

Garmouth

Hierarchy Status/Issues/Objectives

Garmouth is a third tier settlement

- Promote a small level of development
- To protect the scientific value of adjoining designated areas.
- To maintain the areas of built and natural environment which contribute to the historical character of the village.
- To protect and retain the Moray Coastal Footpath and Sustrans Cycle Route.

Infrastructure

Water and Drainage

Developers are advised to contact Scottish Water as early as possible in order to confirm that there is sufficient drainage capacity and water supply available to accommodate proposals.

Scottish Water has advised that they will work with developers to ensure that new development can be accommodated.

There is limited capacity at the Scottish Water treatment plant for Garmouth. It is anticipated that new housing within Garmouth would link to the existing treatment plant and will not require works that could impact on the SAC, SPA and Ramsar interests. Any formal application to connect to Scottish Water networks are subject to assessment of the potential impact the development may have on existing customers and there is an obligation on developers to mitigate any adverse impact their development may present.

Roads

Comments on road access arrangements are provided in site designation texts. These are intended to be of assistance to developers and advise generally of improvements that are likely to be needed to service the site, along with the need for any off-site improvements.

These requirements are not exhaustive, and do not pre-empt anything that might result through the Transport Assessment process. It is essential that developers contact Transportation at an early stage, especially where there is a requirement for a Transport Assessment identified in the site text.

Developer Contributions

Contributions may be sought towards some public facilities (eg core paths; library; schools; sports/leisure facilities; transportation) and this will be confirmed at application stage. Developments over 4 houses will be required to make an affordable housing contribution.

Layout and Design

High quality design and layouts in new development is an important aspect for “placemaking”, in order to achieve an attractive and interesting living environment. This is a priority objective of the Scottish Government (see Primary Policy 3).

Pre-application discussions and community consultation are only requirements for Major Applications (50 or more houses; or on sites exceeding 2 hectares). The Council would encourage early discussion pre-application on ALL proposals, and is willing to engage with developers to identify any aspects of site development that should be taken into consideration from the outset.

Some sites being proposed for development have had some “key design principles” identified for them, highlighting the key design elements that should be observed when layouts are being drafted.

Housing

R1 South of Innes Road

0.65ha Indicative capacity 10 houses

The site extends to 0.65 hectares and has capacity for up to 10 houses. To integrate housing with the existing settlement, buildings should be low and limited to one and a half stories. Development should incorporate and where appropriate enhance existing paths. The layout of development should safeguard access for future development to the west. A habitats survey requires to be submitted with proposals. Archaeological evaluation will be required prior to development commencing. Widening of Innes Road, including the provision of passing places on the approach to the west of the site, and footway provision sought.

There is limited capacity at the Scottish Water treatment plant for Garmouth. Improvements could be expected in the future but whether the number of houses expected to come forward would warrant major investment by Scottish Water is uncertain. It is anticipated that R1 would link to the existing treatment plant and will not require works that could impact on the SPA and Ramsar interests.

Tourism

The route of the Sustrans National Cycle route passes through Garmouth, and will be safeguarded from development.



Environment

The following sites are identified as open spaces which contribute to the environment and amenity of Garmouth. Over riding policy E5 applies to each of these sites.

ENV3 Amenity Greenspace

Open Space opposite Willowbank, open space on Station Road, open space on South Road

ENV5 Sports Areas

Playing field, tennis courts and bowling green.

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Woodland, Railway sidings east of Orchard, land east of Orchard House, Bowling Club car park

ENV7 Civic Space

Old Water Tower

Wider Environmental Designations

There are a number of environmental designations immediately outside the settlement boundary which will require to be observed.

CPZ Coastal Protection Zone

SPA Special Protection Area

SAC Special Area of Conservation

SSSI Site of Special Scientific Interest

CA Conservation Area

It is not proposed to alter the boundaries of the Garmouth Conservation Area.

Flood risk

Areas subject to persistent flood risk from the River Spey will be subject to assessment.

GARMOUTH

Population: 589
Households: 254

2011 Census

Moray Coastal Trail

Sustrans

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