

2008 JAN - 7
1 MAY 2012

POLICY IMP1: DEVELOPMENT REQUIREMENTS

New development will require to be sensitively sited, designed and serviced appropriate to the amenity of the surrounding area. It must meet the following criteria:

- ✓ a. the scale, density and character must be appropriate to the surrounding area,
- ✓ b. the development must be integrated into the surrounding landscape,
- ✓ c. adequate roads, public transport, and cycling and footpath provision must be available, at a level appropriate to the development, NIR
- ✓ d. adequate water, drainage and power provision must be made,
- ~~e. sustainable urban drainage systems should be used where appropriate, in all new developments NIR~~
- ~~f. there must be adequate availability of social, educational, healthcare and community facilities, NIR~~
- ~~g. the development should, where appropriate, demonstrate how it will incorporate renewable energy systems and sustainable design and construction. Supplementary Guidance will be produced to expand upon some of these criteria, NIR~~
- ~~h. provision for the long term maintenance of public landscape and amenity areas must be made, NIR~~
- ~~i. conservation of natural and built environment resources must be demonstrated, NIR~~
- ~~j. appropriate provision to deal with flood related issues must be made, including the possibility of coastal flooding from rising sea levels and coastal erosion, NIR~~
- ✓ k. pollution, including ground water must be avoided, NIR
- ~~l. appropriate provision to deal with contamination issues must be made, and NIR~~
- ~~m. the development must not sterilise significant workable reserves of minerals, prime quality agricultural land, or preferred areas for forestry planting. NIR~~
- ~~n. where appropriate, arrangements for waste management should be provided. NIR~~

JUSTIFICATION

The quality of development in terms of its siting, design and servicing is a priority consideration within the Plan. In the first instance development needs to be suitable to the surrounding built and natural environment. Development should be adequately serviced in terms of transport, water, drainage, power, facilities. Particular emphasis is placed on providing pedestrian, cycle and public transport access to the development, and the use of sustainable urban drainage systems and the incorporation of renewable energy equipment and systems, and sustainable design and construction into the development in order to promote sustainability within Moray. Flooding is an important consideration particularly within the Laich of Moray and needs to be adequately addressed. Similarly, pollution issues in relation to air, noise, ground water and ground contamination must be adequately addressed to provide proper development standards.

CONFORMS TO:

The policy conforms to SPP1 on the Planning System and to national planning guidance and advice generally

POLICY CROSS REFERENCE/ADDITIONAL GUIDANCE:

Other policy requirements generally.

Implementation

POLICY H8: NEW HOUSING IN THE OPEN COUNTRYSIDE

This policy assumes against multiple house applications (more than 2) on the basis that these are more appropriately directed to Rural Communities (H6) and applied to the Re-use and Replacement of Existing Buildings (H7).

New dwellings in the open countryside will be acceptable subject to meeting the requirements below:

a) Siting

- ✓ • It does not detract from the character or setting of existing buildings, or their surrounding area, when added to an existing grouping, or linear extension
- ✓ • It is not overtly prominent (such as on a skyline or on artificially elevated ground; or in open settings such as central areas of fields). Where an otherwise prominent site is offset by natural backdrops, these will normally be acceptable in terms of this criterion.
- ✓ • At least 50% of the site boundaries are long established and are capable of distinguishing the site from surrounding land (for example, dykes, hedgerows, watercourses, woodlands, tracks and roadways).

If the above criteria for the setting of the new house are met, the following design requirements then apply:-

b) Design

- ✓ • A roof pitch of between 40-55 degrees.
- ✓ • A gable width of no more than 2.5 times the height of the wall from ground to eaves level (see diagram 2);
- ✓ • Uniform external finishes and materials including slate or dark "slate effect" roof tiles;
- ✓ • A vertical emphasis and uniformity to all windows;
- ✓ • Proposals must be accompanied by a plan showing 25% of the plot area to be planted with native species trees, at least 1.5m in height;
- ✓ • Where there is an established character, or style, of boundary demarcation in the locality (e.g. beech hedges, dry stone dykes) new boundaries must be sympathetic.

Exceptions to the above design requirements will only be justified on the basis of innovative designs that respond to the setting of the house.

This policy will be supplemented by Guidance, which will be the subject of separate further consultation, prior to incorporation of the Guidance into the process of determining planning applications.

The Guidance will include advice on maximising energy efficiency.

Proposals falling within the aircraft noise contours, as published by the Ministry of Defence, will be subject to consultations with MOD and consideration against policy EP7 regarding noise pollution.

POLICY E9: SETTLEMENT BOUNDARIES

Settlement Boundaries are drawn around each of the towns, villages and rural communities representing the limit to which these settlements can expand during the Local Plan period. **Development proposals immediately outwith the boundaries of these settlements will not be acceptable** unless the proposal is a designated "LONG" term development site which is being released for development under the terms of policy H2.

JUSTIFICATION:

Settlement boundaries are defined on the Proposals Maps for the purpose of guiding development to the towns and villages preventing ribbon development and maintaining a clear distinction between the built up area and the countryside.

CONFORMS TO:

N/A

POLICY CROSS REFERENCE/ADDITIONAL GUIDANCE:

Policy H2: Indicative Long Term Housing Allocations.

POLICY E10: COUNTRYSIDE AROUND TOWNS

Development proposals within the Countryside Around Towns (CATs) areas identified around Elgin, Forres, Buckie, Keith and Lossiemouth will be refused unless it:

- a. involves the rehabilitation, conversion, limited extension, replacement or change of use of existing buildings, or
- b. is necessary for the purposes of agriculture, forestry, low intensity recreational use or specifically allowed under the terms of other Local Plan policies within these areas, or
- c. is a designated "LONG" term housing allocation, released for development under the terms of policy H2.

JUSTIFICATION:

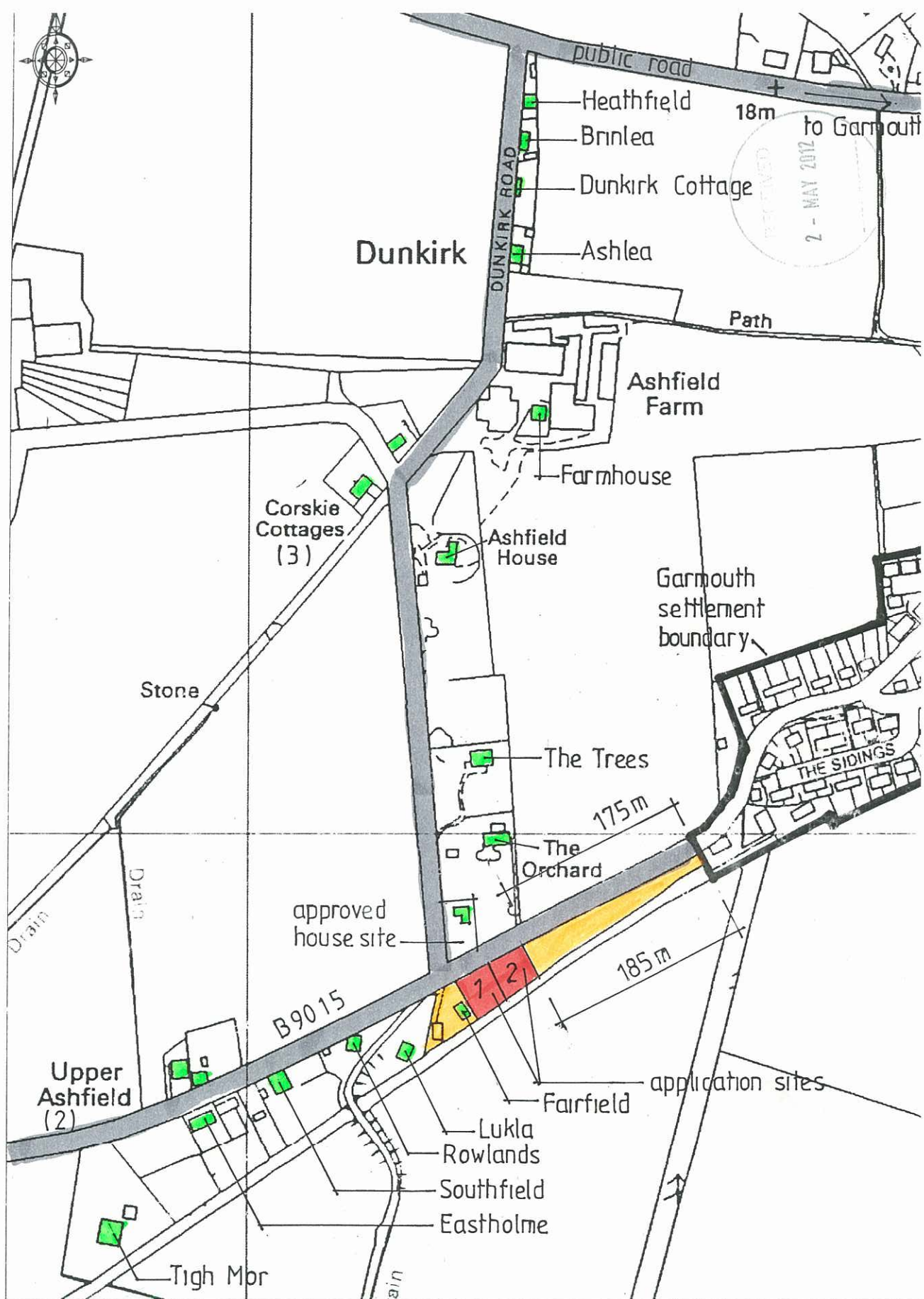
The five main towns of Elgin, Forres, Buckie, Keith and Lossiemouth are subject to the highest development pressures and CAT's have been designated to prevent development sprawl into the countryside. Only certain types of developments are appropriate within CAT's to protect their special character and preserve the distinction with the built up area.

CONFORMS TO:

N/A

POLICY CROSS REFERENCE/ADDITIONAL GUIDANCE:

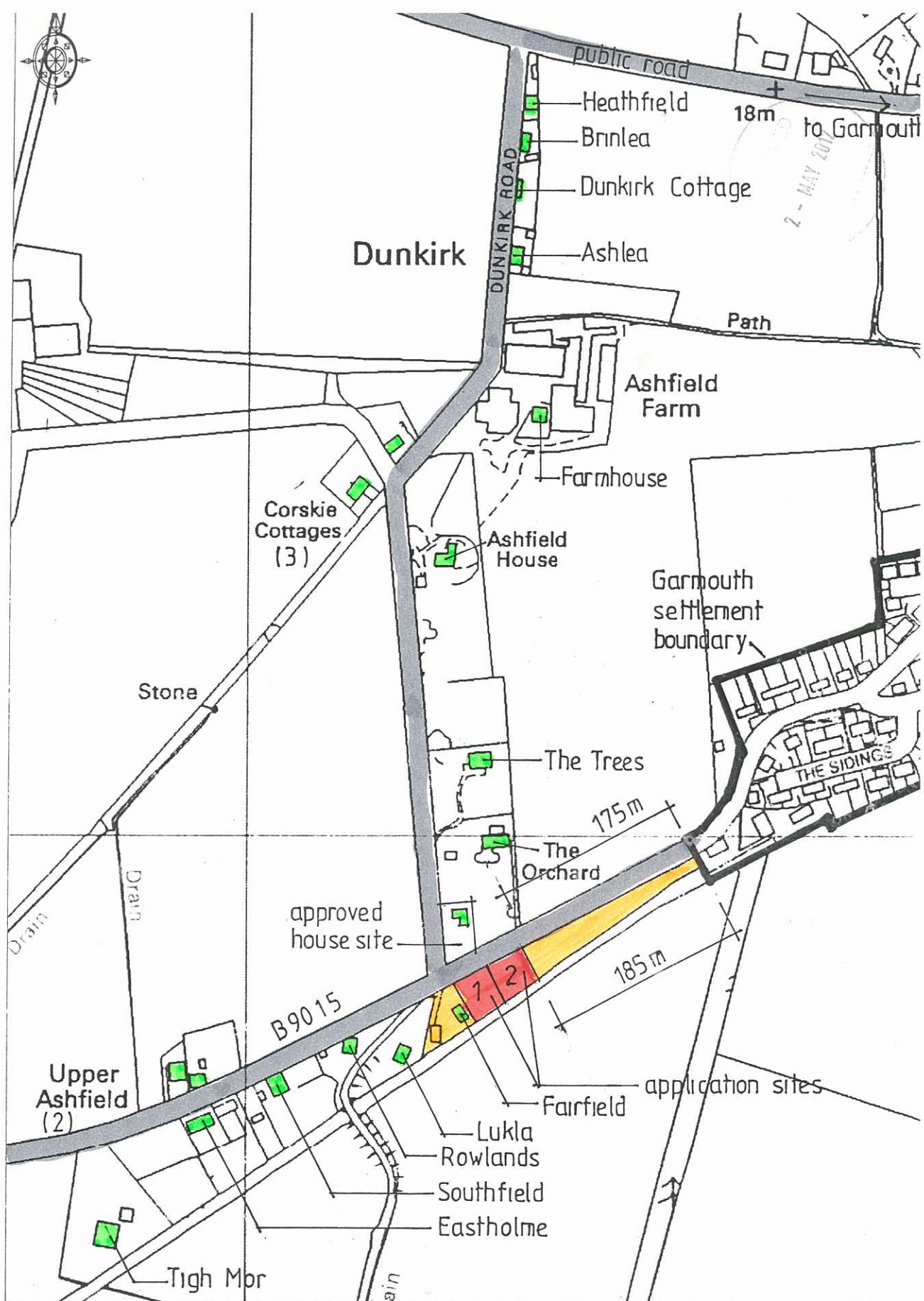
Policy IMP1: Development Requirements.
Policy ER6 on Agriculture and Policy ER4 on Forestry Consultations.
Policy H2: Indicative Long Term Housing Allocations.



Location plan. 1/5000

PROPOSED 2 NEW HOUSES TO THE
 NORTHEAST OF FAIRFIELD
 ASHFIELD GARMOUTH.

- application sites
- other land belonging to applicant
- existing houses



Location plan. 1/5000

- application sites
- other land belonging to applicant
- existing houses

PROPOSED 2 NEW HOUSES TO THE
NORTHEAST OF FAIRFIELD
ASHFIELD GARMOUTH.