

2001 Population.....1499*(Source: 2001 Census)***Households.....684**

Objectives

- To identify a supply of housing land.
- To identify longer term housing land.
- To identify appropriate land use(s) in the vicinity of the bypass.
- To maintain the areas of built and natural environment which contribute to the character of the town.

Proposals

Water and Drainage

There is adequate water capacity to accommodate the level of development. Scottish Water is committed to provide growth when required at the waste water asset that serves this settlement. Scottish Water will work with the developer to provide the requisite funding and capacity at their assets. It is essential that Developers contact Scottish Water at an early stage.

Foul drainage must be connected to the public sewer.

Roads

All comments on road infrastructure requirements are intended to be of assistance to developers and advise them generally of improvements that are likely to be needed in order to service the site. These requirements are not exhaustive and do not pre-empt anything that might result from a Transport Assessment.

Housing

It is proposed that the following sites are designated for residential development.

R1

This 2.6 hectare site is identified to accommodate a maximum of 50 houses. Development of the site must include provision for boundary landscaping on all sides, integral landscaping to ensure that visually discrete groupings of not more than 25 houses are erected, with functional pedestrian linkages to all other groupings within the site. Twenty out of 25 houses must be completed, prior to commencement of development of subsequent phase. A transport assessment will be required. Ordiquish Road requires to be widened. An emergency access provided at the north corner of the site.

Access to land to the south must be safeguarded within the site for potential future development.

'LONG'

In order to indicate the general long term direction for housing development, areas have been identified (LONG) on the settlement statement map. This is located at:

Ordiquish – as a continuation of the R1 designation, allowing infrastructure provision and road improvements to take account of potential future development for a further 50 houses. This site is not designated during the currency of this Local Plan, but will be considered for inclusion of future reviews, depending upon the take up of those sites which are formally designated, in line with policy H2.

Opportunity Sites

OPP1 High Street

The vacant commercial garage premises at 26-30 High Street presents an opportunity for residential development. This must be of a scale, design and material finish which is sympathetic to the location of the site within an Outstanding Conservation Area. Furthermore, all car parking requirements associated with this development must be provided within the curtilage of the site, unless otherwise agreed by the Council as Roads Authority.

OPP2 Institution Road

This vacant premises presents an opportunity for residential development. This must be of a scale, design and material finish which is sympathetic to the location of the site in an outstanding Conservation Area. Furthermore, all car parking requirements associated with this development must be provided within the curtilage of the site, unless otherwise agreed by the Council as Roads Authority.

Environment

No changes are proposed to the areas subject to policies for the maintenance and enhancement of the environment within the settlement boundary.

ENV3 Amenity Greenspace

By-pass landscaping, Woodside Road

ENV5 Sports Areas

School playing fields, Cricket park

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Tree Belt along Fochabers Burn Woodland along Spey

ENV7 Civic Space

Village Square

There are wider environmental designations relating to areas of scientific importance or to areas of high scenic and landscape quality outside the settlement boundary. These are as follows:

SAC River Spey, Burn of Fochabers.

SINS To the immediate west of the town is the Lower Spey Site of Interest to Natural Science, designated for the protection of interesting riverside vegetation.

HGDL The grounds of Gordon Castle are contained in the National Inventory of Historic Gardens and Designed Landscapes.

SSSI The River Spey is a designated SSSI

CA Conservation Area

The boundary of the Conservation Area, designated as Outstanding, remains unchanged.

Tourism

The following designations, as indicated on the Proposals Map.

T1 Caravan Site

The site takes access off the existing A96 and provides a range of visitor facilities including children's play equipment and swimming pool. The site is relatively sheltered by mature trees to the north, west and south. Pedestrian footpaths link the caravan site to Burnside Road. The caravan site will be retained as such and shall remain within its present boundaries. In the event of the bypass being agreed as shown in the settlement map, and this section of the A96 being replaced, the roadway adjacent to the caravan site would be incorporated as an extension to the caravan site.

A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

T2 Speyside Way

The route of the Speyside Way passes through the village following the lines of the River Spey to the Oldmills residential area, then following the Fochabers Burn to the east before travelling south to rejoin the River Spey. This route will be protected and enhanced where opportunities arise.

Fochabers Bypass

It is anticipated that current problems in Fochabers associated with traffic congestion and car parking will be alleviated following the construction of a bypass.

Following a Public Local Inquiry into objections to Draft Orders associated with the proposed A96(T) Fochabers and Mosstodloch bypass, in September/October 2003, the Orders have been confirmed by the Scottish Executive. The corridor of the bypass is shown on the Proposals Map and is safeguarded from any development that might impact on it.

