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SUPPLEMENTARY GUIDANCE



the moray council

DEVELOPER OBLIGATIONS



MORAY LOCAL DEVELOPMENT PLAN

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1 Introduction

Introduction

The sustainable economic growth of Moray requires the provision of infrastructure and facilities to deliver new development. Local authorities and other infrastructure providers across Scotland are struggling to provide infrastructure and facilities that will enable new development to happen without putting a strain on existing resources. Therefore, developers are required to contribute to infrastructure and facilities to mitigate the impact of their development on the existing network. However, developer obligation requirements must be balanced carefully with site development costs to ensure developments remain viable and can deliver the Council's aspirations for Moray's economic growth.

This guidance focuses on developer obligations that vary according to the location and scale of development rather than those whose policy requirements will be applied uniformly across Moray (i.e. affordable housing, accessible house and compensatory planting). Failure to provide for policy requirements will render a development proposal contrary to the Moray Local Development Plan (LDP). This guidance should be read in conjunction with the LDP and Supplementary Guidance on Affordable Housing, Accessible Housing and Trees and Development.

The aim of this guidance is to set out a transparent and consistent approach to the likely infrastructure and facility requirements that will be sought for different types of development, the assessment methodologies that will be used to calculate the level of contribution required and, when this infrastructure/facility is likely to be delivered. The guidance also sets out the process for developer's to provide viability assessments, where site development costs and development requirements potentially make a development unviable.

This guidance applies to proposals within the area covered by the Moray LDP and is not applicable to proposals located within the Cairngorms National Park Authority (CNPA). These will be considered against the CNPA LDP and Supplementary Guidance on Developer Contributions, which can be viewed at www.cairngorms.co.uk/park-authority/planning.

Purpose

The purpose of this document is to provide clear guidance on the:

- Developer obligations process;
- Infrastructure and facility requirements;
- Assessment methodology; and,
- Governance.

This guidance will help the development industry factor into viability appraisals the potential financial implications of likely infrastructure and facility requirements at an early stage in the development process and provide greater certainty to communities of what the likely infrastructure and facility requirements of a development will be. The Council will work with its Community Planning Partners and key agencies to assess the likely infrastructure and facility requirements and ensure these are fair and proportionate to the impact of the development proposal.

Status

This guidance forms part of the statutory Moray LDP and will apply to all applications considered on, or after, the date of adoption of this guidance. A pragmatic approach will be taken to the review of developer obligation assessment reports. Where work is actively being undertaken on a site and levels of obligations discussed and agreed, revised assessments will not be undertaken. Developer obligation assessment reports will be reviewed where there are significant delays in developing a site and requirements no longer reflect infrastructure impact, costs or policy. Multiple applications to extend the timescale of a development can result in obligations which do not reflect the impact of a development. Given the introduction of Section 75 of the Town & Country Planning (Scotland) Act 1997 it is important to ensure that obligations meet current tests and policy requirements. This may result in the amendment to particular obligations either up or down. Current rates will be applied to an extension of time application however obligations will be reviewed for any subsequent applications. A pragmatic approach will be taken when reviewing obligations and their impact on viability.

Clauses in Section 75 agreements will ensure that obligations will be taken where there is a net increase in the number of units proposed from the original permission. Where additional units are proposed then a new assessment will be required for these units.

This guidance will be reviewed annually to reflect the Housing Land Audit projections and School Roll Forecasts. An up-to-date evidence base will be kept by the Council to inform developer obligation assessments.

2 Context

Developer Obligations

Developer obligations are contributions sought from developers to mitigate the impact of their development on the community. When a development takes place there is a need for infrastructure and facilities to accompany it. This can include a wide range of infrastructure and facilities (e.g. schools, roads, public transport) depending on the scale and location of the development. Developer obligations are intended to ensure that developers make appropriate provision for any pressure on existing infrastructure and facilities, or supply additional infrastructure and facilities to negate the impact of the development in the local community. Developer obligations are agreed before work on a development starts and are between the Council and the developer. Contributions primarily relate to capital costs. An online tool is being developed for developers to work out indicative obligations and trigger dates. The Council's Capital Programme can be viewed at www.moray.gov.uk/downloads/file105937.pdf.

Planning Policy

The Scottish Government Circular 3/2012: Planning Obligations and Good Neighbour Agreements sets out the circumstances in which planning obligations and good neighbour agreements can be used and how they can be concluded efficiently. **Planning obligations (formerly planning agreements) or other legal agreements will only be used where issues cannot be resolved in another way such as attaching a condition to a planning consent.** For example a planning obligation/legal agreement will be required for phased contributions to infrastructure provision as each successor in title needs to be bound by the planning obligation/legal agreement. The Circular sets out 5 tests to be applied when planning obligations made under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) are sought. All of these tests must be met. These are set out below:

- Necessary to make the proposed development acceptable in planning terms;
- Serve a planning purpose and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans;
- Relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area;
- Fairly and reasonably relate in scale and kind to the proposed development; and,
- Be reasonable in all other respects.

National policy and guidance on developer obligations including the 5 tests set out above are reflected in the adopted LDP 2015 at policy IMP3 Developer Obligations, which states:

“Contributions will be sought from developers in cases where, in the Council’s view, a development would have a measurable adverse or negative impact upon existing infrastructure, community facilities or amenity, and such contributions would have to be appropriate to reduce, eliminate or compensate for that impact. Where necessary contributions can be secured satisfactorily by means of planning conditions attached to a planning permission, this should be done, and only where this cannot be achieved, for whatever reason, the required contributions should be secured through a planning agreement. The Council will produce Supplementary Guidance to explain how this approach will be implemented, and what facilities and infrastructure for which mitigation is likely to be required. In terms of affordable housing, developments of 4 or more units will be expected to make a 25% contribution, as outlined in policy H8”.

The LDP and Supplementary Guidance sets out circumstances where infrastructure and facility requirements will be sought. It is unrealistic to expect the Council to anticipate every situation where the need for developer obligations will arise, and decisions will be taken based on the adopted LDP, the proposed development and its impact on existing infrastructure and facilities, and the tests set out in Circular 3/2012 as set out above.

Modification or Discharge of Developer Obligations

A developer can apply to the Council to modify or discharge an obligation within a Section 75 legal agreement and has a subsequent right of appeal to the Directorate of Planning and Environmental Appeals (DPEA) if the authority refuses the application. These applications are assessed against the relevant development plan policies and five tests set out in Circular 3/2012.

Community Benefits

Developer obligations differ from community benefits in that they are required to address the impact of any development rather than voluntary contributions, which do not form any part of the planning consideration. The Moray Council’s guidance on benefits for renewable energy developments can be viewed at <http://www.moray.gov.uk/downloads/file99070.pdf>

3 Process

Infrastructure Delivery Group

An Infrastructure Delivery Group will be set up by the Council to facilitate the alignment of investment plans and maintain an up-to-date evidence base to inform developer obligation assessments. The Group will be led by Development Planning & Facilitation and will include representatives from Transportation, Education and NHS Grampian with scope to involve others such as Scottish Water. The Group will meet on an annual basis to ensure the evidence base reflects housing land audit projections and school roll forecasts and will provide information into the revision of this Supplementary Guidance.

Process

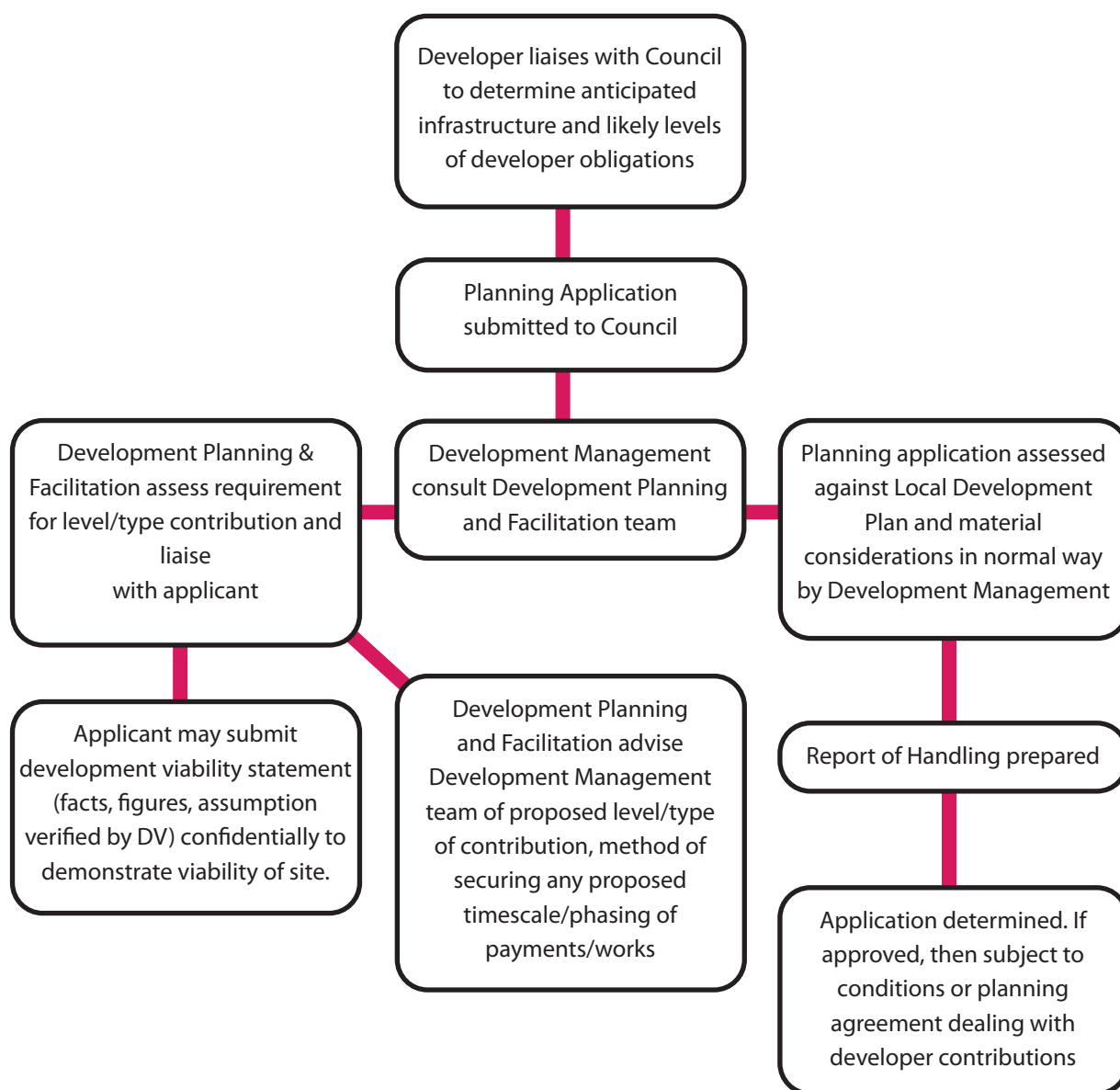
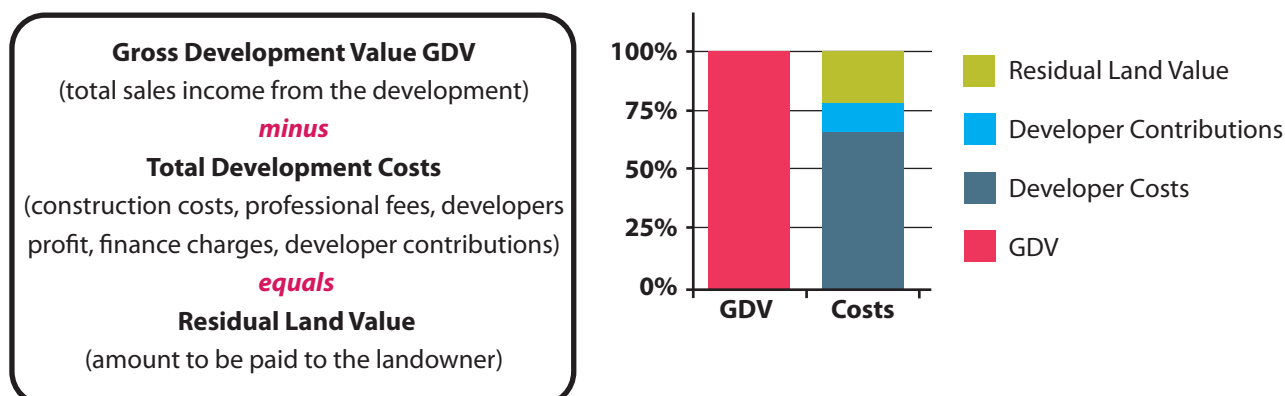


Diagram 1: Process Flow Chart

Dialogue on developer contributions can take place at any time with the Council. However, developers are encouraged to contact the Council as early as possible in the development process to ascertain the likely contributions that will be sought and their anticipated level so that these can be factored into early site development viability calculations and the extent to which these impact on the total development cost and the residual land value. The cost of meeting developer contributions and any other policy requirements should feature in any land valuations that determine residual value.

When a planning application is submitted, the Council assesses what developer requirements are necessary to mitigate any infrastructure and/or facility deficiencies that are a direct result of the proposed development. These requirements are based on an assessment of existing facilities and infrastructure (taking into account any planned and funded improvements) to identify any infrastructure and facility capacity issues in absorbing new development. An assessment report is provided to the developer by the Council setting out the contributions, methodology as to how these contributions have been calculated and the justification for securing these. An example of an assessment report is shown in Appendix 1.

The developer can reasonably expect to provide, pay for, or otherwise contribute towards the provision of, infrastructure and facilities that would not have been necessary but for the development. Where a developer wishes to provide the infrastructure or facility (e.g. community hall) in full, then this must be in agreement and to the satisfaction of the Local Authority. The basic premise is that the proposed development should not detract from the amenity of existing residents in terms of additional pressure the proposal would generate. In assessing developer contributions, the Council may take account of the cumulative impact of a number of proposed developments that gives rise to the need for mitigation. In these circumstances, the developer contributions sought will be on pro-rata basis.



Where the land has been bought prior to the level of developer obligations being ascertained, then these are likely to impact on the developer's profit.

A checklist setting out the actions developers will be expected to undertake and those that the Council will carry out in the identification, negotiation and agreement of developer obligations is set out in Appendix 2.

Planning Obligations/Legal Agreements

Developer obligations may be secured through upfront payments under Section 69 of the Local Government (Scotland) 1973 Act, Section 48 of the Roads (Scotland) Act 1984 or Section 75 of the Town and Country Planning (Scotland) Act 1997. A legally binding Section 75 agreement (also referred to as a Planning Obligation) is likely to be required for larger obligations to secure through phased payments and in perpetuity with each successor in title. Therefore, if the developer sells the site the new owner takes on the responsibility of meeting the developer obligations.

Legal agreements are signed off by all parties with an interest in the land and the Council before planning consent is issued and contain the payment structure for contributions as well as any other obligations required on the part of the developer or the Council.

A Planning Obligation or other legal agreement will be used only where developer obligations cannot be secured as conditions of planning consent. For example, a condition rather than a planning obligation may be used where there is an appropriate trigger such as prior to the completion of the house. This is normally the case for developer obligations the applicant is delivering.

The need for a legal agreement may be removed where financial contributions are to be paid in cash prior to planning consent being issued. This is often the case where the legal costs to set up an agreement is disproportionate to the level of developer contribution required.

Viability

The Council will expect all known and anticipated costs/factors to be accounted for in the proposed developments financial appraisal from the outset. However, the Council does acknowledge there may be certain circumstances (e.g. the availability of development finance, abnormal development costs unknown at the time of purchasing the site, or where the Council wishes to see an important building retained/reused) where the application of developer obligations may render the proposal unviable. All developer obligations will be eligible for negotiation.

Whilst the remediation of contaminated or derelict land is a significant planning benefit, these costs should be reflected in the purchase price of the land. Remediation will not be accepted as an abnormal development cost unless it can be proven that it was unknown when acquiring the site.

It is the responsibility of the developer to bring to the Council's attention any issues they consider materially affect the viability of their proposed development. The applicant must demonstrate on an 'open book' basis that the application of developer obligations will render an otherwise commercially viable development commercially unviable. The applicant must submit a viability assessment supported by adequate comparable evidence. This assessment should be carried out by a suitably qualified practitioner. The statement must set out appropriate assumptions and formulate judgements in respect of inputs such

as yields, rents, sales periods, costs, profit levels, and finance rates. The developer will be expected to demonstrate that all potential options for meeting developer obligation requirements have been explored. The facts, figures and assumptions must be certified by the District Valuer before being submitted to the Council for review. The information required by the applicant in order for the Council to undertake a viability assessment is shown in Appendix 3. Further advice is also available on the Royal Institute of Chartered Surveyors (RICS) website at www.rics.org.uk.

The Council will assess the viability appraisal, with external advice where required, to determine a viable level of developer obligation. Where appropriate, contributions and their respective levels will be negotiated and varied. Any variation will be at the discretion of the Council and will be assessed on a case-by-case basis which will be subject of a report to the Council's Planning & Regulatory Services Committee. Should a variation be considered acceptable an assessment report will be issued setting out what developer obligations have been agreed and the reasons for any change to the policy requirements. A summary of the negotiated position will be reported to Committee for their consideration/approval.

The Council will obtain an independent valuation on land and development costs annually. This will be taken into account in the consideration of viability assessments to determine an appropriate level of developer obligations. Where it is agreed to reduce the level of developer obligations sought, the total contributions will be split proportionately between the Council's Education Service, Transportation Service and NHS Grampian.

The Council may have to disclose information where it is obliged to do so, including where it is subject to a request under the Freedom of Information (Scotland) Act 2002 (FOI) or the Environmental Information (Scotland) Regulations 2004. In such circumstances, the Council will seek the views of the developer and take them into account when considering and responding to any request. Where appropriate, developers are advised to obtain their own legal advice on this matter.

Phased Payments

The Council will consider phasing the payment of contributions to help facilitate the delivery of development. This will be based upon the phasing of the development and completions. The phased delivery of developer obligations will be set out in a Planning Obligation and/or other legal agreement. The exact payment terms will be a matter of agreement between the Council and the applicant. There may be delays relating to the clearance of funds depending on the method of payment chosen. Funds will not be deposited until planning permission is ready to be issued. Developer obligations will be index linked by reference to the General Building Cost Price Index (BCPI) as published by the Building Cost Information Service of the Royal Institute of Chartered Surveyors (RICS). Contribution will be index-linked from the date outlined in the assessment report, which is normally the 1st January the year preceding agreement on the Heads of Terms, until the date the contributions fall due of payment.

Exemptions

Exemptions either in whole or in part will be at the discretion of the Council. The Council are amenable to the following exemptions:

- **Student, Sheltered and Holiday Accommodation.** As these developments will not generate resident children and place an additional burden on the existing schools, they will not be expected to contribute to education facilities. A proposal to change these types of accommodation into mainstream housing will require planning permission, and an education contribution will be sought at this time (if necessary);
- **Replacement Houses** (where deemed to have paid Council Tax 5 years prior to date of application) will be exempt from developer obligations; and,
- **Town Centre redevelopment** above ground floor level for residential use will be exempt from developer obligations. This is to encourage the re-use of vacant floor space above retail/commercial premises to help town centres become more vibrant and add to their vitality. The zero parking provision (Moray Council Parking Standards 2011) introduced for specific type and scale of development in larger town centres (as defined in the LDP) will continue to apply until a review is completed.

Governance

The Council will endeavour to spend the funds received on appropriate infrastructure and facilities within 10 years of the date when planning permission is implemented (evidenced through the notice of initiation of development) or for those applications where phased payments are received (through a section 75 agreement) within 10 years of the date of final payment, unless otherwise agreed. Contributions not spent by the end of the relevant period will be refunded to the developer with interest accrued on a monthly basis at the Bank of England base rate, unless otherwise stipulated, and, where applicable net of any additional administrative costs directly attributable to the particular contribution to be refunded.

Interest of 5% per annum above the Bank of England base rate will be charged on the late payment of developer contributions from 14 days after the date the developer contributions fall due until payment.

For residential developments, the Council will not expect the individual purchasers of the completed residential plots to have liability for any of the financial contributions.

4 Infrastructure and Facility Requirements

Types of Development

Developer obligations will be sought for the following types of development:

- **Residential Development:** All proposals which involve the creation of a new dwelling house. A discount of 80% will be applied to the contribution for single unit developments (including self-build plots) and 60% for 2-4 unit developments to reflect the small scale nature of these developments. Where a number of applications are submitted for adjacent sites within close succession then an assessment will be undertaken on the basis of the total units proposed to take account of the cumulative impact of the development and avoidance of developer obligations.
- **Commercial Development:** All proposals where the floor space is 1,000m² or above, or the site area is more than 1 hectare.
- Other applications where the development management officer considers the proposal to be of a scale or type of development appropriate to merit consideration of developer obligations.

Methodology

The methodology used to calculate developer obligations is set out in Appendix 4. Unless otherwise stated, the obligation will be sought on a per-residential unit equivalent. A three bedroomed residential unit will be taken as a 'standard sized residential unit' (SRUE). The figures below show how the obligation is calculated:

Size of Residential Unit	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
Contribution	0.6	0.8	1.0	1.2	1.4	1.6

Where a planning permission in principle application is received and the precise mix of units is not available then a formula may be included within the agreement to allow the obligation to be calculated based on the mix proposed or a subsequent assessment undertaken.

The rates set out for mitigation measures will be index-linked to the BCPI from Q3 2016, unless otherwise stated.

Infrastructure & Facility Requirements

Developer obligations will be sought for the following infrastructure and facilities:

- Education;
- Transport;
- Community, Sport & Recreational Facilities (only where this forms part of a new primary school and/or is included in the Council's Capital Plan);
- Healthcare;
- Town Centre Improvements;
- Environmental & Access Improvements (only where core paths or linkages to these will be used by residents of a new development in their entirety); and,
- Waste.

Obligations will be sought through delivery on-site, off-site or financial contributions. A list of the policy and anticipated infrastructure requirements for each settlement is shown in Appendix 5.

A summary of the general range of developer obligations for different types of development is set out below:

Infrastructure/Facility Requirement							
Type of Development	Education	Transport	Community, Sports & Recreational Facilities	Healthcare	Town Centre Improvements	Access & Environmental Improvements	Waste
Residential	√	√	√	√	X	√	√
Business/Tourism	X	√	X	X	X	√	X
Retail	X	√	X	X	√	√	X
Industrial	X	√	X	X	X	√	X

Education

Contributions will be sought towards meeting the cost of improvements for primary and secondary infrastructure and facilities that are necessary as a direct consequence of the development. Information on current school rolls, including their physical and functional capacities, can be found on the Council's website at: www.moray.gov.uk/moray_standard/page_58530.html. Information on the composition of school rolls is currently being compiled by Education Services and will be published in subsequent reviews of this SG.

Contributions will be sought where a school is operating, or likely to be operating following completion of the proposed development and extant planning permission, at or above 90% of its functional capacity. Contributions are based on functional rather than physical capacity as it is unlikely that a school can operate at its maximum physical capacity given the level of pupil numbers vary in each year group from year to year.

Physical Capacity	Functional Capacity
<ul style="list-style-type: none"> ● Static ● Maximum number of pupils that a school can accommodate based on health & safety regulations. 	<ul style="list-style-type: none"> ● Fluctuates ● Maximum number of pupils that a school can accommodate based on organisation needs specifically age distribution. ● Subject to fluctuation as pupil number vary each year. ● Capacity is further impacted on by subject choices and curriculum changes in secondary schools.

The number of pupils generated per residential unit (often referred to as the 'pupil product ratio') is set out below:

- Primary Education: 0.3 pupil per unit
- Secondary Education: 0.15 pupil per unit

Contributions are calculated on the basis of the average over capacity over a 7 year period as a result of the development. In the case of larger developments, these will be treated on a case by case basis to reflect the phasing over the lifetime of the development. Where there is a functional capacity issue, the situation will be addressed by considering the following options with the rates applicable to each set out below:

Mitigation Measure	Cost per SRUE (unless otherwise stated)	
	Primary School	Secondary School
Rezoning	£1,148	£574
Reconfiguration	£2,193*	£1,462*
Permanent Extension	£2,751 per m ²	£2,751 per m ²
New School	<231 capacity: £7,658 232-462 capacity: £6,757 463+ capacity: £5,856 (plus proportionate land value)	<400 capacity: £4,783 400-800 capacity: £4,415 800-1200 capacity: £4,047 (plus proportionate land value)

** (The rate provided for reconfiguration is indicative as these may vary depending on the nature of the project proposed).*

The rate per pupil for a new school is based on the Pupil Product Ratio, Scottish Futures Trust (SFT) space metric and cost per m². As a general guide, the minimum floorspace of a classroom is 60m². Additional floorspace for associated ancillary accommodation will be dependent on the size and configuration of the school. **No contribution will be taken for single bedroom housing units.**

For primary schools, contributions will be used to create capacity for the relevant catchment area. Due to the requirements to allow out of zone placements, in some cases the capacity may be created at an alternative local school to reduce demand in the relevant catchment area.

Where a contribution is required for a new school the developer will be required to provide a proportionate contribution to the land value, in addition to the contribution to building costs. A per pupil rate for the land value element will be based on the total land value cost which may require an independent valuation to be undertaken.

On larger developments, where the development as a whole or as part of a masterplan generates the need for a new school the developer will be required to provide an appropriate sized area of land for the school: 1.8 hectares for a primary school (based on a 232-462 capacity) including provision for playing fields (land figures are based on the School Premises Act (1967) as amended 1973 and 1979). The land provided should be reasonably flat, at nil value and serviced at the developer's expense. Where a new school is required then a proportional land value element may be required.

An Education Strategy considering the long term education asset needs for Elgin with longer term strategies being developed for other Associated School Groups (ASG's) is being prepared by Education Services. It is anticipated that a draft strategy will be reported to the Council in 2017, after which public consultation would be carried out.

Transport

The strategic and local transport network must not be adversely affected by a new development. A developer will be required to undertake mitigation measures to ensure there is no adverse impact on the transport network as a direct result of their development. Transport interventions that are expected to be provided as part of a new development should be reflected in associated planning applications. The developer will be expected to deliver the infrastructure and measures at their cost.

The Moray LDP Settlement Statements identify a number of potential transport improvements considered necessary to develop designated sites. The most significant of these are shown as transport proposals (TSP) on the settlement maps. Comments on road access arrangements are also provided within the site designation text of the settlement statements. This information is 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 (TA) process.

Examples of local mitigation measures that may be required when considering the full impact of the development on the transport network include:

Sustainable Travel:

- Infrastructure to support Active Travel, in particular Routes to School;
- Funding of supported bus services, including the Council's demand responsive bus network and/or provision or upgrade of facilities (e.g. bus stops, shelters and Real Time Information Systems);
- Funding of provision of school transport;
- Provision of or funding of public transport priority measures (e.g. bus priority traffic signals);
- Travel plans to incentivise use of active travel infrastructure and public transport.

Modification to the transport network:

- Installation/upgrading of street lighting;
- Provision of or upgrading of roads, bridges and other infrastructure (e.g. new footways, new passing places, etc.);
- Alterations to existing roads;
- Installation of traffic signals, controlled pedestrian crossings and/or upgrading/refurbishment of existing traffic signal infrastructure;
- Infrastructure to support Traffic Regulation Orders/Stopping-Up Orders; and,
- Where site circumstances (larger town centres) need contribution in lieu of on-site parking provision.

Developers will be expected to design their development in accord with the Scottish Government policy on Designing Streets and the SCOTS National Road Development Guide which are reflected in the Moray LDP policies and supplementary guidance on Urban Design. The application of a design-led approach rather than a standards-based methodology to street design will help to reduce mitigation measures such as traffic calming within the development. On rural roads the design will be determined by the speed limit or observed vehicle speeds.

Transport infrastructure requirements and costs will vary from site to site. Developers are encouraged to contact the Council's Transport Development Team as early as possible in the development process to ascertain the likely transport infrastructure requirements that will be sought in order that these can be factored into early site development viability calculations.

Examples of standard costs associated with sustainable travel and transport network improvements include:

- New bus shelter with Real Time Information (Moray Council is required to deliver infrastructure within the existing public road): £8,500;
- Demand responsive transport fleet: £150 per house equivalent for development within rural areas, £100 per house equivalent for development within urban areas of Elgin and Forres Associated School Groups (ASG's), where required;
- Road Traffic Regulation Order and associated statutory process (e.g. extend speed limit, waiting restrictions) excluding cost of signage and markings: £1,500.

Supplementary Guidance on developer contributions to mitigate against the cumulative impact of developments on the wider transport network and provision of transportation services is being developed. The proposed Guidance focuses on the Elgin area, where the majority of development will take place during, and beyond, the Development Plan period. A methodology is being developed to apportion contributions based on the level of traffic generated by a development. Contributions will be sought for residential, employment, retail and other land uses. For other settlements, where the cumulative impact of a number of developments would have an effect on a particular area or part of the transport network, a 'corridor' approach will be pursued. This may mean that not all developments within a given settlement would contribute to all of the transportation mitigation measures.

Where specific transportation infrastructure requirements have not been identified, contributions will be sought towards demand responsive transport services which are Council operated and, where necessary, minor improvements to the road network and Active Travel Infrastructure.

The development of Supplementary Guidance will be dependent on extensive traffic modelling, the investigation and costing of mitigation measures. It is anticipated that this work will be complete by the end of 2016. The draft Guidance will be consulted upon. In the interim, each planning application will be assessed on its own merits. Developers will be expected to meet in full the cost of all external works identified in the Transport Assessment and/or through the planning process and undertake these works. The developer may also be required to make an appropriate contribution towards mitigation measures on the wider transportation network.

Healthcare

Healthcare facilities can include General Medical Services (GMS), community pharmacies and dental practices. Scottish Health Planning Notes provide national guidance on standards and specification for healthcare facilities.

The recommended number of patients is 1500 per General Practitioner (GP). The Scottish Health Planning Notes identify a floorspace requirement per GP of 271m². Primary healthcare provision now also includes a number of Community Health Partnership (CHP) facilities located within the same facility. Additional floorspace is therefore identified for this purpose.

Contributions will be sought where the capacity of existing facilities is exceeded as a result of the proposed development. Contributions may also be sought for a new build facility, permanent extension or reconfiguration of internal space to provide additional capacity. Site specific requirements (as provided by NHS Grampian) as identified in the Settlement Policy and Infrastructure Requirements set out in Appendix 5.

On this basis, the following contribution per residential unit equivalent will be sought for each mitigation measure:

Mitigation Measure	Permanent Accommodation	Internal Reconfiguration
Contribution per SRUE	£1,023.57	£611

On larger residential development sites, where development as a whole or part of a masterplan generates a requirement for healthcare facilities there may be a need to provide these on-site. Similar to education facilities, a proportional land value contribution will also be required. This may be in the form of serviced land at nil value cost or a financial contribution.

Community, Sports & Recreational Facilities

Developer contributions will be sought towards community, sports or recreational facilities where these form part of a new primary school where the scale of development is considered to merit the provision of these facilities in their own right. It is intended that these facilities will be incorporated into new primary schools rather than be standalone buildings. Developer contributions will also be sought for community, sports and recreational facilities identified in the Council's Capital Programme. The specific contribution will be calculated on a case by case basis.

Sports & Recreation Facilities

New sports and recreation facilities such as sports pitches, parks and children's play areas will be considered to contribute to the Council's Open Space requirements set out in Policy E5 Open Spaces of the LDP which in summary, sets out the following standards:

Type of Development	Open Space Requirement			
	Landscaping	Minimum 15%	Minimum 20%	Minimum 30%
Residential:				
1-9 units	√			
10-50 units		√		
51-200 units			√	
201+ units				√
Industrial		√		
Business Park				√

The Council's preference is to provide open space on-site as it is integral to the quality of a place. However, there may be circumstances when open space cannot be delivered within a residential development on-site or it is more beneficial to reconfigure to enhance existing open space and/or facilities off-site. Where on-site provision cannot be provided in full a commuted financial payment will be sought for off-site provision within the local area on the following basis:

Mitigation Measure	Play Space (0.3ha)	Natural Green Space (1.0ha)	Allotments (0.3ha)
Contribution per SRUE	£176	£183	£156

The figures are based on the anticipated costs of the minimum size of each type of open space considered appropriate by the Council. Costs include normal site preparation, drainage, equipment, special surfaces, landscaping and any other likely costs specific to the type of open space.

Town Centre Improvements

Developer obligations will be required from out of centre retailing proposal where a retail impact assessment has identified an impact upon Town Centre(s) and mitigation measures are required.

Access & Environmental Improvements

Access and environmental improvements will be sought from residential, commercial and industrial development where they will be used by residents, employees and customers of a new development in its entirety (e.g. core paths through a new development or from the new development to an existing core path). This will normally be achieved through planning conditions, but where core paths align with the Active Travel network (in Elgin and 2nd tier settlements) delivery may be facilitated as part of developer contributions towards the transportation network.

A financial contribution of £45 per linear metre for a 2.5 metre wide standard aggregate path will be sought. This is based on the Council's standard specification for this type of path with the appropriate level of drainage, signposts and waymarkers. A 3 metre wide path will be required where the route's primary function is a cycleway. The cost will increase where higher surface standards are required (e.g. tarmac).

The Council's Core Path Plan is a statutory document and can be viewed at: www.moray.gov.uk/moray_standard/page_52217.html.

Waste

Contributions will be sought for new or additional waste facilities where an existing household waste and recycling centre or waste transfer station/bulking point is at, or above 90% of its operational capacity. This is to mitigate any adverse impact on existing residents that is a direct result of the proposed development and provide new or additional facilities before existing provision expires.

Contributions are calculated on a cost per standard residential unit equivalent for the mitigation measures identified below:

Mitigation Measure	Full-time Household Waste & Recycling Centre	Waste Transfer Station/ Bulking Point
Cost per SRUE	£218	£120

Contributions will be sought from residential developments on a case by case basis. Contributions will not be sought from commercial or industrial developments as these businesses pay direct for waste collection and disposal.

Appendix 1

Developer Obligations Assessment Report

Date:

Application Reference: 16/0000/APP

Description: Residential development of 100 dwellinghouses and associated infrastructure at 1 Main Street, Moray Town, Moray

To: Development Management

Applicant:

I refer to the above mentioned planning application under consideration by Moray Council.

This assessment is carried out in relation to policies contained within the Moray Local Development Plan (LDP), specifically policy H8 Affordable Housing, H9 Housing Mix/Accessible Housing and Policy IMP3 Developer Obligations. Copies of these policies can be found on the Council website at www.moray.gov.uk/planning.

This assessment report will set out the basis for any agreement you enter into with Moray Council.

Your application will be unable to be determined (in terms of delegated powers/reported to committee) until we have reached agreement in writing on the terms as set out in the assessment report.

Summary of Obligations

Infrastructure	Level of Contribution
Affordable Housing	25 houses (mix to be confirmed by Housing Services)
Accessible Housing	8 houses (including 4 bungalows)
Primary Education <i>Moray Primary School</i>	£607,500.00
Secondary Education <i>Moray Secondary School</i>	£Nil
Healthcare <i>Reconfiguration of Moray Health Centre</i>	£58,167.20
Transportation	To be confirmed
Community, Sports & Recreation	£Nil
Open Space	20% Open Space Provision On-site
Core Paths <i>New connection path</i>	£2,565.00
Waste	£Nil

Breakdown of Calculation of Obligations

This section of the report sets out how the obligations outlined above have been calculated.

Calculation of Standard Residential Unit Equivalents

Applications are assessed on the basis of standard house unit equivalents. This application is considered to comprise of the following:

75 Private Housing Units (including accessible house units):

65 x 3 bed

5 x 2 bed

5 x 1 bed

25 Affordable Housing Units:

5 x 4 bed

10 x 3 bed

6 x 2 bed

4 x 1 bed

This assessment is therefore base on 95.2 standard residential unit equivalents (SRUE). Please note the 9 x 1 bed units will not be included within any calculations for Education mitigation, as 1 bed units are assumed not to generate any pupils.

INFRASTRUCTURE

Affordable Housing

Policy H8 Affordable Housing of the LDP sets out that 25% of the total units must be provided as affordable housing.

$$100 \text{ units} \times 0.25 = 25 \text{ affordable units}$$

The mix of affordable house units will be provided directly to the applicant by the Council's Housing Services.

Requirement for Affordable Housing = 25 units

Accessible Housing

Policy H9 Housing Mix/Accessible Housing of the LDP sets out that housing proposals of 10 or more units will be required to provide a proportion of wheelchair accessible housing. Supplementary Guidance Accessible Housing sets out that of the remaining 75% private sector units, 10% (rounding up) are built to wheelchair accessible space standards and that 50% of these must be bungalows.

$$75 \text{ units} \times 0.10 = 7.5 \text{ (rounded up to 8 accessible units)}$$

$$8 \text{ accessible units} \times 0.5 = 4 \text{ bungalows}$$

Requirement for Accessible Housing = 8 units (including 4 bungalows)

Primary Education

Pupils from this development are currently zoned to Moray Primary School.

Moray Primary School is currently operating at 94% of its functional capacity and the proposed development will further impact on the school roll. A new primary school is proposed and as a result a proportionate contribution is sought to mitigate the impact of the additional households on primary education infrastructure.

Education mitigation is calculated on the anticipated number of pupils from a development and their effect on the school roll averaged out over a 7 year period. The applicant is reminded on the cumulative effect of developments on local infrastructure.

The 89.9 SRUE has been factored into the School Roll Forecast (SRF) from 2017 as per the following assumed phasing: 10 units in 2017, 15 units in 2018, 15 in 2019, 15 in 2020, 15 in 2021, 10 in 2022 and 10 in 2023. This results in the maximum number of pupils generated as a result of the development to be 27. The functional capacity year on year exceeds 90%, therefore a contribution for 27 pupils is sought.

$$\text{Therefore, } 27 \times \text{£}22,500.00 \text{ per pupil} = \text{£}607,500.00 \text{ (or £}6,757.00 \text{ per SRUE)}$$

Contribution towards Primary Education = £607,500.00

Secondary Education

Moray Secondary School has sufficient capacity to accommodate the additional households therefore no contribution will be required in this instance.

Contribution towards Secondary Education = £Nil

Transportation

Responses on transportation requirements are provided by Moray Council's Transportation Service, who assess the development as having a cumulative impact upon the A000/Moray Road junction. Therefore the following contribution will be required:

$$100 \times £710 = £71,000$$

Contribution towards Transportation Infrastructure = £71,000

Healthcare

Infrastructure requirements have been calculated with NHS Grampian on the basis of national health standards and by estimating the likely number of new patients generated by each proposed development. Contributions will be calculated using nationally recognised space standards and build costs, based upon the population requirements for GP surgeries, dental chairs and community pharmacies. Any financial contribution will need to be agreed with the Council in consultation with NHS Grampian, before an application can be determined.

The existing health centre is operating at capacity and internal reconfigurations would provide the necessary consulting space required to accommodate the additional patients as a result of this development.

$$\text{Therefore, } 95.2 \times £611.00 = £58,167.20$$

Contribution towards Healthcare = £58,167.20

Community, Sports and Recreational Facilities

There are no proposals being progressed by Moray Council for additional community, sports and recreational facilities for this area. No contribution is therefore necessary towards this element.

Contribution towards Community, Sports & Recreational Facilities = £Nil

Open Space

In accordance with Policy E5 Open Space of the LDP, the development includes 20% open space provision on-site. Therefore, no off-site contribution is required.

Contribution towards Open Space = £Nil

Core Paths

The Moray Access Manager has confirmed that the proposed development will impact upon the Core Path Network of Moray Town. On this basis, a contribution is required towards enhancement of the Core Path network.

Funds would be utilised towards connecting the new south cycle route from the development site to Core Path EG68 across Moray Town Park. It has been confirmed that the length of the path required to be constructed linking to the site is 57 metres.

This path is considered necessary to address the additional user traffic impact of the development by completing an off road connection to encourage active travel and safer routes to school, and the whole site will be serviced by this proposed path. The contribution is a proportionate contribution towards the creation of the path that provides links to the site, related to the impact of the development and is not the total cost of the proposed works required.

Contributions are based on a standard cost of £45 per linear metre for a 2.5 metre wide standard aggregate path. This is based on the Council's standard specification for this type of path with the appropriate level of drainage, signposts and waymarkers.

Therefore, $57 \times £45.00 = £2,565.00$

Contribution towards Core Paths = £2,565.00

Waste

A contribution towards waste and recycling facilities is not required as this development will not result in those facilities exceeding 90% of their operational capacity.

Contribution towards Waste = £Nil

Appendix 2

Checklist for Developers and the Council in the Developer Obligations Process

Developers will be expected to:

- Check the Developer Obligations Supplementary Guidance for potential requirements and any other relevant Supplementary Guidance (i.e. Masterplans, Development Briefs, Affordable Housing, Accessible Housing, Trees and Development, etc.)
- Check the Moray Local Development Plan (LDP) for policy requirements and any site-specific requirements stipulated in the LDP Settlement Statements, Action Programme, Masterplans and Development Briefs.
- Contact the Council as early as possible in the development process to ascertain the likely obligations that will be sought and their anticipated level.
- Factor any developer obligations or other policy requirement/site specific requirement into development viability calculations.
- Establish their preferred mechanism for negotiation and delivery of developer obligations (i.e. Section 75 or other appropriate legal agreement).
- Present to the Council a development viability statement setting out all relevant factors together with supporting financial and other information where the financial viability of the development scheme is considered to be in doubt as a result of a requested developer obligation. The facts, figures and assumptions must be certified by the District Valuer before being submitted to the Council for review.
- Conclude any agreement timeously.

The Council will:

- Negotiate and deal with the assessment of developer obligations and any planning obligation in a timely manner.
- Suggest the use of particular types of legal agreements, planning conditions, etc., appropriate to the circumstances.
- Only use planning obligations where they meet the tests set out in Circular 3/2012.
- Consider all relevant factors which may impact on the financial viability of the development scheme.
- Issue planning consent only when the Section 75 agreement or other appropriate legal agreement has been signed by all parties, the Council's legal fees have been paid and (if required) the agreement has been recorded in the Register of Sasines or registered in Land Register of Scotland.
- Monitor contributions, seek payments when due and notify applicants of any change in circumstances that may affect the concluded obligation.

Appendix 3

Information Requirements for Development Viability Assessment

The following information is required from the applicant in order to undertake a viability assessment. Also refer to Appendix C: Indicative outline of what to include in a viability assessment (RICS Professional Guidance, England) Financial viability in Planning – GN 94/2012.

- Information on land values paid for the site (with supporting evidence and assumptions made).
- Anticipated land sales values of sites to be sold on such as medical centre, elderly persons care homes etc. (i.e. Not residential sites).
- Plans (As available).
- Schedules of housing mix (Market and affordable) including type, size, and numbers. Gross/Net area schedule for build cost/value analysis.
- Details of S75 proposals and specifications, as appropriate.
- Confirmation of s.75 assumptions and status of discussions with relevant authority(ies)
- Design & Access statement (if applicable and available).
- Detailed appraisal (current costs/values) and cashflow.
- Explanation of financing assumptions.
- Explanatory note on all appraisal assumptions.
- QS's detailed cost budget on externals, infrastructure and abnormals.
- Build specification.
- Detailed breakdown of end sales values for market residential elements (with supporting evidence).
- Programme (incl. construction and sales start/end for each phase).
- Rents and yield assumptions for all commercial elements (with supporting evidence).
- Assumptions on all grant funding (including discussions/negotiations with HIDA) and (where appropriate) evidence of transactions/negotiations with RSL's.
- Analysis of affordable housing provision and compatibility with prevailing policy requirements.

Appendix 4

Methodology for the Calculation of Developer Obligations

Contribution	Formula
Education	No. standard residential units x relevant pupil per house ratio x cost/pupil
Transport	Developer expected to deliver infrastructure and facilities at their cost. Developers are encouraged to contact the Council's Transport Development Team at an early stage in the development process to ascertain the full extent of transport improvements.
Healthcare	No. standard residential units x relevant rate
Community Facilities	Assessed on a case-by-case basis.
Sports & Recreational Facilities	Assessed on a case-by-case basis.
Town Centre Improvements	Assessed on a case-by-case basis.
Environmental & Access Improvements	Assessed on a case-by-case basis where off-site provision is required.
Waste & Recycling Facilities	No. standard residential units x relevant rate. Assessed on a case-by-case basis.

Appendix 5

Settlement Policy & Infrastructure Requirements

A list of policy and anticipated infrastructure requirements has been prepared for each settlement in the Local Development Plan (LDP). This list is not exhaustive as it is unrealistic to expect the Council to anticipate every situation where the need for a developer obligation may arise. A further assessment of infrastructure requirements that need to be mitigated against as a direct result of the proposed development will be undertaken on submission of a planning application, or earlier should the developer contact the Council at the initial stages of a development viability appraisal. An assessment report setting out the likely necessary infrastructure requirements will be issued at that time.

All sites allocated in the LDP will be expected to contribute to the infrastructure identified. Obligations will be sought from other development sites (e.g. windfall sites, rural development, additional development permitted on previously consented sites and proposals considered to be an acceptable departure from the LDP). The table includes sites that have planning consent but are not yet under construction.

Development will be expected to contribute to infrastructure requirements where the thresholds identified in this SG are met. Where the functional or operational capacity is not exceeded then no contribution will be sought.

Transport Proposals (TSP) are identified in the LDP for each site. These transport requirements are not exhaustive, and do not pre-empt anything that might result from a Transport Assessment/Transportation Statement. Developers are encouraged to contact the Council's Transport Development Team early in the development appraisal process.

APPENDIX 5: DEVELOPER OBLIGATIONS POLICY & INFRASTRUCTURE REQUIREMENTS

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Aberlour	R1 Chivas Field 30 houses	8 houses	3 houses		Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required. 1 additional dental chair required. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		15% open space. Improved accessibility of SP25.
	R2 Braes of Allachie 40 houses	10 houses	3 houses		Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required. 1 additional dental chair required. Developer contribution of £1023.57 per SRUE required.		15 % open space. Upgrade of existing paths to create active travel link to Speyside High School.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Aberlour					Total contribution of £2,047.14 per SRUE required.		
	R3 Tombain 12 houses	3 houses	1 house		Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required. 1 additional dental chair required. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		15 % open space.
	R4 Speyview 100 houses	25 houses	8 houses		Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required. 1 additional dental chair required. Developer contribution of £1023.57 per SRUE required.		20% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Aberlour					Total contribution of £2,047.14 per SRUE required.		
	LONG Braes of Allachie 50 houses	13 houses	4 houses		Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required. 1 additional dental chair required. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		15% open space. Upgrade of existing paths to create active travel link to Speyside High School.
	OPP1 Mary Avenue 10 houses	3 houses	1 house		Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required. 1 additional dental chair required. Developer contribution of £1023.57 per SRUE required.		15 % open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Aberlour					Total contribution of £2,047.14 per SRUE required.		
Alves	LONG 250 houses	63 houses	19 houses	Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £2,047.14 per SRUE required.</p>		30% open space.
Archiestown	R1 East End 15 houses	4 houses	2 houses		Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required.		15% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Archiestown					1 dental chair required. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		
	R2 South Lane 4 houses	1 house			Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required. 1 additional dental chair required. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		Landscaping.
	R3 West End 6 houses	2 houses			Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required.		Landscaping.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Archiestown					1 additional dental chair required. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		
	R4 South of Viewmount 10 houses	3 houses	1 house		Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required. 1 additional dental chair required. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		15% open space.
Buckie	R1 Burnbank 20 houses	5 houses	2 houses	Permanent Extension to Buckie High	Existing Health Centre at Ardach has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support		15% open space. Improved accessibility of BK21.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Buckie					<p>staff. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £2,047.14 per SRUE required.</p>		
	R3 Archibald Grove 5 houses	1 house		Permanent Extension to Buckie High	<p>Existing Health Centre at Ardach has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £2,047.14 per SRUE required.</p>		<p>Landscaping.</p> <p>Upgraded link path to BK11.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Buckie	R4 Steinbeck road 30 houses	8 houses	3 houses	Permanent Extension to Buckie High	<p>Existing Health Centre at Ardach has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £2,047.14 per SRUE required.</p>		<p>15% open space.</p> <p>Bridge accessibility improvements BK03.</p>
	R5 Rathburn (N) 60 houses	15 houses	5 houses	Permanent Extension to Buckie High	<p>Existing Health Centre at Ardach has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p>		<p>20% open space.</p> <p>Improved path network in Burnside Wood including BK17.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Buckie					<p>Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £2,047.14 per SRUE required.</p>		
	R6 Rathburn (S) 60 houses	15 houses	5 houses	Permanent Extension to Buckie High	<p>Existing Health Centre at Ardach has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £2,047.14 per SRUE required.</p>		<p>20% open space.</p> <p>Improved path network in Burnside Wood including BK17.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Buckie	R9 High Street (E) 170 houses	43 houses	13 houses	Permanent Extension to Buckie High	<p>Existing Health Centre at Ardach has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £2,047.14 per SRUE required.</p>		<p>20% open space.</p> <p>Improved accessibility and extension of BK21. Bridge accessibility improvements BK03.</p>
	R10 High Street (W) 115 houses	29 houses	9 houses	Permanent Extension to Buckie High	<p>Existing Health Centre at Ardach has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p>		<p>20% open space.</p> <p>Improved accessibility and extension of BK21.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Buckie	R11 Barhill Road (S) 105 houses	27 houses	8 houses	Permanent Extension to Buckie High	<p>Existing space will be required to be reconfigured to allow expansion of services. The potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £611 per SRUE required.</p> <p>Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £1,634.57 per SRUE required.</p>		<p>20% open space.</p> <p>Improved accessibility and extension of BK21.</p>
	OPP1 Highland Yards 40 houses	10 houses	3 houses	Permanent Extension to Buckie High	<p>Existing Health Centre at Ardach has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p>		15% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Buckie					<p>Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £2,047.14 per SRUE required.</p>		
	OPP2 Blairdaff Street 4 houses	1 house		Permanent Extension to Buckie High	<p>Existing Health Centre at Ardach has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £2,047.14 per SRUE required.</p>		Landscaping

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Buckie	OPP3 Barron Street 6 houses	2 houses		Permanent Extension to Buckie High	<p>Existing Health Centre at Ardach has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £2,047.14 per SRUE required.</p>		Landscaping
	OPP4 Bank Street 9 houses	3 houses		Permanent Extension to Buckie High	<p>Existing Health Centre at Ardach has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p>		Landscaping

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Buckie					<p>Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £2,047.14 per SRUE required.</p>		
	OPP5 Former Jones Shipyard 122 houses	31 houses	10 houses	Permanent Extension to Buckie High	<p>Existing Health Centre at Ardach has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £2,047.14 per SRUE required.</p>		20% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Buckie	OPP6 Former Grampian Country Park 37 houses	10 houses	3 houses	Permanent Extension to Buckie High	Existing Health Centre at Ardach has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required. Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		15% open space.
	OPP7 Former Millbank Garage Site 20 houses	5 houses	2 houses	Permanent Extension to Buckie High	Existing Health Centre at Ardach has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.		15% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Buckie					Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		
Burghead	R4 Clarkly Hill 60 houses	15 houses	5 houses				20% open space.
	OPP1 West Foreshore	10 houses	3 houses				15% open space.
Craigellachie	R1 Edward Avenue 5 houses	1 house			Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required. 1 dental chair required. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		Landscaping.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Craigellachie	R2 Spey Road 20 houses	5 houses	2 houses		Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required. 1 dental chair required. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		15% open space.
	R3 Site of Former Brewery 5 houses	1 house			Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required. 1 dental chair required. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		Landscaping.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Craigellachie	R4 Brickfield 12 houses	3 houses	1 house		Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required. 1 dental chair required. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		15% open space.
Cullen	R1 Seafield Place 30 houses	8 houses	3 houses	Permanent Extension to Buckie High	Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.		15% open space. Improved accessibility of CU05 adjacent to development.
	R2 Seafield Road 55 houses	14 houses	5 houses	Permanent Extension to Buckie High	Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.		20% open space. Improved accessibility of CU05 adjacent to development.
	OPP1 Blantyre Street 18 houses	5 houses	2 houses	Permanent Extension to Buckie High	Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.		Improved accessibility of CU05 adjacent to development.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Cummingston	R1 Seaview Road 4 houses	1 house					Landscaping.
Dallas	R1 Dallas School West 6 houses	2 houses			New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.		Landscaping.
	R3 Former Filling Station 4 houses	1 house			New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.		Landscaping.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Dufftown	R1 Corsemaul Drive 36 houses	9 houses	3 houses		Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required.		15% open space.
	R2 South of Conval Street 30 houses	8 houses	3 houses		Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required.		15% open space.
	R3 Hillside Farm 100 houses	25 houses	8 houses		Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required.		20% open space.
	R4 Tomnamuidh 5 houses	2 houses			Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required.		Landscaping.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Dufftown	OPP3 Balvenie Street 3 houses				Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer contribution of £1023.57 per SRUE required.		Landscaping
Dyke	R1 North Darklass Road 12 houses	3 houses	1 house	Permanent Extension to Dyke Primary School Permanent Extension to Forres Academy	New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required. 2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		15% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Dyke	R2 South Darklass Road 5 houses	2 houses		Permanent Extension to Dyke Primary School Permanent Extension to Forres Academy	New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required. 2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		Landscaping.
Elgin	R1 Bilbohall North 20 houses	5 houses	2 houses	Permanent Extension to Greenwards Primary School	Elgin Community Surgery at capacity, expansion space will be required for 1 additional GP and support space. Developer Contribution of £1,023.57 per SRUE required.		15% open space. Improved accessibility of EG37/EG39.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Elgin					<p>3 additional dental chairs will be required to support the potential increase in population. Developer Contribution of £1,023.57 per SRUE required.</p> <p>1 additional pharmacy will be required to support the potential population expansion. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contributions of £3,070.71 per SRUE required.</p>		
	R3 Bilbohall South 75 houses	19 houses	6 houses	Permanent Extension to Greenwards Primary School	The Health Centre at Glassgreen will support some modest expansion of services. A new site needs to be identified for a second Health Centre in the long term (beyond 10 years). The potential population growth will require space for a 7 GP practice.		<p>20% open space.</p> <p>Improved accessibility of EG36 and EG37/EG39.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Elgin					Site within Long 2 South as a possible location. Developer Contribution of £1,023.57 per SRUE required.		
	R4 South West of Elgin High School 80 houses	20 houses	6 houses	Permanent Extension to Greenwards Primary School	<p>The Health Centre at Glassgreen will support some modest expansion of services. A new site needs to be identified for a second Health Centre in the long term (beyond 10 years). The potential population growth will require space for a 7 GP practice. Site within Long 2 South is a possible location. Developer Contribution of £1,023.57 per SRUE required.</p> <p>3 Additional Dental Chairs will be required to support the potential increase in population. Developer Contribution of £1,023.57 per SRUE required.</p>		<p>15% open space.</p> <p>Improved accessibility of EG36 and EG37/EG39.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Elgin					<p>1 additional pharmacy will be required to support the potential population expansion. Planning Gain will be sought to support this provision. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution required of £3070.71 per SRUE required.</p>		
	R6 Hattonhill 20 houses	5 houses	2 houses	<p>Permanent Extension to West End Primary School</p> <p>Permanent Extension to Elgin Academy</p>	<p>Elgin Health Centre recently upgraded is working at capacity and will require an extension to support future housing development. The potential population growth will require space for 4 additional GPs and support staff. Developer Contribution of £1,023.57 per SRUE required.</p> <p>3 Additional Dental Chairs will be required to support the potential increase in population. Planning Gain will</p>		15% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Elgin					<p>be required to support this provision. Developer Contribution of £1,023.57 per SRUE required.</p> <p>1 additional pharmacy will be required to support the potential population expansion. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3070.71 per SRUE required.</p>		
	R9 Driving Range 120 houses	30 houses	9 houses	Permanent Extension to Greenwards Primary School	<p>The Health Centre at Glassgreen will support some modest expansion of services. A new site needs to be identified for a second Health Centre in the long term (beyond 10 years). The potential population growth will require space for a 7 GP practice. Site within Long 2 South is a possible location. Developer Contribution of £1,023.57 per SRUE required.</p>		20% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Elgin					<p>3 Additional Dental Chairs will be required to support the potential increase in population. Planning Gain will be required to support this provision. Developer Contribution of £1,023.57 per SRUE required.</p> <p>1 additional pharmacy will be required to support the potential population expansion. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3070.71 per SRUE required.</p>		
	R10 Linkwood Steading Site 85 houses	22 houses	7 houses	New Primary School Developer contribution of £6,757 per SRUE required.	The Health Centre at Glassgreen will support some modest expansion of services. A new site needs to be identified for a second Health Centre in the long term (beyond 10 years). The potential population growth		20% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Elgin					<p>will require space for a 7 GP practice. Site within Long 2 South is a possible location. Developer Contribution of £1,023.57 per SRUE required.</p> <p>3 Additional Dental Chairs will be required to support the potential increase in population. Planning Gain will be required to support this provision. Developer Contribution of £1,023.57 per SRUE required.</p> <p>1 additional pharmacy will be required to support the potential population expansion. Planning Gain will be sought to support this provision. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3070.71 per SRUE required.</p>		

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Elgin	R11 Findrassie/Myre side 1500 houses	375 houses	113 houses	<p>New Primary School Developer contribution of £6,757 per SRUE required.</p> <p>Permanent Extension to Elgin Academy</p>	<p>Elgin Health Centre recently upgraded is working at capacity and will require an extension to support future housing development. The potential population growth will require space for 4 additional GPs and support staff. Developer Contribution of £1,023.57 per SRUE required.</p> <p>3 Additional Dental Chairs will be required to support the potential increase in population. Planning Gain will be required to support this provision. Developer Contribution of £1,023.57 per SRUE required.</p> <p>1 additional pharmacy will be required to support the potential population expansion. Planning Gain will be sought to support this provision. Developer Contribution of £1,023.57 per SRUE required.</p>	Community Facilities provided within new primary school.	<p>30% open space.</p> <p>Creation of active travel path corridors incorporating EG13/EG33/EG32 (former) and EG26/EG27 and EG12 extension.</p> <p>Creation of community woodland at Findrassie.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Elgin					Total contribution of £3070.71 per SRUE required.		
	R12 Knockmasting Wood 85 houses	22 houses	7 houses	Permanent Extension to Greenwards Primary School	The Health Centre at Glassgreen will support some modest expansion of services. A new site needs to be identified for a second Health Centre in the long term (beyond 10 years). The potential population growth will require space for a 7 GP practice. Site within Long 2 South is a possible location. Developer Contribution of £1,023.57 per SRUE required.		20% open space. Improved accessibility of EG36 and EG37/EG39.
	R13 Former Hamilton Drive School Site 20 houses			Permanent Extension to Bishopmill Primary School Permanent Extension to Elgin Academy.	Elgin Health Centre recently upgraded is working at capacity and will require an extension to support future housing development. The potential population growth will require space for 4 additional GPs and support staff. Developer Contribution of £1,023.57 per SRUE required.		15% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Elgin	R14 Lesmurdie Fields 70 houses			Permanent Extension to Seafeld Primary School Permanent Extension to Elgin Academy.	Elgin Health Centre recently upgraded is working at capacity and will require an extension to support future housing development. The potential population growth will require space for 4 additional GPs and support staff. Developer Contribution of £1,023.57 per SRUE required. 3 Additional Dental Chairs will be required to support the potential increase in population. Developer Contribution of £1,023.57 per SRUE required. 1 additional pharmacy will be required to support the potential population expansion. Developer Contribution of £1,023.57 per SRUE required. Total contribution of £3070.71 per SRUE required.		20% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Elgin	LONG1 North East	450 houses	135 houses	Permanent Extension to Elgin Academy	<p>Elgin Health Centre recently upgraded is working at capacity and will require an extension to support future housing development. The potential population growth will require space for 4 additional GPs and support staff. Developer Contribution of £1,023.57 per SRUE required.</p> <p>3 Additional Dental Chairs will be required to support the potential increase in population. Developer Contribution of £1,023.57 per SRUE required.</p> <p>1 additional pharmacy will be required to support the potential population expansion. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3070.71 per SRUE required.</p>		<p>30% open space.</p> <p>Creation of link path to EG27.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Elgin	LONG2 South	700 houses	210 houses	2 x New Primary Schools. Developer contribution of £6,757 per SRUE required.	<p>The Health Centre at Glassgreen will support some modest expansion of services. A new site needs to be identified for a second Health Centre in the long term (beyond 10 years). The potential population growth will require space for a 7 GP practice. Site within Long 2 South is a possible location. Developer Contribution of £1,023.57 per SRUE required.</p> <p>3 Additional Dental Chairs will be required to support the potential increase in population. Developer Contribution of £1,023.57 per SRUE required.</p> <p>1 additional pharmacy will be required to support the potential population expansion. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3070.71 per SRUE required.</p>	Community facilities provided within new primary school(s).	<p>30% open space.</p> <p>Creation of active travel path corridors linking to Elgin centre incorporating EG37/EG41 and EG39/EG47 and EG48. Extension of EG06 south along the old railway line to Millbuies.</p> <p>Creation of community woodland at Birkenhill.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Elgin	OPP2 Hill Street/Ladyhill 3 houses			<p>Permanent Extension to West End Primary School</p> <p>Permanent Extension to Elgin Academy.</p>	<p>Elgin Health Centre recently upgraded is working at capacity and will require an extension to support future housing development. The potential population growth will require space for 4 additional GPs and support staff. Developer Contribution of £1,023.57 per SRUE required.</p> <p>3 Additional Dental Chairs will be required to support the potential increase in population. . Developer Contribution of £1,023.57 per SRUE required.</p> <p>1 additional pharmacy will be required to support the potential population expansion. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3070.71 per SRUE required.</p>		Landscaping

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Elgin	OPP3 Wards Road 20 houses	5 houses	2 houses	Permanent Extension to West End Primary School Permanent Extension to Elgin Academy.	The Health Centre at Glassgreen will support some modest expansion of services. A new site needs to be identified for a second Health Centre in the long term (beyond 10 years). The potential population growth will require space for a 7 GP practice. Site within Long 2 South is a possible location. Developer Contribution of £1,023.57 per SRUE required.		15% open space.
	OPP4 Ashgrove Road 38 houses	10 houses	2 houses	Permanent Extension to East End Primary School Permanent Extension to Elgin Academy.	The Health Centre at Glassgreen will support some modest expansion of services. A new site needs to be identified for a second Health Centre in the long term (beyond 10 years). The potential population growth will require space for a 7 GP practice. Site within Long 2 South is a possible location. Developer Contribution of £1,023.57 per SRUE required.		15% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Elgin	OPP6 Spynie Hospital 76 houses	19 houses	6 houses	Permanent Extension to Bishopmill Primary School Permanent Extension to Elgin Academy	<p>Elgin Health Centre recently upgraded is working at capacity and will require an extension to support future housing development. The potential population growth will require space for 4 additional GPs and support staff. Developer Contribution of £1,023.57 per SRUE required.</p> <p>3 Additional Dental Chairs will be required to support the potential increase in population. Developer Contribution of £1,023.57 per SRUE required.</p> <p>1 additional pharmacy will be required to support the potential population expansion. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3070.71 per SRUE required.</p>		20% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Elgin	OPP7 Bilbohall 8 houses	2 houses		Permanent Extension to Greenwards Primary School	The Health Centre at Glassgreen will support some modest expansion of services. A new site needs to be identified for a second Health Centre in the long term (beyond 10 years). The potential population growth will require space for a 7 GP practice. Site within Long 2 South is a possible location. Developer Contribution of £1,023.57 per SRUE required.		Landscaping
Findhorn	R1 Heathneuk 5 houses	2 houses		Permanent Extension to Forres Academy	New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required. 2 Additional Dental Chairs will be required to support the potential increase in population.		Landscaping.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Findhorn					Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		
Findochty	R1 Morven Crescent 35 houses	9 houses	3 houses	Permanent Extension to Buckie High	Existing Health Centre at Ardach has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required. Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		15% open space.
	R2 West of Primary School 20 houses	5 houses	2 houses	Permanent Extension to Buckie High	Existing Health Centre at Ardach has some capacity for additional patients however		15% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Findochty					<p>the potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £2,047.14 per SRUE required.</p>		
Fochabers	R1 Ordiquish Road 50 houses	13 houses	4 houses		Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required.		<p>15% open space.</p> <p>Upgrading as active travel corridor paths FB23/FB22/SW03/SW02/FB20.</p>
	R2 Ordiquish Road West 50 houses	13 houses	4 houses		Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required.		<p>15% open space.</p> <p>Upgrading as active travel corridor paths FB23/FB22/SW03/SW02/FB20.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Fochabers	R3 East of Duncan Avenue 30 houses	8 houses	3 houses		Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required.		15% open space.
	LONG	25 houses	8 houses		Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required.		20% open space. Upgrading as active travel corridor paths FB23/FB22/SW03/SW02/FB20.
	OPP2 Institution Road 2 houses				Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required.		Landscaping
	OPP3 Lennox Crescent 18 houses	5 houses	2 houses		Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required.		15% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres	R1 Knockomie (South) 85 houses	22 houses	6 houses	Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3,070.62 per SRUE required.</p>		<p>20% open space.</p> <p>Completion of cycle link path (Grantown Road) to schools and town centre.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres	R3 Ferrylea 287 units	72 units	22 units	Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3,070.62 per SRUE required.</p>		<p>30% open space.</p> <p>Completion of cycle link path (Grantown Road) to schools and town centre. Creation of link path to FR23 in Mannachie Park.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres	R4 Lochyhill 440 houses	110 houses	33 houses	Rezoning of Primary School Catchment. Developer contribution of £1,148 per SRUE required. Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3,070.62 per SRUE required.</p>		<p>30% open space.</p> <p>Improved accessibility of FR17 and FR18.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres	R6 Mannachy 40 houses	10 houses	3 houses	Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3,070.62 per SRUE required.</p>		<p>15% open space.</p> <p>Completion of cycle link path (Grantown Road) to schools and town centre.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres	R8 Balnageith 5 houses	2 houses		Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3,070.62 per SRUE required.</p>		<p>Landscaping.</p> <p>Completion of cycle link path (Grantown Road) to schools and town centre.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres	R9 Plantation Cottage 25 houses	7 houses	2 houses	Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3,070.62 per SRUE required.</p>		<p>15% open space.</p> <p>Completion of cycle link path (Grantown Road) to schools and town centre.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres	R10 Dallas Dhu 60 houses	15 houses	5 houses	Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3,070.62 per SRUE required.</p>		<p>20% open space.</p> <p>Completion of cycle link path (Grantown Road) to schools and town centre.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres	R11 Pilmuir Road West 40 units	10 houses	3 houses	Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3,070.62 per SRUE required.</p>		<p>15% open space.</p> <p>Completion of cycle link path (Grantown Road) to schools and town centre.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres	LONG1 Lochyhill 640 houses	160 houses	48 houses	Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3,070.62 per SRUE required.</p>		<p>30% open space.</p> <p>Improved accessibility of FR17 and FR18.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres	LONG2 Dallas Dhu 50 houses	13 houses	4 houses	Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3,070.62 per SRUE required.</p>		<p>15% open space.</p> <p>Completion of cycle link path (Grantown Road) to schools and town centre.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres	LONG3 West Park Croft 80 houses	20 houses	6 houses	Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3,070.62 per SRUE required.</p>		<p>20% open space.</p> <p>Completion of cycle link path (Grantown Road) to schools and town centre.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres	OPP1 Caroline Street 80 houses	20 houses	6 houses	Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3,070.62 per SRUE required.</p>		<p>20% open space.</p> <p>Upgrading of FR31.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres	OPP2 Bus Depot, North Road 2 houses			Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3,070.62 per SRUE required.</p>		Landscaping

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres	OPP3 Castlehill Health Centre 12 houses	3 houses	1 house	Permanent Extension to Forres Academy	New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.		15% open space
	OPP4 Cathay 144 houses	36 houses	11 houses	Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p>		<p>20% open space.</p> <p>Improved accessibility of FR17 and FR19.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres					<p>Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3,070.62 per SRUE required.</p>		
	OPP5 Leancoil Hospital 80 houses	20 houses	6 houses	Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p>		20% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres					<p>Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3,070.62 per SRUE required.</p>		
	OPP6 Edgehill Road 2 houses			Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p>		Landscaping

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres					Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required. Total contribution of £3,070.62 per SRUE required.		
	OPP7 Auction Hall, Tytler Street 24 houses	6 houses	2 houses	Permanent Extension to Forres Academy	New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required. 2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.		15% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres					<p>Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.</p> <p>Total contribution of £3,070.62 per SRUE required.</p>		
	OPP8 Whiterow 80 houses	20 houses	6 houses	Permanent Extension to Forres Academy	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p>		<p>20% open space.</p> <p>Completion of cycle link path (Grantown Road) to schools and town centre.</p>

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Forres					Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required. Total contribution of £3,070.62 per SRUE required.		
Garmouth	R1 South of Innes Road 10 houses	3 houses	1 house				15% open space.
Hopeman	R1 Manse Road 25 houses	7 houses	2 houses				15% open space.
	LONG	13 houses	4 houses				15% open space.
Keith	R1 Nelson Terrace 5 houses	2 houses			Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required. Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.		Landscaping.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Keith					Total contribution of £2,047.14 per SRUE required.		
	R3 Edindiach Road West 40 houses	10 houses	3 houses		Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required. Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		15% open space. Improved accessibility of KT07 and KT10.
	R4 Balloch Road 6 houses	2 houses			Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required. Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.		Landscaping.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Keith					Total contribution of £2,047.14 per SRUE required.		
	R5 Seafield Walk 11 houses	3 houses	1 house		Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required. Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		15% open space.
	R6 Banff Road North 60 houses	15 houses	5 houses		Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required. Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.		20% open space. Improved accessibility of KT07.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Keith					Total contribution of £2,047.14 per SRUE required.		
	R7 Banff Road South 200 houses	50 houses	15 houses		Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required. Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		20% open space. Improved accessibility of KT07.
	R9 Jessiman's Brae 6 houses	2 houses			Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required. Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.		Landscaping.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Keith					Total contribution of £2,047.14 per SRUE required.		
	R10 Broomhill Road 5 houses	2 houses			Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required. Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		Landscaping.
	LONG	18 houses	6 houses		Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required. Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.		20% open space. Improved accessibility of KT07 and KT10.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Keith					Total contribution of £2,047.14 per SRUE required.		
	OPP1 The Tannery 12 houses	3 houses	1 house		Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required. Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		15% open space.
	OPP2 Former Primary School, Church Road 8 houses	2 houses			Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required. Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.		Landscaping

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Keith					Total contribution of £2,047.14 per SRUE required.		
	OPP3 Newmill Road South 16 houses	4 houses	2 houses		Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required. Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		15% open space.
	OPP4 Former Caravan Site 12 houses	3 houses	1 house		Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required. Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required.		15% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Keith					Total contribution of £2,047.14 per SRUE required.		
Kinloss	R1 Woodland, West of Seapark House 6 houses	2 houses		Permanent Extension to Kinloss Primary School Permanent Extension to Forres Academy	New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required. 2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		Landscaping.
	R3 Findhorn Road West 6 houses	2 houses		Permanent Extension to Kinloss Primary School	New Health Centre at Thornhill Site. The development has been designed with 5 year		Landscaping.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Kinloss				Permanent Extension to Forres Academy	<p>expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £2,047.14 per SRUE required.</p>		
	R4 Damhead 25 houses	7 houses	2 houses	<p>Permanent Extension to Kinloss Primary School</p> <p>Permanent Extension to Forres Academy</p>	<p>New Health Centre at Thornhill Site. The development has been designed with 5 year expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p>		15% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Kinloss					<p>2 Additional Dental Chairs will be required to support the potential increase in population. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £2,047.14 per SRUE required.</p>		
Lhanbryde	R1 West of St Andrews Road 65 houses	17 houses	5 houses		<p>Existing Health Centre working well beyond design capacity with no room for expansion on existing site. A new site needs to be identified for a replacement Health Centre in the near future. Developer Contribution of £1,023.57 per SRUE required.</p>		20% open space.
	OPP1 Garmouth Road 50 houses	13 houses	4 houses		<p>Existing Health Centre working well beyond design capacity with no room for expansion on existing site. A new site needs to be identified for a replacement Health Centre in the near future.</p>		15% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Lhanbryde					Developer Contribution of £1,023.57 per SRUE required.		
Lossiemouth	R1 Sunbank/ Kinnedar 250 houses	63 houses	19 houses		The new Health Centre at Lossiemouth will support some modest expansion of services, however the potential population growth will require space for 1 additional GP and support staff. Developer Contribution of £1,023.57 per SRUE required.		30% open space. Creation of cycle path along west side of A941. Creation of new active travel corridor path incorporating upgrade of LM23 and LM24.
	R2 Stotfield Road 5 houses	2 houses			The new Health Centre at Lossiemouth will support some modest expansion of services, however the potential population growth will require space for 1 additional GP and support staff. Developer Contribution of £1,023.57 per SRUE required.		Landscaping.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Mosstodloch	R1 Stynie Road 50 houses	13 houses	4 houses		Existing Health Centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required.		15% open space.
	R2 Garmouth Road 60 houses	15 houses	5 houses		Existing Health Centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required.		20% open space. Improvement of surface/ drainage of adjacent FB12.
Newmill	R1 Isla Road 6-10 houses	3 houses	1 house		Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required. Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		15% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Portgordon	R1 West of Reid Terrace 40 houses	10 houses	3 houses	Permanent Extension to Buckie High	<p>Existing space will be required to be reconfigured to allow expansion of services. The potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £611 per SRUE required.</p> <p>Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £1,634.57 per SRUE required.</p>		15% open space.
	R2 Crown Street 55 houses	14 houses	4 houses	Permanent Extension to Buckie High	<p>Existing space will be required to be reconfigured to allow expansion of services. The potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £611 per SRUE required.</p> <p>Expansion required to existing pharmacy outlets. Developer</p>		20% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Portgordon					<p>contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £1,634.57 required.</p>		15% open space.
Portknockie	R1 Seabraes 50 houses	13 houses	4 houses	Permanent Extension to Buckie High	<p>Existing Health Centre at Ardach has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.</p> <p>Expansion required to existing pharmacy outlets. Developer contribution of £1023.57 per SRUE required.</p> <p>Total contribution of £2,047.14 per SRUE required.</p>		15% open space.
Rafford	R1 Brockloch 12 houses	3 houses	1 house	Permanent Extension to Forres Academy	New Health Centre at Thornhill Site. The development has been designed with 5 year		15% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Rafford					expansion capacity thereafter will require space for 4 additional GPs and support staff. Developer contribution of £1023.57 per SRUE required.		
Rothes	R1 Spey Street 30 houses	8 houses	3 houses		Existing health centre needs to be reconfigured to provide space for 1 additional GP and support staff. Developer contribution of £611 per SRUE required.		15% open space.
	R2 Green Street 40 houses	10 houses	3 houses		Existing health centre needs to be reconfigured to provide space for 1 additional GP and support staff. Developer contribution of £611 per SRUE required.		15% open space
	OPP1 Greens of Rothes 50 houses	13 houses	4 houses		Existing health centre needs to be reconfigured to provide space for 1 additional GP and support staff. Developer contribution of £611 per SRUE required.		15% open space

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Rothies	OPP2 North Street 40 houses	10 houses	3 houses		Existing health centre needs to be reconfigured to provide space for 1 additional GP and support staff. Developer contribution of £611 per SRUE required.		15% open space.
Rothiemay	R1 Castle Terrace 15 houses	4 houses	2 houses		Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required. Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		15% open space.
	R2 Anderson Drive 5 houses	2 houses			Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required.		Landscaping.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Rothiemay					Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		
	R3 Deveronside Road 10 houses	3 houses	1 house 1 house 1 house		Existing health centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of £1,023.57 per SRUE required. Expansion required to existing Pharmacy outlets. Developer Contribution of £1,023.57 per SRUE required. Total contribution of £2,047.14 per SRUE required.		15% open space.
Urquhart	R1 Meft Road 10 houses	3 houses			Existing Health Centre working well beyond design capacity with no room for expansion on existing site. A new site needs to be		15% open space.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Community, Sports & Recreation	Open Space/ Paths
Urquhart					identified for a replacement Health Centre in the near future. Developer Contribution of £1,023.57 per SRUE required.		
	LONG1 Meft Road 10 houses	3 houses			Existing Health Centre working well beyond design capacity with no room for expansion on existing site. A new site needs to be identified for a replacement Health Centre in the near future. Developer Contribution of £1,023.57 per SRUE required.		15% open space.
	LONG2 Station Road 5 houses	2 houses			Existing Health Centre working well beyond design capacity with no room for expansion on existing site. A new site needs to be identified for a replacement Health Centre in the near future. Developer Contribution of £1,023.57 per SRUE required.		Landscaping.

6 Contacts

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Land & Parks Services	Moray Council, Land & Parks, Ashgrove Depot, Ashgrove Road, Elgin, IV30 IUU T: 01343 557051 E: landandparks@moray.gov.uk
Access	Moray Council, Countryside & Parks, Access Manager, Ashgrove Depot, Ashgrove Road, Elgin, IV30 1UU T: 01343 557049 E: morayaccess@moray.gov.uk