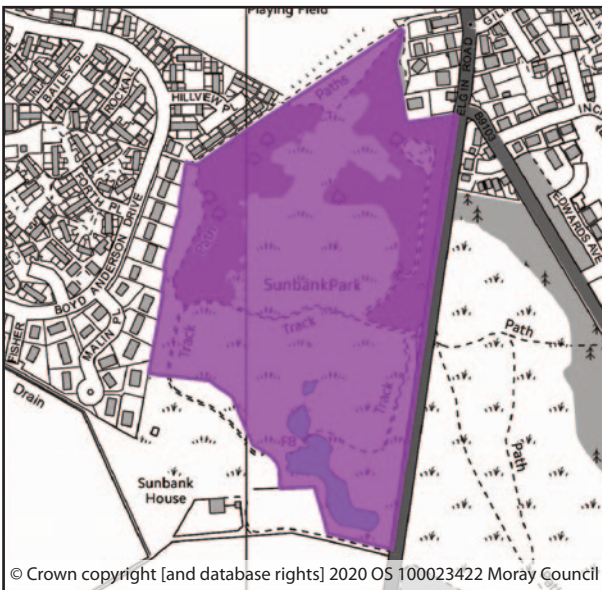


- Few opportunities for new building other than redevelopment. Primarily harbour related and small business premises.
- Incorporate measures to protect from inundation from the sea.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.



OPPORTUNITY SITES

OPP1 Sunbank 12.8 ha



Suitable Uses

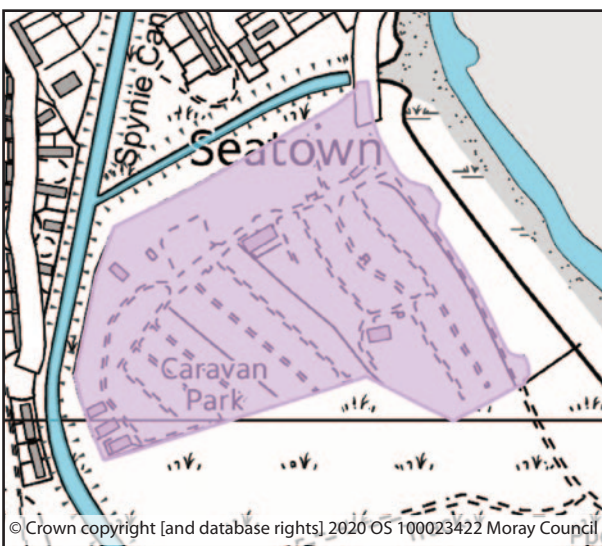
Business Park, Industrial, Retail and Housing where this is part of development of the whole site for a wider mix of uses.

Site specific requirements

- Compatibility of uses in terms of noise must be considered.
- Consultation with Ministry of Defence required to establish the extent to which the site can be developed.
- Any retail uses will be subject to Policy DP7.
- Comprehensive layout and landscaping plan must be provided.
- Level 2 Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- Archaeological evaluation required.
- Access must be provided onto the A941 and connections made to R1.
- Transport Assessment required.
- Access to public transport must be provided either through the site or new bus laybys on the A941 with associated pedestrian crossing facilities
- Pedestrian and cycle connections to the north of the site and to the Core Path (CP-LM24) required to provide connections to Lossiemouth High School, and the open space.

TOURISM

T1 Lossiemouth Bay Caravan Park



Suitable Uses

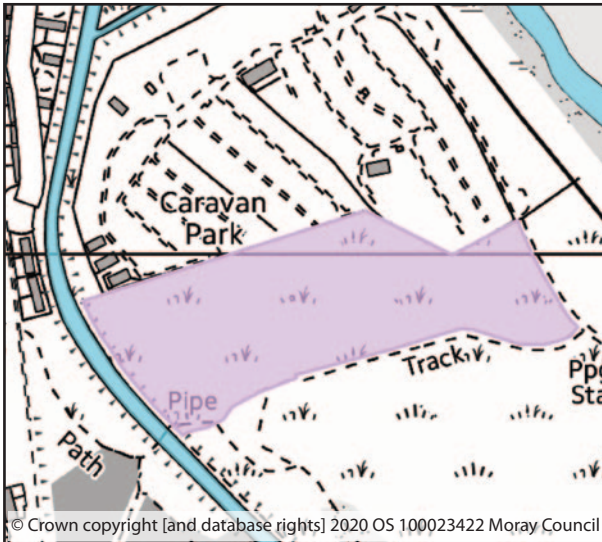
- The site must remain as a holiday caravan site as part of Lossiemouth's tourism infrastructure.
- Development for alternative uses will not be permitted.

Site specific requirements

- Access to allow maintenance of the canal must be retained.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.



T2 Caravan Park Extension



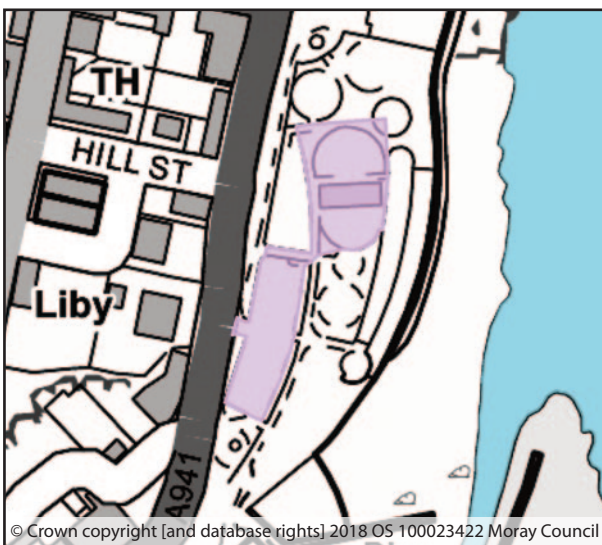
Suitable Uses

- Proposed as an extension to Lossiemouth Bay Caravan Park.
- Development for uses other than as a holiday caravan site will not be permitted.

Site specific requirements

- Transport Assessment/Transportation Statement required depending on number of pitches.
- Site is at risk from coastal flooding and a Flood Risk Assessment (FRA) is required.
- Drainage Impact Assessment (DIA) required.

T3 Old Station



Suitable Uses

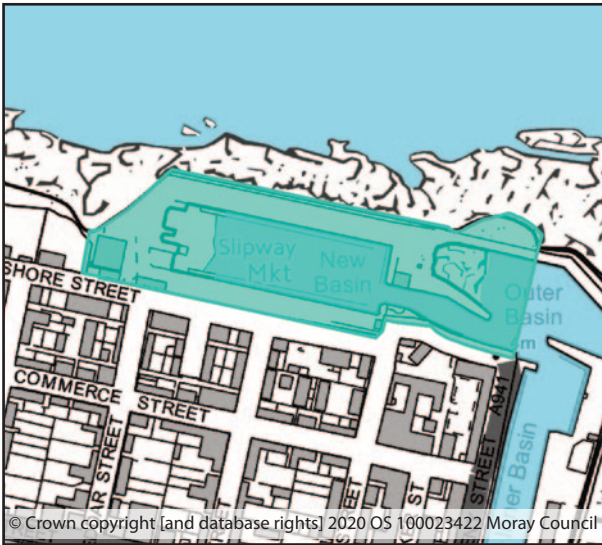
- Suitable for community and tourism uses that benefit the wider community of Lossiemouth.

Site specific requirements

- Landscaping must reflect the seafront location.
- Proposals must include/retain the play area.
- Level 2 Flood Risk Assessment (FRA) required, site affected by fluvial and wave action flooding.
- Drainage Impact Assessment (DIA) required.
- Contamination Assessment required.
- Noise Impact Assessment required.
- Artificial lighting and odour control may also require assessment depending on proposals.
- Transport Assessment required.
- Development must be connected to mains water and sewerage to ensure no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) (this requirement overrides the exception within Policy EP13 Foul Drainage).
- Development enabling significant levels of water-based activities to demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth pSPA caused by disturbance.



HBR1 Harbour



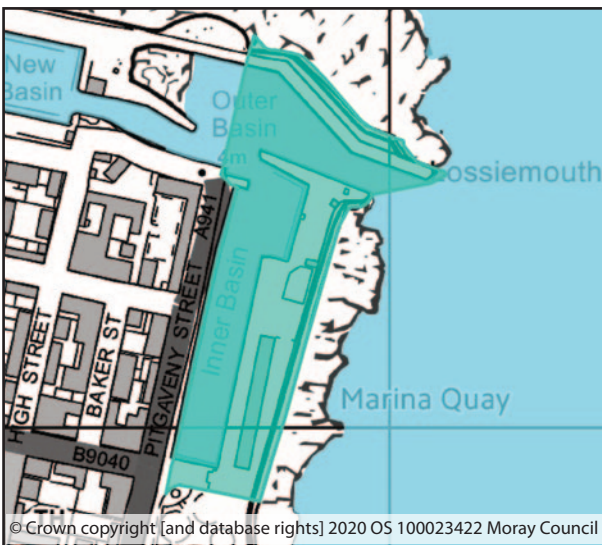
Suitable Uses

- Tourism, recreational and residential proposals will be supported subject to servicing and environmental considerations. Proposals must not compromise the harbours remaining fish/industrial uses.

Site specific requirements

- Level 2 Flood Risk Assessment (FRA) required.
- Development must be connected to mains water and sewerage to ensure no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) (this requirement overrides the exception within Policy EP13 Foul Drainage).
- Development enabling significant levels of water-based activities to demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth pSPA caused by disturbance.

HBR2 Harbour



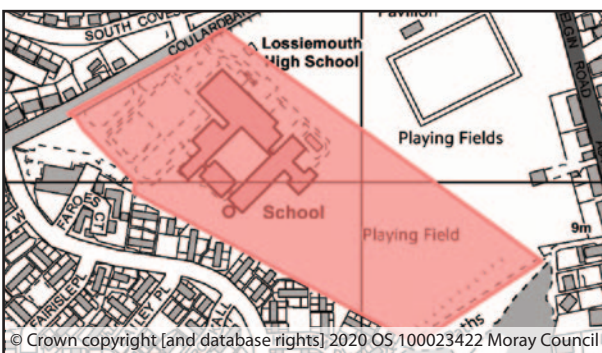
Suitable Uses

- Tourism, recreational and residential proposals will be supported subject to servicing and environmental considerations.

Site specific requirements

- Level 2 Flood Risk Assessment (FRA) required.
- Development must be connected to mains water and sewerage to ensure no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) (this requirement overrides the exception within Policy EP13 Foul Drainage).
- Development enabling significant levels of water-based activities to demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth pSPAa caused by disturbance.

CF1 Lossiemouth High School



Suitable Uses

- Site safeguarded for redevelopment of Lossiemouth High School. Development has commenced.



ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Lossiemouth will be safeguarded from development that is not related to their current use as set out in the table below. Where available the Open Space Strategy audit site reference is shown in brackets:

REF	Type of Open Space	Location
ENV1	Public Parks and Gardens	Old Station Park and Promenade (LM/OS/020)
ENV2	Amenity Greenspace	Dean Terrace (LM/OS/005); Prospect Terrace (LM/OS/008); Coulardhill (LM/OS/016); South of Grant Park (LM/OS/019); Hillocks Way (LM/OS/021); Moray Street (LM/OS/023); Boyd Anderson (LM/OS/027); Coularbank Road (LM/OS/031)
ENV3	Playspace for Children and Teenagers	High School Play area (LM/OS/014); Hythehill Playspace (LM/OS/017); South Covesea Terrace (LM/OS/022); Freeman Way (LM/OS/025); Coularbank Crescent (LM/OS/026)
ENV4	Sports Areas	Marine Park (LM/OS/006), Bowling Club St Gerardines Road; St Gerardines Primary School; Hythehill Primary School; High School Playing fields (LM/OS/010)*
ENV5	Green Corridors	Spynie Canal and River Lossie (LM/OS/003); Former Railway Path (LM/OS/030); Muirton Road (LM/OS/034)
ENV6	Natural/Semi-Natural Greenspace	Sunbank East (LM/OS/001); Foreshore/Commerce Street (LM/OS/018) (Within the Foreshore/Commerce Street ENV there are some limited opportunities to redevelop brownfield sites and to develop within the immediate curtilage of existing buildings)
ENV7	Civic Space	Market Cross Square (LM/OS/004); James Square (LM/OS/007)
ENV9	Cemeteries and proposed extensions	Lossiemouth Cemetery and extension* (Intrusive ground investigation required to demonstrate suitability of the proposed Lossiemouth Cemetery extension)

*A Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) may be required for proposals.

WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
CAT	Countryside Around Towns	Protects the area around the town from development
SLA	Special Landscape Area	Burghead to Lossiemouth Coast

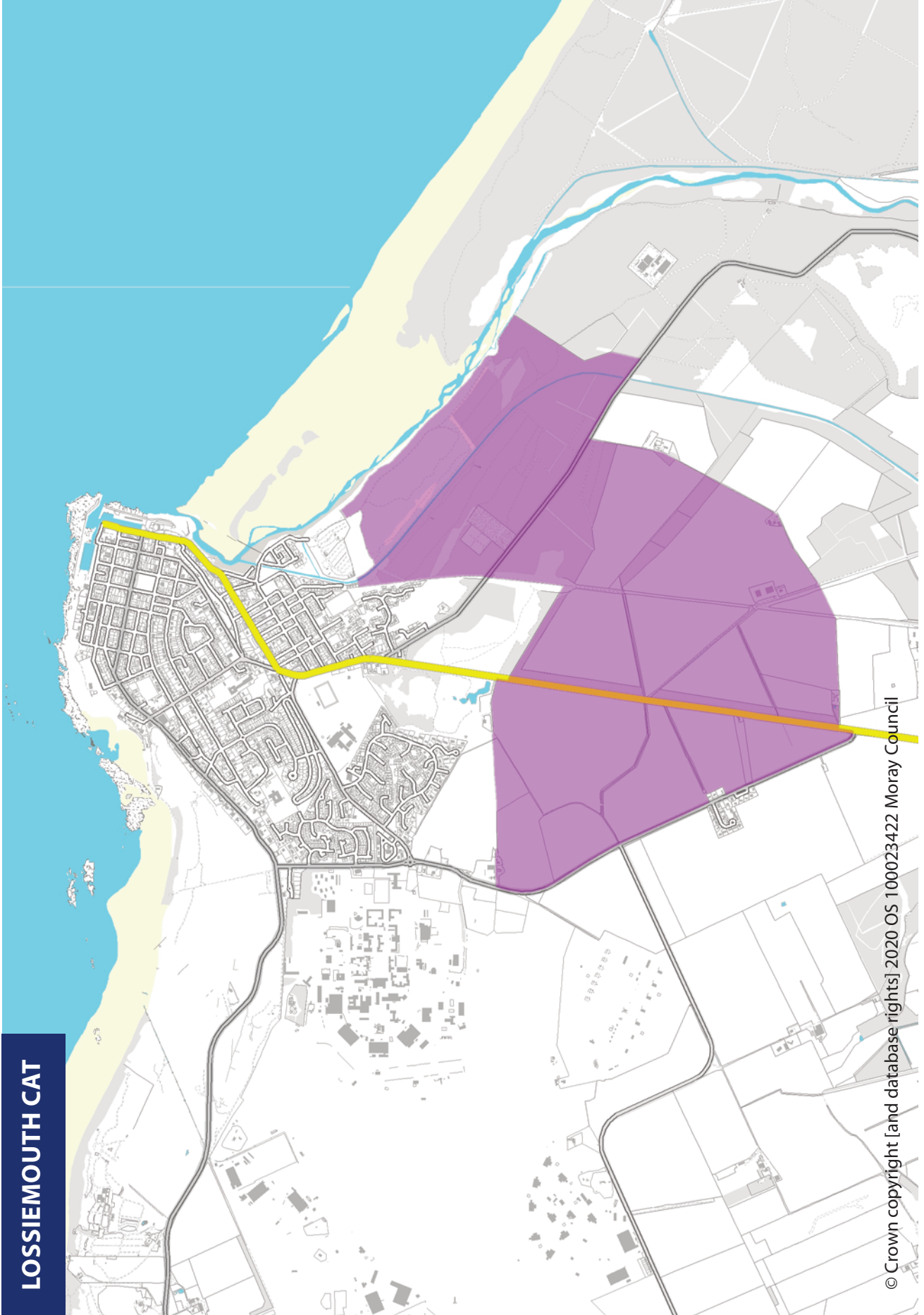


INFRASTRUCTURE

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
Primary Education	Extension to Hythehill Primary School or alternative provision	R1, R2
Healthcare	Extension to Moray Coast Medical Practice	R1, R2, R3





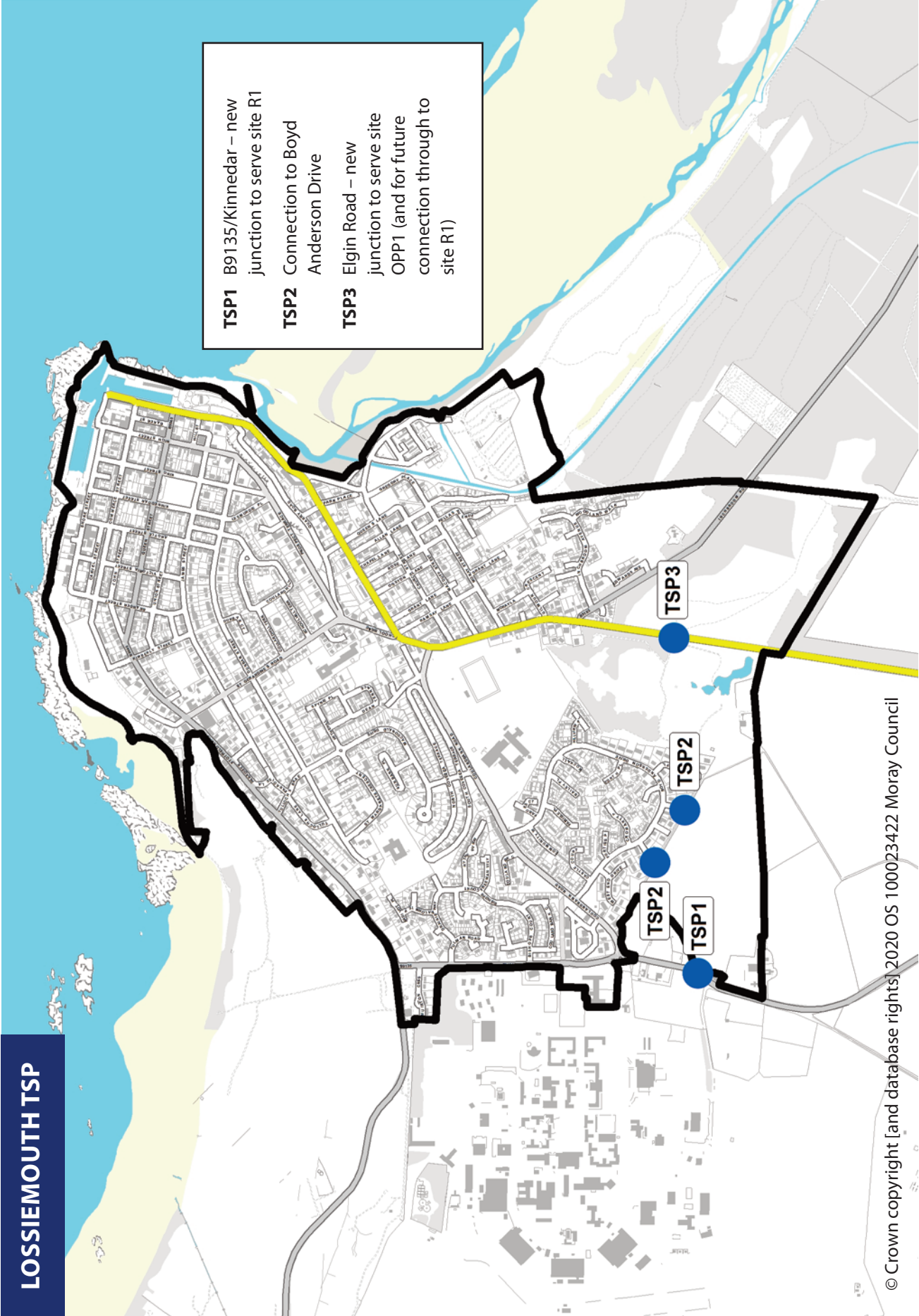
LOSSIEMOUTH CAT

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LOSSIEMOUTH TSP

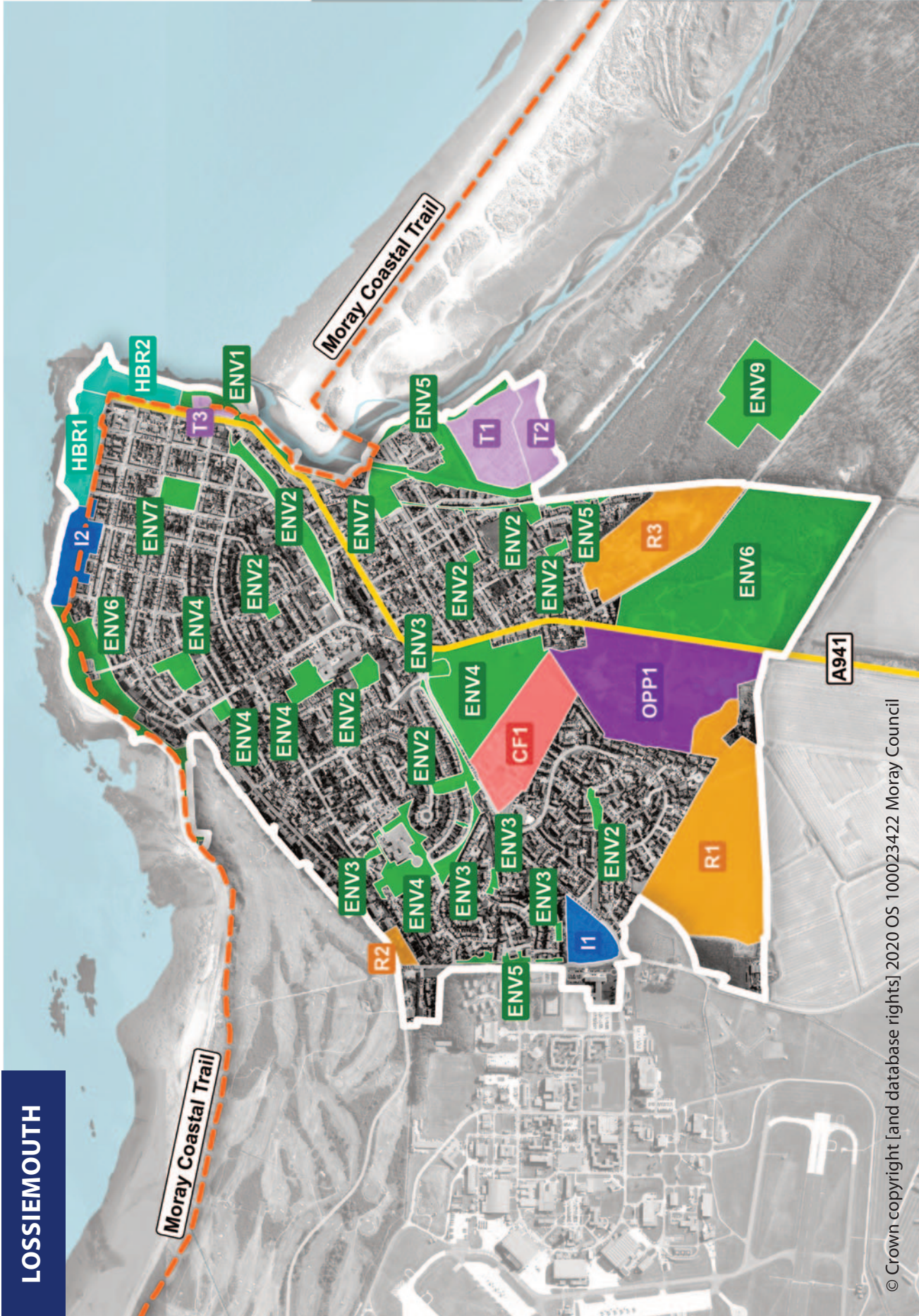
- TSP1** B9135/Kinnedar – new junction to serve site R1
- TSP2** Connection to Boyd Anderson Drive
- TSP3** Elgin Road – new junction to serve site OPP1 (and for future connection through to site R1)



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