

### THE PLANNING BACKGROUND

Kingston is subjected to very little new development, due to its setting, remoteness and the preponderance of wetland sites around it. In the last 10 years, the most significant change to the village has been the removal of the precast works and the creation of a landscaped open space to the north-west. The village is surrounded by designated Sites of Special Scientific Interest (SSSI's) to the north, south and east whilst to the west the Scottish Wildlife Trust has recently designated a Nature Reserve. Expansion of the village has been curtailed in the past, to prevent coalescence with the Blinkbonnie Rural Community or gradual encroachment towards Garmouth. Kingston is drained by a system of individual septic tanks.

Kingston village is at risk of flooding from the sea and the River Spey. The Council are currently investigating a Flood Prevention Scheme to protect the village.

### CHARACTER OF THE VILLAGE

Exposed to the sea and to the vagaries of the mouth of the Spey River which is always moving course, Kingston is surrounded by important and distinctive shingle formations (all designated as SSSI's). Founded as a port for boat building in the late eighteenth century, it has remained a small clustered, seatown community with little evidence of, or demand for, later expansion.

The village core is a Conservation Area which has a very distinctive east/west linear character with footpaths linking rows of single storey cottages. Some modern bungalows, although respecting the form of the village, appear intrusive in style and scale.

The large plots, south of Lein Road are a distinctive feature, worthy of retention.

### OBJECTIVES

- (i) To restrict further new development at Kingston on the grounds of flood risk
- (ii) To protect the form of the village, particularly within the conservation Area.
- (iii) To protect the scientific value of adjoining areas.

### POLICIES AND PROPOSALS

In addition to the site specific requirements identified below and in development briefs, all developments must meet the terms of the Implementation policies (L/IMP1-8) in Chapter 8 (relating to siting, layout and design, character impact, landscaping, drainage, environmental and traffic impact). Subject to the scale of the development having a measurable impact on local community facilities, amenities or infrastructure, funding policies L/F1 Developer Contributions and L/F2 'Commutated Payments' in Chapter 7 may also apply.

### ENVIRONMENT

The policies for the maintenance and enhancement of the environment are found in Chapter 2 (Environment).

The principal policies for the local environment are L/ENV10 'Settlement Boundaries' and L/ENV18 'Public Amenity and Open Spaces' in Chapter 2, and L/IMP1 'Development in Built Up Areas' in Chapter 8.

Under the terms of policy L/ENV18 (Public Amenity and Open Spaces) a number of spaces have been identified which contribute to the environment and amenity of the town. The purpose of policy L/ENV18 is to protect the integrity of these spaces from inappropriate development and to ensure that their contribution to the amenity of the built up area is not compromised.

#### **ENV1 The Foreshore**

**Should be kept free of development or any form of enclosure. Small scale ancillary domestic structures may be permitted, so long as they do not compromise the foreshore amenity. Appropriate environmental improvement may be required along certain sections.**

#### **ENV2 Precast Works**

**The landscaped area of the former precast works including play areas. Only development which improves the facilities relating to recreation and nature conservation will be permitted.**

**ENV3 Burnside Road**

**The open space grassed area, traversed by a footpath at Burnside Road leading to the Garmouth Road, shall remain undeveloped in the interest of public amenity.**

There are wider environmental designations relating to areas of local, national and international scientific importance and to areas of high scenic and landscape quality which in most cases may relate to areas just beyond the settlement boundary. Where sites of scientific importance are found within settlement boundaries, these are designated as ENV in the Proposals Map.

**CPZ The designated Coastal Protection Zone area includes the Lein shingle banks to the west and the mouth of the Spey as far as the viaduct to the east.**

**SSSI A Site of Special Scientific Interest envelopes most of the village, designated primarily for its geological significance and is currently part of a candidate Special Area of Conservation (SAC). The estuarine section of Spey Bay is part of a Special Protection Area and Ramsar wetland site.**

**SINS Sites of Interest to Natural Science designations envelop the village.**

**SWT The Scottish Wildlife Trust reserve is located at the west of Kingston outwith the settlement boundary.**

*Detailed maps of all the above are held by The Moray Council.*

### Conservation Area

The governing local plan policy for development within Conservation Areas is L/ENV15 in Chapter 2. (Listed Buildings are controlled under policy L/ENV14).

The boundary remains unaltered since the last review in 1993. (See detailed maps held in the Environmental Services Department).

### HOUSING

#### R1 Kingston

**Because of the area's susceptibility to flooding, no green field or redevelopment sites are identified, and applications for new houses, (including infill and sub-division) will not be approved in Kingston. Policy L/H4 and L/H5 will not therefore apply.**

### WASTE WATER TREATMENT

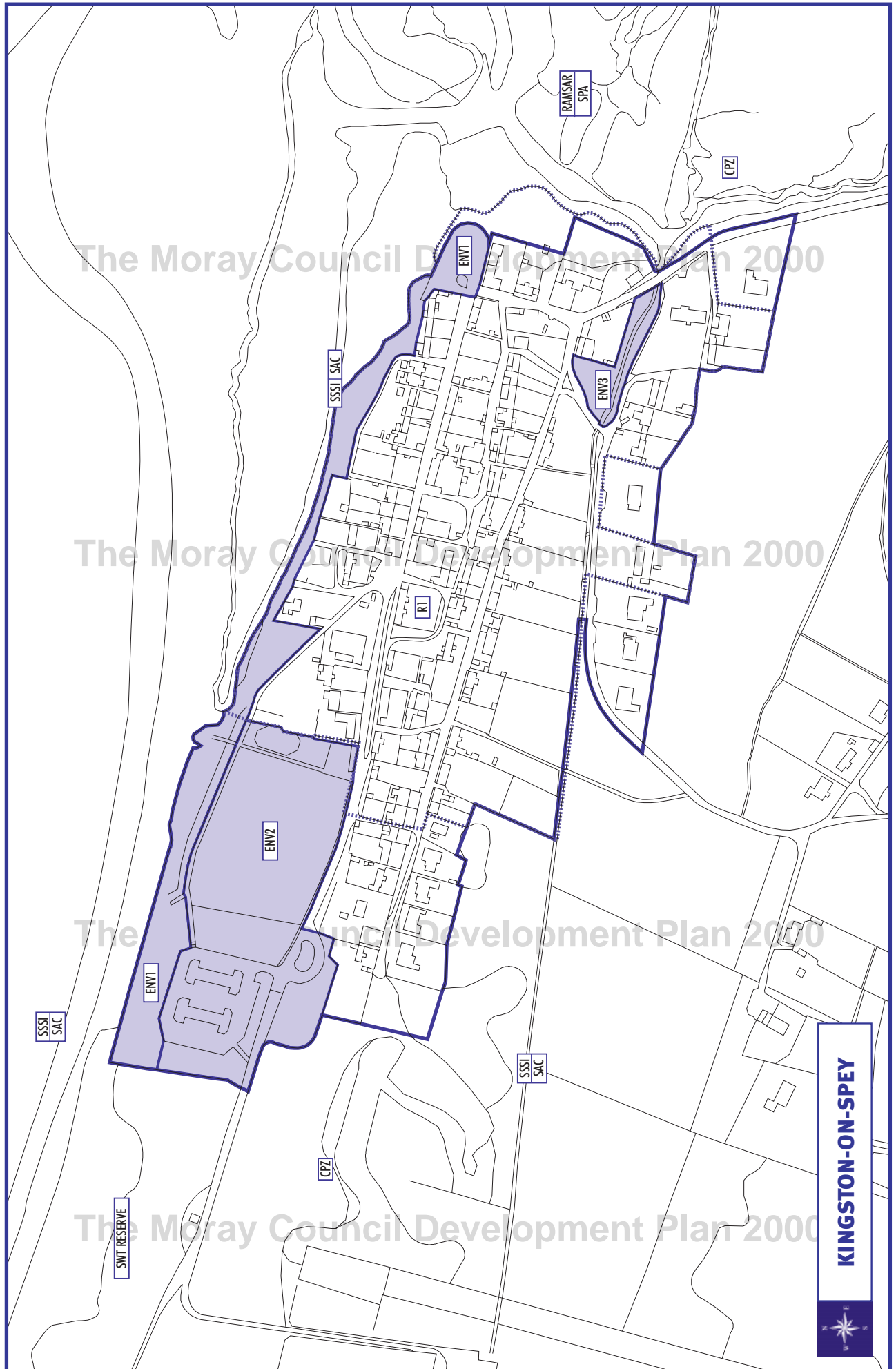
Kingston is drained by a system of individual septic tanks which must be licensed and approved by Scottish Environmental Protection Agency, the Council's Department of Environmental Services and North of Scotland Water Authority. This may be a constraint on new development.

### FLOODING

Kingston is subject to flood risk from the River Spey and the sea and all developments will be subject to assessment under the terms of policy L/ENV26 'Control of Development in Flood Risk Areas'.

### Flood Prevention Scheme

The Moray Council will pursue the preparation of a Flood Prevention Scheme for Kingston under the terms of the Flood Prevention (Scotland) Act 1961 as amended. This scheme will be prepared in line with statutory process under the Act, require extensive hydrological research and will be subject to public consultation and environmental assessment.



The Moray Council Development Plan 2000

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