



Population
884



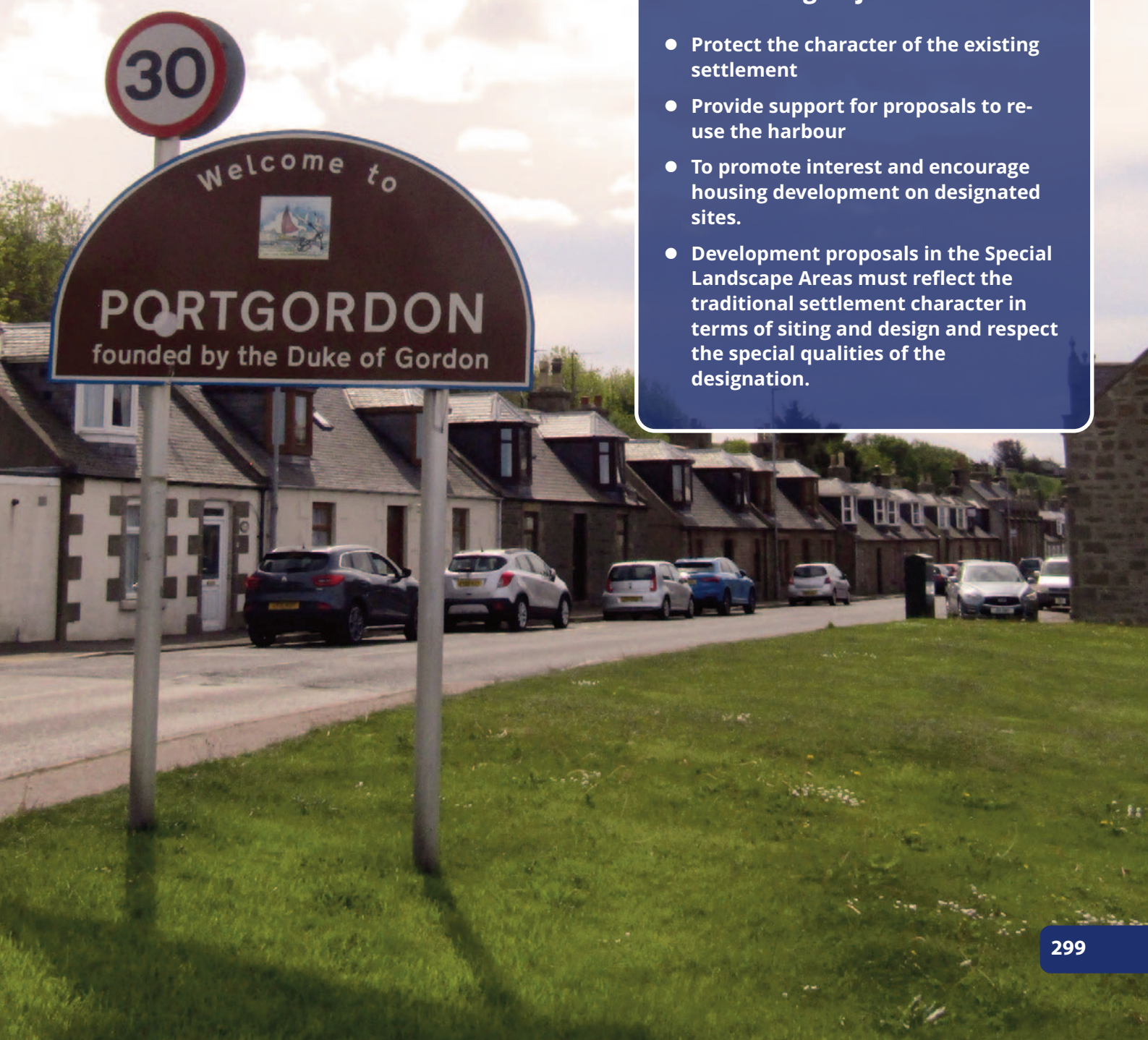
Households
374



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

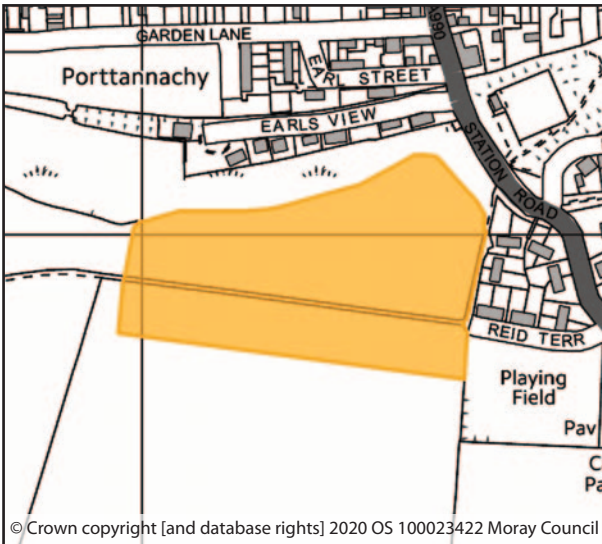
- Protect the character of the existing settlement
- Provide support for proposals to re-use the harbour
- To promote interest and encourage housing development on designated sites.
- Development proposals in the Special Landscape Areas must reflect the traditional settlement character in terms of siting 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 West of Reid Terrace 2.43 ha 40 units



- Site must be developed in two phases of 20.
- Proposals must include the incorporation of long term landscaping provision to enclose the site.
- Reid Terrace will require to be upgraded to provide access to the site. Improvements may include widening, the provision of off street parking, junction improvements at Station Road and provision of a footway.
- An archaeological evaluation must be carried out prior to development commencing.
- 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.

TOURISM

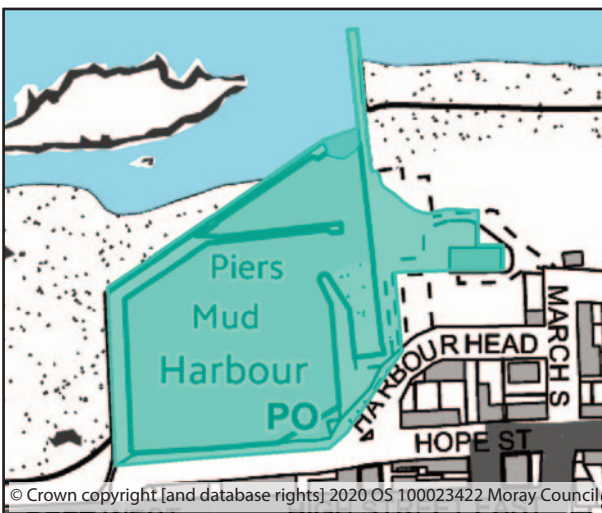
T1 Speyside Way/Moray Coastal Trail

- The routes of the Speyside Way Long Distance Footpath and Moray Coast Trail pass through Portgordon and will be safeguarded and protected from development.

T2 Sustrans

- The route of the Sustrans long distance cycle route pass through Portgordon will be safeguarded and protected from development.

HBR1 Harbour



Suitable Uses

- The harbour and its immediate hinterland will be retained for potential tourist use involving recreational sailing; pontoons; increased berthing and ancillary facilities. This will not be to the exclusion of small creel boats which currently utilise the harbour. However the prospects for future use are considered to be more related to sailing/tourist activities.

Site Specific Requirements

- Flood Risk Assessment (FRA) may be required for more vulnerable uses.
- 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.



ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Portgordon 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	Grassed Area at Stewart Street; East of Harbour
ENV3	Playspace for children and teenagers	Tannachy Terrace
ENV4	Sports Areas	Bowling Green; Football Pitch; School Playing Field
ENV5	Green Corridors	Old Railway Line; North of Richmond Terrace; Old Railway West of Earls View
ENV6	Natural/Semi-Natural Greenspace	West of Stewart Street; North of Reid Terrace; North East of Portgordon

WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
SLA	Special Landscape Area	Portgordon to Cullen Coast
pSPA	Proposed Special Protection Area	Moray Firth

INFRASTRUCTURE

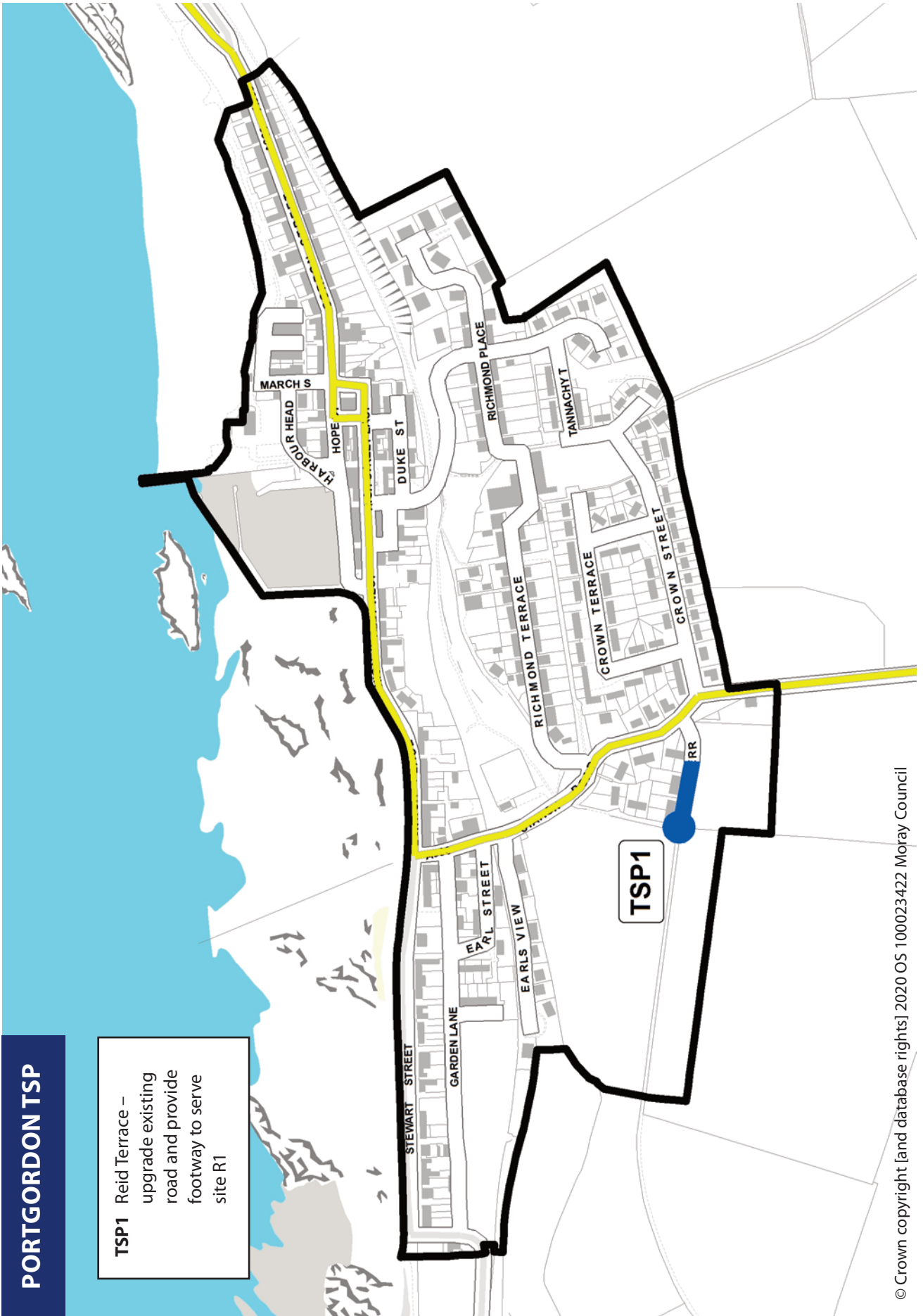
Sites identified will be required to contribute to and/or provide the infrastructure identified below and shown on the Transport Proposal (TSP) Map to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development 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
Education	New build or alternative provision	R1
Healthcare	Reconfiguration to Seafield and Cullen Medical Practice	R1



PORTGORDON TSP

TSP1 Reid Terrace – upgrade existing road and provide footway to serve site R1



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