

TOWN & VILLAGE STATEMENTS

KINLOSS

THE PLANNING BACKGROUND

The three small discrete areas of housing in Kinloss, at Seapark, Woodside and the former Railway Station are overshadowed by the presence of the RAF base. The Council's policy for Kinloss in the previous Local Plan was not to promote expansion, commensurate with demand from RAF personnel but rather, to encourage proposals for private housing and new business on the scale of the local residential community. The possible arrival of additional personnel will not therefore be accommodated by a large expansion of the settlement boundary, although it will have implications for house building within operational Ministry of Defence land at the base.

The Ministry of Defence have largely determined land use policies for the area under their control, with the Council retaining a statutory right of consultation on new buildings. The future of military bases is subject to national policy but the foreseeable future of Kinloss seems secure. Recent work has related to the provision of a single persons hostel and the renovation and improvement of Married Quarters.

Despite the designation in the previous Local Plan, Seapark Caravan Site has retained its role as a residential site. Most private housing in the last 10 years has been concentrated at the Glebe area, along Findhorn Road, but recently there have been a number of development proposals relating to flatted developments at Seapark Stables, now partly developed and at Damhead and the woodland area west of Seapark House.

CHARACTER OF THE VILLAGE

RAF Kinloss is standard Ministry of Defence architecture brick built and functional. Much of the operational land surrounding the village is wide, open and flat and some of the larger estates, particularly when viewed from as far back as the A96, give the impression of an English suburban townscape uncharacteristic of Moray. Little effort has been made to integrate these developments into the local landscape.

The main approaches into Kinloss have discrete pockets of local housing. The Woodside area to the east is a scattered community, the layout of which is reminiscent of an old crofting township; the former railway station area which straddles the main road, whilst at Seapark and Findhorn Road, which has sustained most development in the past, there are attractive wooded areas, with a few listed buildings, penetrated by the local nature reserve.

The 12th Century Kinloss Abbey was one of Scotland's finest, the remains of which, with its adjoining graveyard, merit special protection as a nationally important ancient monument.

OBJECTIVES

- (i) To promote the separate small scale development of the village outwith the Ministry of Defence operational land at the RAF base.
- (ii) To facilitate Ministry of Defence development requirements within its defined operational land.

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.

BUSINESS ACTIVITIES

The Local Plan policies for business development are contained in Chapter 1 'Economic Development'.

Opportunity Sites

Opportunity sites are sites which have the potential for redevelopment for a range of possible uses. The governing local plan policy is L/ED6 in Chapter 1. Other policies may apply pending the nature of the redevelopment proposal.

Opportunity Sites (L/ED6)

OPP1 Kinloss Home Farm

The opportunity exists to convert some of these buildings into business units, particularly related to tourism and production of crafts, which could include ancillary retailing. External alterations must be minimal and development must respect the character of these category "A" and "B" Listed Buildings.

Population 2580

TOURISM

The governing policies for Tourism are L/ED16 and 17 in Chapter 1 (Tourist Facilities and Accommodation and Roadside Signs). The Economic Development policies in Chapter 1 apply where relevant and policy L/CF4 in Chapter 5 safeguards established routes for walking, cycling, trails and cross-country skiing.

T1 National Cycle Network

The National Cycle Route passes through Kinloss and the route will be protected. (see Proposals Map)

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 Woodland

Development proposals involving the felling of these trees will not be permitted.

ENV2 Seapark House

Sub-division of the garden ground, in the curtilage of this Listed Building, is not acceptable on grounds of character and amenity - L/H5 will not apply.

ENV3 Kinloss Abbey

To protect the setting of Kinloss Abbey (which is a Scheduled Monument - see policy L/ENV15) no development shall be permitted in this area. The Council will seek replacement of old trees within the grounds with young saplings to maintain the attractive character of the area.

ENV4 Woodside

No new housing shall be permitted within 50 metres of the Burghead Road.

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 Area to the east west and north of the village are contained within the Coastal Protection Zone.

SSSI The edge of Findhorn Bay Site of Special Scientific Interest extends to Kinloss.

SINS The area to the north of Seapark is designated for geomorphologic, ornithological and botanical interest as a Site of Interest to Natural Science. It is contained within the Nature Reserve.

LNR Development proposals shall not interfere with the scientific validity of the Findhorn Bay Local Nature Reserve, part of which adjoins the settlement boundary, along the line of the Kinloss burn.

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

HOUSING

The main governing local plan policy for new housing developments is L/H3 in Chapter 3 (Servicing and Layout of new Housing Developments). Policy L/H7 in Chapter 3 (Affordable Housing provision) may also apply pending on the size and location of the development.

Ministry of Defence housing on the base has been upgraded for the increased numbers of personnel.

MOD Housing is largely outwith the scope of planning control. Operational land to the south has been included being more physically related to the settlement layout pattern. A large area of land for housing is reserved to meet future expansion needs at the base at R4.

There is currently an embargo on new housing due to operational and capacity constraints at the sewage works and NOSWA require to be consulted on all new development proposals.

R1 Woodland, West of Seapark House (1.6 ha)

Consent granted for 6 houses subject to a Section 50 Agreement regarding the management and protection of the trees on this site. No further housing shall be permitted.

R2 Woodside East

The site shall be limited to 4 units laid out in long plots to accord with the crofting settlement pattern of the Woodside area. Private drainage arrangements will be permitted in light of the absence of public drainage to the east of Kinloss (subject to consultation with SEPA). The site will be serviced via the existing Woodside access road.

R3 Findhorn Road West (0.95 ha)

Up to four houses could be provided on this site with tree planting skirting the northern boundary; existing trees should be retained. The low-lying area to the west is probably undesirable, due to flooding, and would require to be subject to proposals by the developer to mitigate flooding. (See policy L/ENV26 in Chapter 2).

R4 Housing Reserve, Ministry of Defence Operational Land (9.7 ha)

This area is reserved to accommodate increases in personnel at the base. Shelter belts, flood prevention measures and community facilities should all be provided and particular emphasis should be given to the need for improved sewage provision. Development requirements will be contained within a Development Brief to be prepared prior to commencement of development. A Surface water management plan will be required under the terms of policy L/ENV24 and L/ENV26 in Chapter 2.

RC Seapark Residential Caravan Park

The Council will encourage the use of this site for either holiday caravans or new permanent dwellings, although in the latter instance, a lower density than the present 16 units will be required. See Policy L/H10.

TRANSPORT

The governing policies for Transportation are contained within Chapter 4.

TSP1 Kinloss Station

No further development shall be permitted other than in association with the railway line, so as not to prejudice the possible re-opening of Kinloss Station. See also policy L/T5, Chapter 4.

WASTE WATER TREATMENT

NOSWA have placed an embargo on all new developments requiring connection to the mains drainage system until the Treatment Works at Kinloss is upgraded. Capacity problems have been created due to septicity, oil and grease and the chemicals added by Kinloss Air Base to their sewage at pump stations. The Council will not approve new development which cannot be served by the mains drainage system unless alternative drainage solutions are to the satisfaction of SEPA and NOSWA. As an exception to this a limited housing expansion (R2) has been accommodated at Woodside due to the absence of mains drainage to the east of Kinloss.

FLOODING

Flooding problems associated with high tides combining with high fluvial run-off in the Kinloss Burn are known to have occurred in parts of the village. The precautionary principle should be employed when considering any new development in low lying areas of the village in accordance with Policy L/ENV26.

