



Population
1,022



Households
448



Settlement Hierarchy
Smaller Towns and
Villages

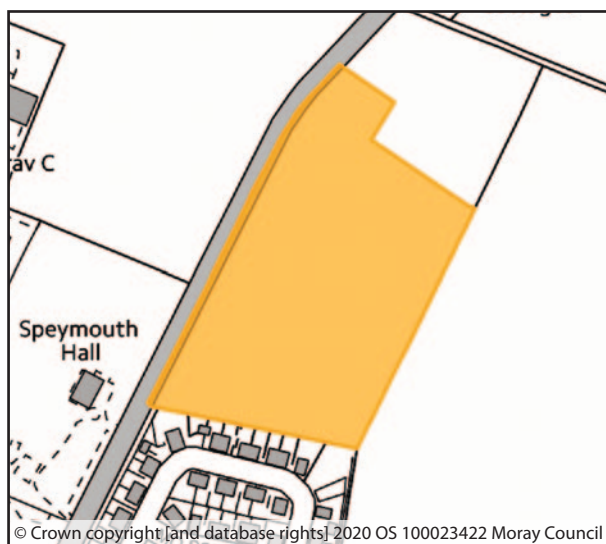
Development Strategy / Placemaking Objectives

- To identify longer term housing and employment areas.
- Identify an additional 10ha for employment and support proposals for business development and growth.
- Highlight potential of longer term site for large scale inward investment.
- Enhance the approaches to the settlement through landscaping and planting including the characteristic beech hedging.

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

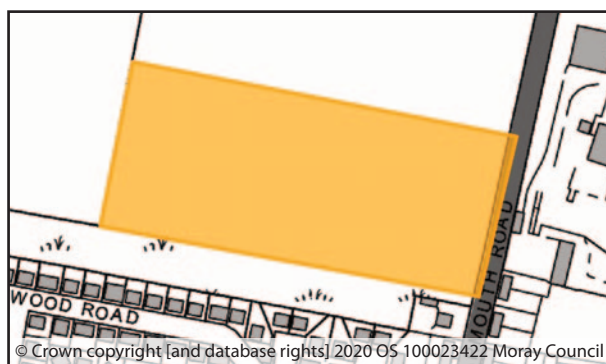
HOUSING

R1 Stynie Road 3.1 ha 60 units



- Planning consent has previously been granted for development.
- Landscaping must be provided along the northern site boundary to manage the transition between development and the countryside. This must comprise a mix of hedging and trees.
- A 15m green corridor must be provided along the western boundary along Stynie Road. This must incorporate an avenue of trees, beech hedging and a dedicated foot and cycleway.
- A Pocket Park must be provided.
- Road improvements to Stynie Road will be required, including widening, provision of pedestrian/cycle way, extension of street lighting and relocation of the speed limit.
- Two points of access must be provided.
- Drainage Impact Assessment (DIA) required.

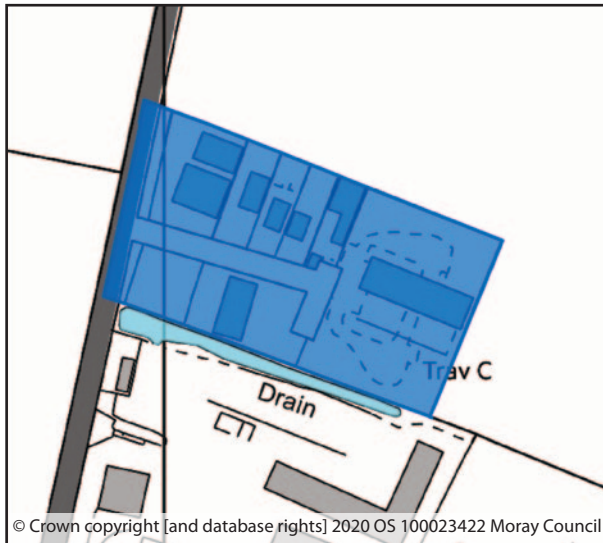
R2 Garmouth Road 3.2 ha 60 units



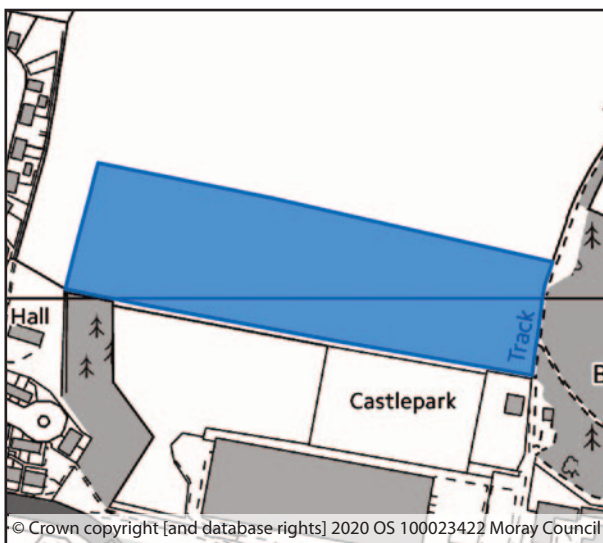
- Transport Assessment required.
- Extension of the footway along site frontage required.
- Future access to the north must be safeguarded within the layout.
- Links to the Core Path to the south to be provided.
- A potential future connection through the site for pedestrians and cyclists must be safeguarded to the western boundary of the site.
- Landscaping must be provided along the northern site boundary to manage the transition between development and the countryside. This must comprise a mix of hedging and trees.
- A Pocket Park must be provided.
- Noise Impact Assessment (NIA) may be required due to proximity to industrial uses.
- There may be surface water drainage issues and SUDS must be carefully considered. A Drainage Impact Assessment (DIA) and Construction Phase Water Management Plan are required.
- Open space must be designed positively for water management.



EMPLOYMENT

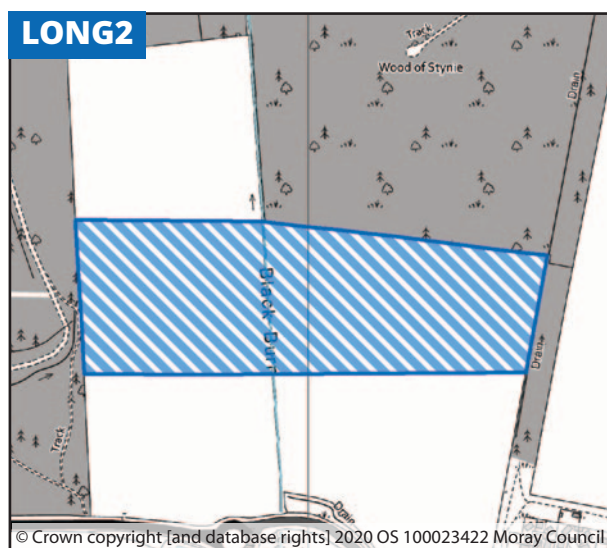
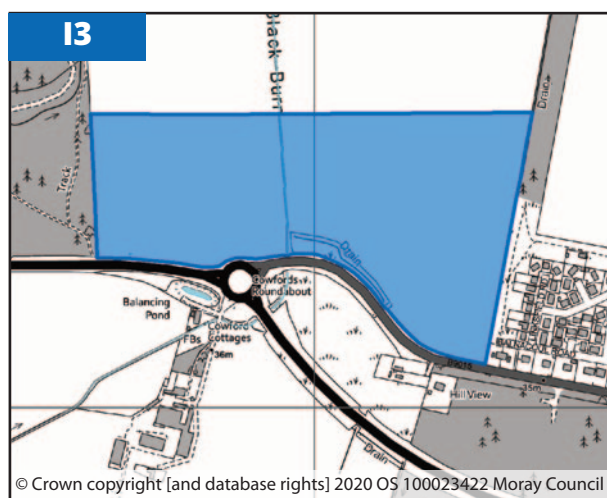
I1 Garmouth Road Industrial Estate

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

I2 North of Baxter's Industrial Estate

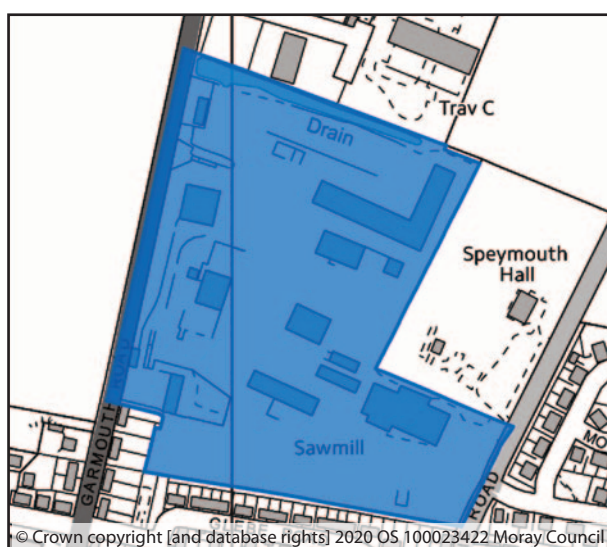
- Site to provide for expansion of Baxter's. As access is through the existing Baxter's site development by others is not intended.
- Provision of cycle and pedestrian links to the A96 and bus stops required. This may involve upgrading the Core Path to Redhall to the north (CP-FB09).
- The site slopes upwards from the existing Baxter's buildings and landscaping must minimise the impact of development on this higher ground. Woodland planting must provide a backdrop to proposed buildings.
- Drainage Impact Assessment (DIA) required.
- Transport Assessment may be required.

I3/LONG2 West of Mosstodloch Industrial Estate



- A Development Framework is required. This must comply with the Key Design Principles in Figure 1.1.
- 16ha of the site is designated within the LDP plan period, the remaining 14ha are LONG. The LONG can only be brought forward if the Policy DP3 triggers are met. The scale of this site may be suitable for large scale inward investment.
- A Water Framework Directive waterbody specific objective will require to be addressed.
- Layout must safeguard 15m wide corridors for potential future connections to the west, north and east.
- Minimum of 30% open space required (this overrides the quantity requirement in Policy EP5).
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Archaeological evaluation of the site required.
- Noise Impact Assessment (NIA) required.
- Transport Assessment required.

I4 Sawmill Existing Business Area



- Long standing sawmill business within Mosstodloch.
- New development will comprise redevelopment, extension or change of use.



Figure 1.1 Key Design Principles
I3/Long 2 West of Mosstodloch

Landscaping must be used to break up the site and minimise visual impacts of large industrial areas.

Landscape planting to southern boundary to filter views from road required. Landscaping must take account of visibility splays.

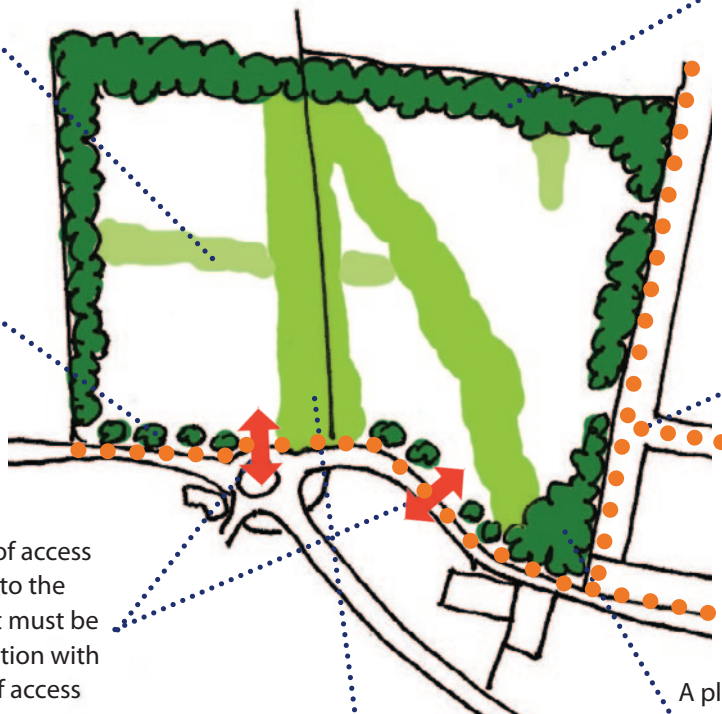
More than one point of access required. Access onto the Cowfords Roundabout must be considered in consultation with Transport Scotland. If access from Cowfords Roundabout cannot be achieved a second point of access onto C1E is required with the potential for access onto the Cowfords Roundabout safeguarded.

Areas at risk from flooding must be positively managed as open space to create a feature through the development. SUDS that integrate the Black Stripe Burn as a feature are required.

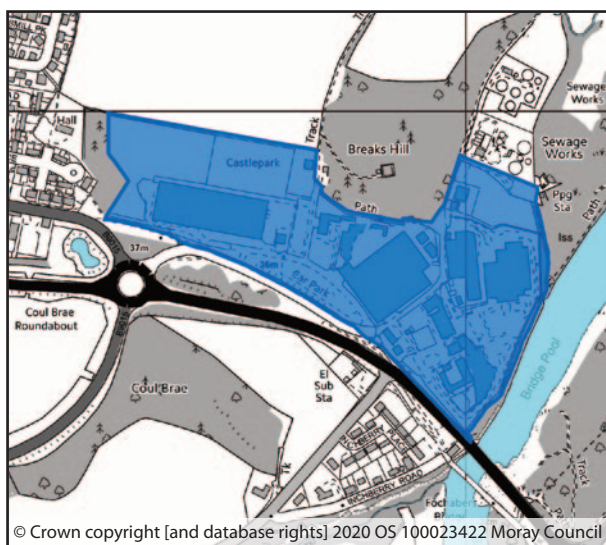
Tree planting must be provided around the edge of the site to reinforce the woodland boundaries and provide a permanent wooded edge for the site.

Active travel routes and linkages to existing Core Paths and cycle routes must be provided.

A planted buffer/screening of at least 20m must be provided along the eastern boundary where this bounds existing and proposed residential development.



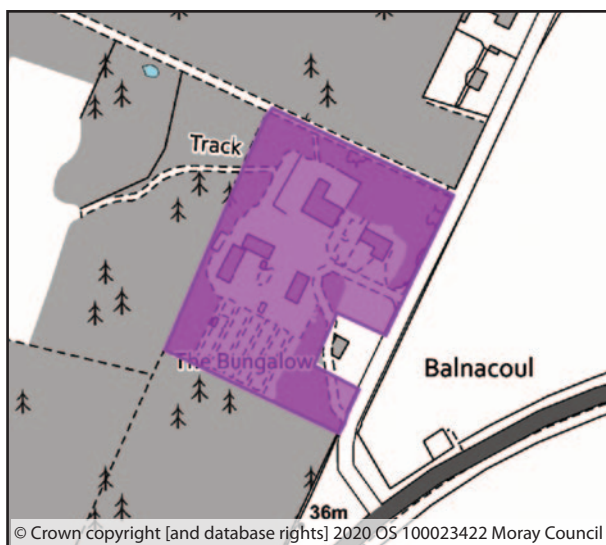
15 Baxter's Existing Business Area



- Major employer and significant tourist attraction.
- New development will comprise redevelopment, extension or change of use.
- 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 either causing disturbance to otters that may be using the watercourse and banks, pollution or sediment to reach the SAC, or changes to water quality and quantity.

OPPORTUNITY SITES

OPP1 Balnacoul 2.6ha



Suitable Uses

Business or Residential

Site specific requirements

- Low density development that reflects the semi-rural location and woodland character will be supported.
- Existing woodland must be retained.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA), including SUDS plans and calculations based on percolation tests required.
- Given previous uses, a Contamination Assessment is required.
- Ensuring safe connections for cyclists and pedestrians should be considered in the development and use of this site.



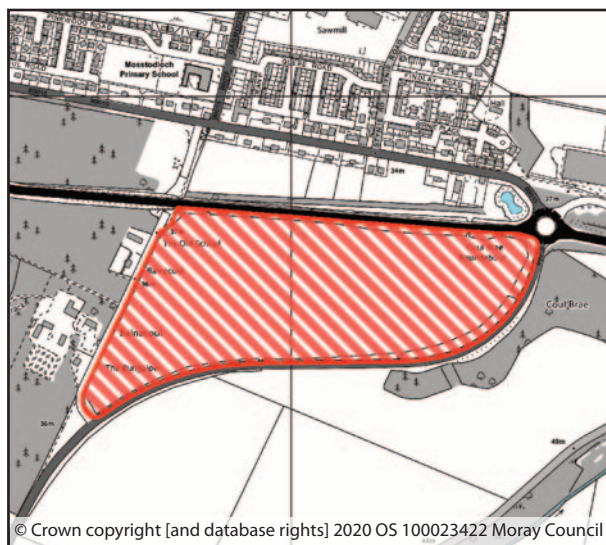
MIXED USE

MU LONG1

South of A96

22ha

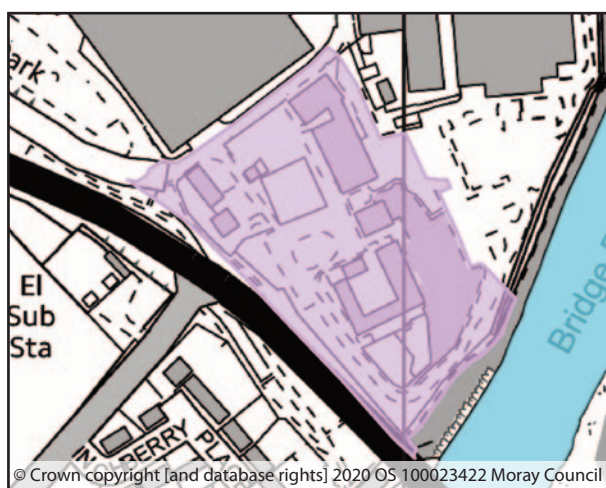
Residential & Industrial



- LONG for residential and industrial that can only be brought forward if the Policy DP3 triggers are met.
- Masterplan required. Masterplan must include landscape study and proposals.
- Proposals must deliver a minimum of 8ha of employment land. (This is a net area which excludes landscaping, areas at flood risk, etc)
- Buffer to A96 may be required.
- Woodland character of surrounding area to be reflected in landscaping and open space proposals.
- 30% open space required due to the mix of residential and industrial and edge of settlement location.
- Neighbourhood Park must be provided.
- Transport Assessment required. Consultation with Moray Council Transportation and Transport Scotland required.
- New cycle path provision required to provide a continuous off-road route between the existing underpass and a new crossing of Main Street. A pedestrian/cycleway required on the western boundary of the site, from the B9015 to underpass.
- Improvements required to provide safe routes to School and access to local shops.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) with Sustainable Urban Drainage System (SUDS) plans required.
- Archaeological evaluation of the site required.
- Noise Impact Assessment (NIA) required due to proximity to A96 and the mix of uses proposed.
- Development proposals will require to take into account the preferred option for the A96 dualling route which impacts on this site.

TOURISM

T1 Baxter's



Suitable Uses

- This is a significant tourist attraction and important for showcasing Moray's food and drink heritage and should be retained as a Visitor Attraction.

Site Specific Requirements

- 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.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Mosstodloch 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	Village Hall, including Playing Fields and Play Area.
ENV2	Amenity Greenspace	Buffer to A96
ENV4	Sports Areas	Mosstodloch Primary School
ENV6	Natural/Semi-Natural Greenspace	Pinewood Road; Trees and Verges at Birnie Place; Balnacoul Wood

WIDER ENVIRONMENTAL DESIGNATIONS

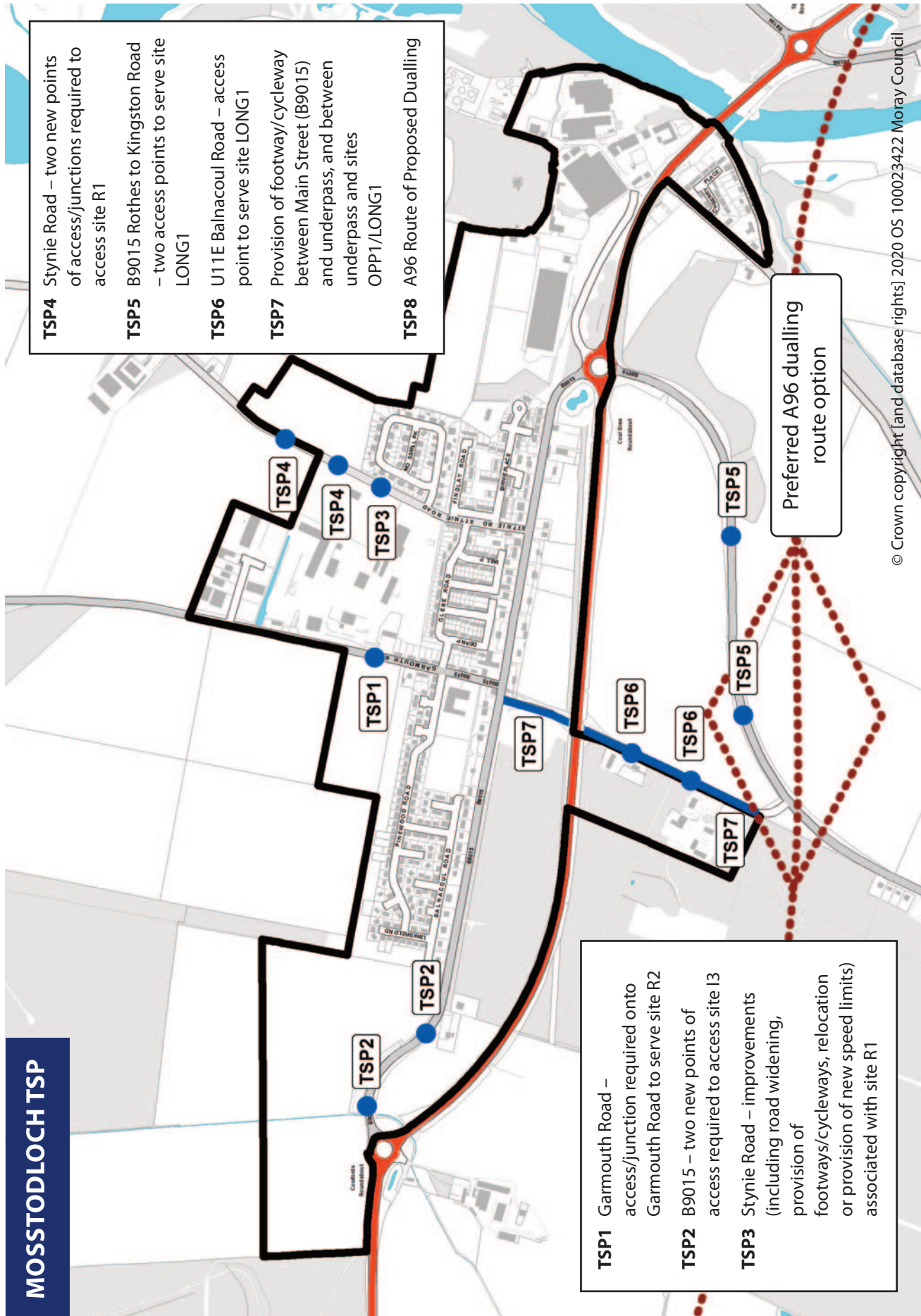
REF	Type of Environment Designation	Specification
SLA	Special Landscape Area	Lower Spey and Gordon Castle Policies; The Spey Valley
SAC	Special Area of Conservation	Lower River Spey-Spey Bay; River Spey.
SSSI	Site of Special Scientific Interest	River Spey; Spey Bay.

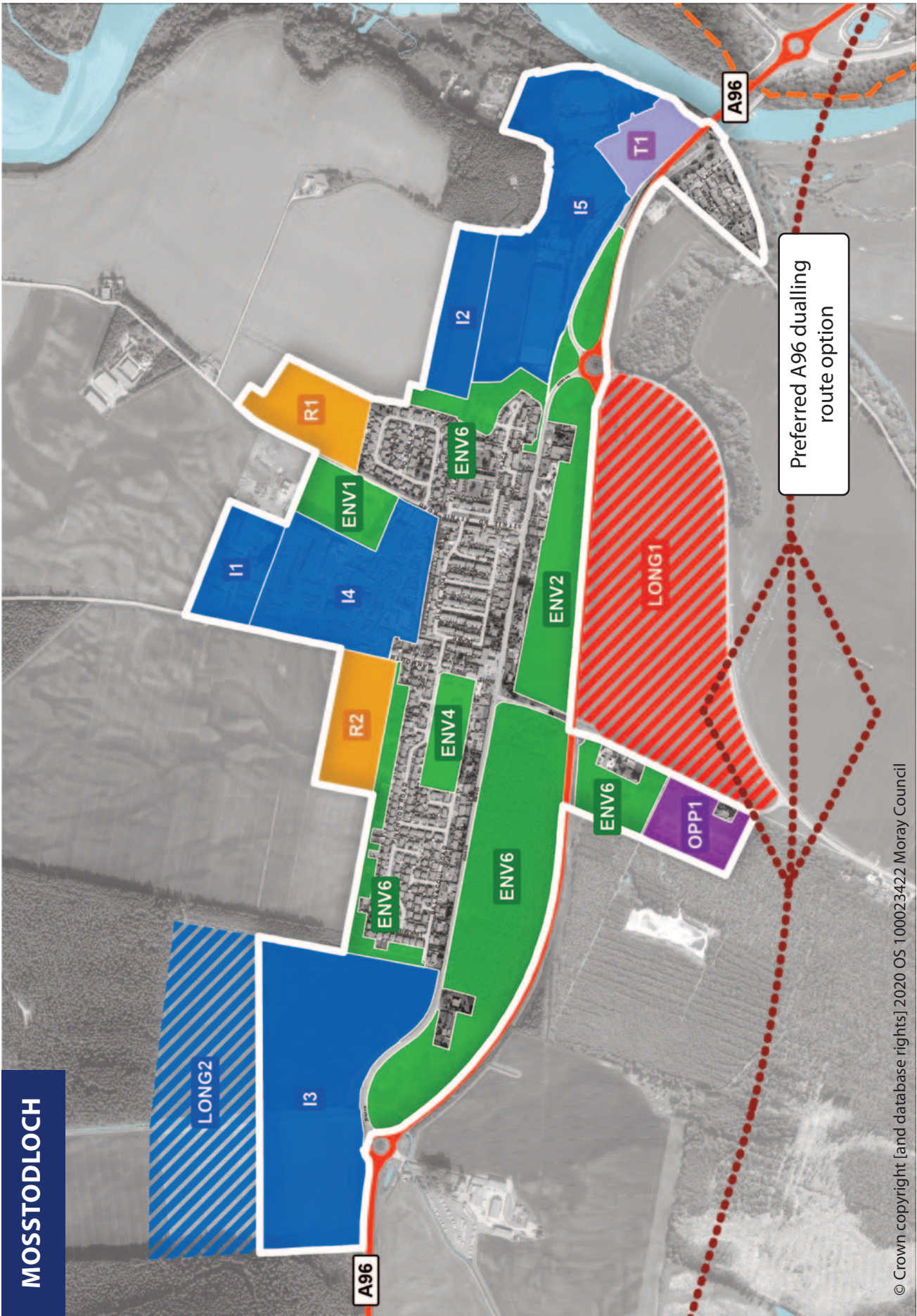
INFRASTRUCTURE

Sites identified will be required to contribute to 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, OPP1, LONG1







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