

2001 Population.....771

(Source 2001 Census)

Households.....337

Objectives

- To encourage new house building; take long term view.
- Control the direction of growth; avoid spread along the coast.
- Provide support for proposals to re-use the harbour.

Proposals

Water and Drainage

There is adequate capacity to accommodate the level of development, but 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

R1 Railway Line, South of Earl Street

Now has planning consent for a 10 house development.

R2 Garden Lane (1.14 ha)

This designation combines two sites allocated in the previous plan, and can be developed independently or jointly. Due to concern over possible flooding from sea water overtopping the seawall, a flood risk assessment should be submitted with any planning application. No development will be allowed to commence before a satisfactory solution to the flood water situation is agreed. This must include consideration of the affect of any displaced flood water on adjoining properties. A maximum of 20 houses will be permitted (up to 10 on each 'portion'). Garden Lane will require to be upgraded and a footpath provided.

R3 Crown Street (0.16 ha)

This site is continued from the previous Plan and now has the benefit of outline planning consent for 2 houses. It will complete development along the Crown Street frontage.

R4 West of Reid Terrace (2.43 ha)

Reid Terrace will require to be upgraded to provide access to the site, which can serve as Portgordon's land-bank for some time into the future. These improvements may include widening, the provision of off street parking; junction improvements at Station Road. The area should be developed in phases, with an indicative first phase of 20 houses as indicated by the housing land requirement. A second phase for a future 20 houses should only be permitted when 75% of houses in phase 1 have been completed. Consideration should be given to the ultimate extent of development and proposals must include the incorporation of long term landscaping provision, to enclose and separate the different phases. This could possibly involve the development of a community woodland, to create some enclosure and public amenity. An archaeological evaluation should be carried out prior to development commencing.

Environment

The following sites are identified as open spaces which contribute to the environment and amenity of Portgordon. The over-riding policy E4 applies to each of these sites.

ENV3 Amenity Greenspace

Grassed areas at Stewart Street; east of harbour

ENV4 Playspace for Children and Teenagers

Tannachy Terrace

ENV5 Sports Areas

Bowling green; football pitch, school playing field

ENV6 Green Corridors/Natural and Semi Natural Greenspaces

Old railway line; North of Reid Terrace

ENV8 Foreshore Areas

Area at west end of village: Potential environmental improvements here will be discussed with the local community.

CPZ The land immediately outside of the settlement boundary, north of the public roads is within the coastal protection zone.

Tourism

HBR1 Harbour

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 felt to be more related to sailing/tourist activities.

T1 Speyside Way and Coastal Footpath

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

T2 Sustrans Cycle Route

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

PORTGORDON



1:7,000

Craigian Roan

