



TOPIC PAPER

Housing Land, Policies & Creating Quality Places

MORAY LOCAL DEVELOPMENT PLAN 2020



DECEMBER 2017



CONTENTS

1	Introduction	1
2	Scottish Planning & Community Planning Partnership Context	1
3	Strategic Housing Land Requirements	2
4	Spatial Strategy	8
5	Review of Housing Land Policy Issues	9
6	Creating Quality Places	12
7	Outcomes	15
Appendix 1	House completions	16
Appendix 2	Sites	17
Appendix 3	Quality Audit Monitoring	22

INTRODUCTION

1

This paper is one of a series of core background documents for the Moray Local Development Plan 2020. The paper sets out:-

- The strategic housing land requirements, with a focus on delivery and review of the effectiveness of sites
- The spatial strategy for future growth
- A review of housing policy issues
- how the Plan can further support the aims of Scottish Planning Policy, Creating Places and Designing Streets to create higher quality living environments which support our aspirations for a healthy society

SCOTTISH PLANNING POLICY & COMMUNITY PLANNING PARTNERSHIP CONTEXT

2

Scottish Planning Policy requires the planning system to;

- identify a generous supply of land for the provision of a range of housing in the right places. The planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements across all tenures. Housing need and demand assessment provides the evidence base for defining housing supply targets in local housing strategies and allocating land for housing in development plans.

- identify the housing land requirement and allocate a range of sites which are effective or capable of becoming effective to meet these requirements up to year 10 beyond the predicted year of plan adoption, ensuring a minimum of 5 years effective land supply at all times. Local development plans outwith city regions should also provide an indication of the possible scale and location of housing land up to year 2035.
- Identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5 year supply of effective housing land at all times;
- Enable provision of a range of attractive, well designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places; and
- Have a sharp focus on the delivery of allocated sites embedded in action programmes, informed by strong engagement with stakeholders.
- Identify suitable sites for Gypsy/ Traveller/ Showpeople where a need has been identified.

Moray 2026 is the 10 year plan produced by the Council and Community Planning Partners, aiming to describe what Moray will look like in 10 years' time. The Community Planning Board has identified five priorities;

- 1) A growing, diverse and sustainable economy
- 2) Healthier Citizens
- 3) Ambitious and confident young people
- 4) Adults living healthier, sustainable independent lives safeguarded from harm
- 5) Safer communities

The housing land and housing and placemaking policies of the Moray Local Development Plan 2020 will support delivery of all of the above priorities.



STRATEGIC HOUSING LAND REQUIREMENTS

3

2

As set out on the previous page, SPP requires Local Development Plans to take a longer term approach to housing land. The Scottish Government has ambitious targets for the provision of 50,000 new affordable homes over the next 5 years as part of the 'More Homes Scotland' initiative. To support this priority, the Housing Minister has set aside £3 billion over the next 5 years. An effective supply of land for housing is a key aspect of delivering this ambition and meeting wider housing need and demand.

To be effective a site has to be free of constraints and able to be developed within a 5 year time period. The effectiveness of sites and the housing land supply is monitored annually through a housing land audit which the Council prepares in consultation with developers. To encourage a longer term approach to housing land supply and the growth of urban areas in Moray, the 2008 Local Plan introduced LONG

designations which have enabled the Council to maintain a good effective supply of housing land, which has supported growth and encouraged a longer term approach to infrastructure planning and long term masterplanning to promote design quality.

The LONG approach has been used effectively along with the annual housing land audit and a series of triggers to control the release of LONG term sites, if the need arises. The triggers have been used to release land for 350 units at Findrassie in 2013 and for 150 units in Elgin South in 2016. It is proposed that this longer term planned approach is continued, with the focus on new releases of land for MLDP2020 being on LONG designations identified in the Moray Local Development Plan 2015.

Table 1 below identifies the effective and constrained housing land supply as at January 2017, from the Housing Land Audit 2017.

	2013	2014	2015	2016	2017
Effective	2,129	2,630	2,474	2,706	4,094
Constrained	4,885	4,152	3,947	10,384	9,047
Established	7,014	6,782	6,421	13,090	13,141



Appendix 1 summarises completions over the previous 5 years and projected future completions.

While housing land and housing completions have shown consistent levels of growth in Elgin, Forres and Buckie, growth in Keith and Speyside has been much slower, especially in Speyside where there has been very limited activity on sites identified in the Moray Local Plan 2008 and Moray Local Development Plan 2015. The Main Issues Report will highlight some sites where further information on the effectiveness of a site is required for the site to be included in the Proposed Plan.

It is proposed to take a different approach to try and unlock and deliver some sites and consider whether smaller phased development, mixed uses and in some instances single plot for self-build development may be the best option to progress some sites. However, this will need to be carefully controlled to ensure that infrastructure, servicing and other policy requirements such as affordable housing and open space are provided. This approach could also assist with strengthening the settlement hierarchy and provide more plot opportunities in smaller towns and villages in conjunction with the new rural housing policy.

The baseline for calculating housing need and demand for the Moray Local Development Plan 2020 is set out in the emerging Housing Need and Demand Assessment (HNDA) 2017, which has been submitted to the Centre for Housing Market Analysis to achieve "robust and credible" status.

In support of the ongoing review of the Scottish planning system, the LDP2020 should provide at least a 10 year supply of effective housing land at the time of adoption and it is proposed to plan for a 5 year effective land supply at 2030. This longer term approach allows for strategic infrastructure planning and co-ordination between community planning partners and other agencies. The Council is already working on infrastructure planning projects up to 2035. The time period for the housing land requirement is therefore 2018-2035.



Identifying "LONG" term sites will provide an indication of the location of housing land up to and beyond year 20, as required by Scottish Planning Policy and ensure a generous land supply is identified.

The HNDA takes account of a wide range of demographic and economic information to project need and demand up to 2035. A summary of the projections is set out in Table 2.

The Housing Need and Demand Assessment 2017 identifies a need and demand for 304 units to be delivered per annum, with a particular need in the first 5 years of the Plan of 424 units per annum.





The HNDA figure includes an inflated figure for 2018 to reflect the higher than forecast rate of household formation in Moray evidenced in the 2014 Scottish household projection figures. Table 3 below provides a summary of the requirements by Local Housing Market Area (LHMA).

The housing land calculation has used the baseline figure of 5473 units from the HNDA for the 18 year housing requirement. There is already a substantial housing land supply (see table 1 above) in Moray and the existing effective supply of 4094 units identified in the Housing Land Audit 2017 is subtracted from this total.

Scottish Planning Policy suggests adding a flexibility allowance of 10-20%, however, to ensure a longer term approach is taken and to reflect uncertainty over longer term demographic projections, the significant investment by the Ministry of Defence at RAF Lossiemouth and the potential for additional investment at Kinloss Barracks, a flexibility allowance of 30% is proposed. Further justification for adding 30% flexibility is evidenced in Moray's population growth being significantly higher, and indeed different, from long term national population projections.

When preparing the Moray Local Plan 2008, national population projections indicated that Moray's population would drop below 80,000 by 2017. However, as table 4 below indicates, Moray's population estimate in 2016 was 96,070. While national projections still suggest a drop in population, these figures need to be treated with some caution.

2012	2013	2015	2016	2039
92,910	94,350	95,510	96,070	95,583

Table 4 Moray's population projection NRS.

Table 2 Extract from HNDA 2017.

Displayed	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Social Rent	261	196	190	195	188	107	99	106	108	107	97	87	93	87	95	92	82	89
BM Rent	44	28	27	28	26	27	21	23	23	23	21	19	20	16	18	17	15	16
PRS	81	52	49	51	48	49	45	49	49	51	46	41	45	41	45	44	40	43
Buyers	190	120	114	119	112	115	101	109	111	108	99	88	93	85	93	90	78	86
Total	576	396	379	394	375	298	267	287	291	289	263	235	251	229	251	242	215	235

Table 3 Extract from HNDA by LHMA - awaited

Total Uplift	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Buckie HMA	92	62	59	62	58	50	45	48	49	49	44	39	42	38	42	41	36	39
CNP HMA	5	4	3	4	3	3	3	3	3	3	3	2	2	2	2	2	2	2
Elgin HMA	292	204	196	203	194	144	129	139	141	140	127	114	122	111	122	117	104	114
Forres HMA	99	68	65	68	64	52	47	50	51	50	46	41	44	40	44	42	37	41
Keith HMA	46	31	29	31	29	25	22	24	24	24	22	20	21	19	21	20	18	20
Speyside HMA	42	28	27	28	26	24	21	23	23	23	21	19	20	18	20	19	17	19
Total Uplift	576	397	379	398	374	298	267	287	291	289	263	235	251	228	251	241	214	235



The housing land requirement, with 30% flexibility is set out in Table 5 below.

This means that over and above the existing housing land supply, additional land/sites for 1700 units need to be identified through the LDP. A significant proportion of this is likely to be met by bringing forward some of the sites currently identified as LONG term in the 2015 Plan.

Although, no new additional land designations are proposed in the Keith or Speyside LHMA's, there is a significant existing supply and the focus in these areas will be on working with landowners and developers to overcome constraints and bring existing sites forward into the effective land supply.

The proposed housing supply target is therefore 304 units per annum and the annual housing land requirement is $7115/18 = 395$ as need is higher in the first 5 years (2018 - 2023) at 424 units per annum, it is proposed that the housing supply target (2018 - 2023) is 470 units.

Table 5 Housing Land Requirements to 2035.

LHMA	Housing Supply Target to 2035 (A)	Proposed Flexibility (B)	Housing Land Requirement (A+B=C)	Existing effective supply (D)	Sites Effective 5yr+ (E)	Projected completions 2017-2021	Constrained supply	Additional housing land requirement (C-D-E)	Split by LHMA
Buckie	5473	30%	5473+1642	330	60	266	807	7115-4094-	250
Elgin				2304	1230	1410	6484	1320	1200
Forres				1066	10	392	911		250
Keith				303	10	157	313		*
Speyside				91	10	71	532		*
Total	5473	1642	7115	4094	1,320	2296	9047	1701	



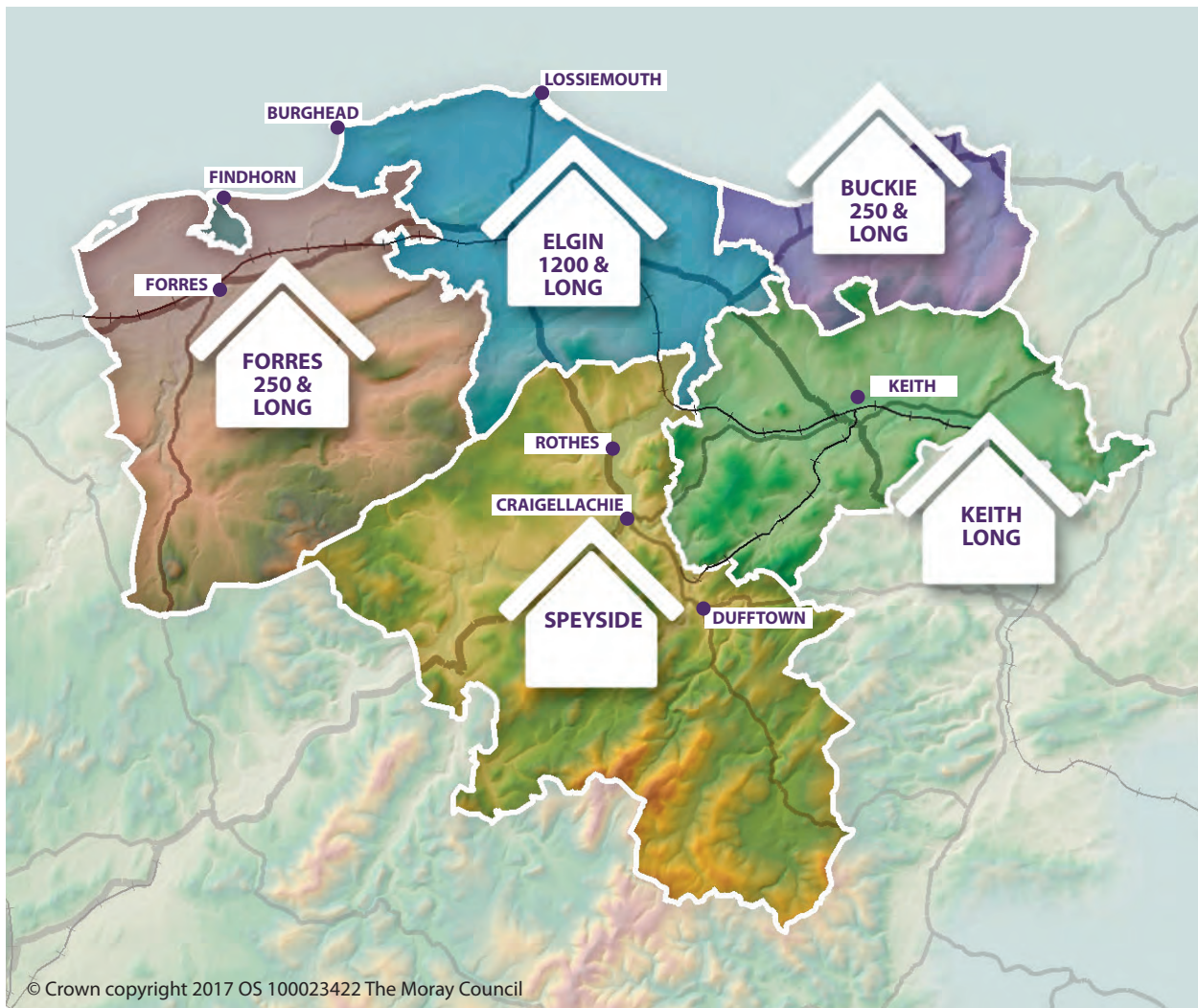


Table 6 splits the LHMA requirement by “settlement” which has been determined in accordance with the settlement hierarchy, environmental considerations, land availability, infrastructure and other determining issues.

Implications for LDP2020

- Continue with LONG term approach to identifying housing land.
- Take alternative approach to sites which have not come forward for development, consider phasing, self- build and mixed use approaches.
- Consider deleting sites where the effectiveness of the site has not been proven.



Table 6 Housing land requirement by LHMA

HMA- Additional Housing land requirement by LHMA	Settlement	Average annual completions 2012-2016	Effective	Constrained	Additional housing land requirement by settlement or proposed actions	Justification
Buckie 250	Buckie	249	240	552	250	Growth area identified in spatial strategy 0
	Cullen	7	0	85	0	
	Findochty	0	0	55	0	
	Portgordon	2	40	55	0	
	Portknockie	0	0	50	0	
Elgin 1200	Elgin	727	1606	5864	1200	Longer term planning, options limited by topography and environmental designations.
	Burghead	25	112	0	New LONG	
	Duffus	0	0	0	0	
	Fochabers	16	91	150	0	
	Garmouth/ Kingston	0	0	10	0	
	Hopeman	0	25	50	0	
	Lhanbryde	0	0	65	0	
	Lossiemouth	43	358	0	0	
	Mosstodloch	0	59	60	0	
	Cummingston	1	3	0	0	
	Urquhart	0	0	25	10	
Forres 250	Forres	177	942	865	250	Growth area. Identified in spatial strategy.
	Alves	2	0	250	0	
	Dallas	0	0	14	0	
	Dyke	0	17	0	0	
	Findhorn	32	20	0	0	
	Kinloss	0	37	12	0	
	Rafford	0	0	10	0	
Keith	Keith	56	226	293	New LONG	Focus on delivery of existing sites and identify new LONG sites.
	Newmill	0	0	10	0	
	Rothiemay	0	27	0	0	
Speyside	Aberlour	0	5	224	0	Focus on delivery of existing sites.
	Archiestown	2	0	31	0	
	Craigellachie	0	25	17	0	
	Dufftown	16	11	130	0	
	Rothies	0	0	120	0	
Cairngorms	Tomintoul					



SPATIAL STRATEGY

4

8

Historically the spatial strategy has been to promote proportional growth across the 5 main towns, however, growth has been concentrated in Elgin, Forres and Buckie, with much slower growth in Keith and Lossiemouth and very limited development activity within Speyside towns and villages. Future opportunities in Lossiemouth are constrained by a number of factors.

The permissive housing in the countryside policy has undermined the current spatial strategy as sites have not come forward in identified third tier towns and villages and Rural Groupings, with significant numbers of new houses being built in the open countryside, which is discussed in more detail in the Housing in the Countryside Topic Paper.

The proposed Spatial Strategy for housing land provision is proposed to be:-

- Reinforce and strengthen the primary role of Elgin in the settlement hierarchy, followed by Forres and Buckie, with growth areas at Aberlour and Fochabers promoted through the plan period. Aberlour and Fochabers are viable local centres with a range of services and facilities, including secondary schools and while growth to date has been slow, the Plan will aim to deliver development in these centres.

- Address a lack of effective housing sites in the Keith and Speyside LHMA's by exploring alternative approaches to delivery, including a more restrictive housing in the countryside policy.

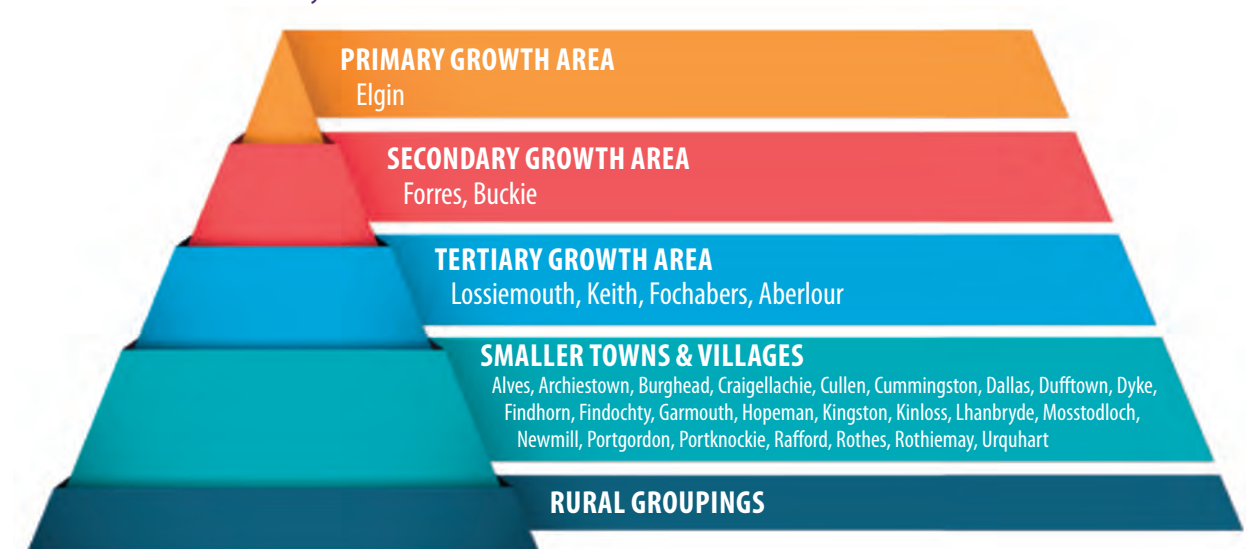
The smaller settlements are expected to grow in proportion to their current size and land designations have been made at a lower level and in accordance with existing supply, previous development rates etc. However, some towns and villages have been proposed for no, or very limited growth, due to capacity or character issues.

The number of Rural Groupings is proposed to increase, in association with a new rural housing policy.

The proposed settlement hierarchy for the period 2020-2035 is shown below.

However, it is recognised that there are a number of constraints to future development of Moray's main settlements including flood risk, topography, environmental designations, character and local infrastructure. For these reasons it is considered appropriate to include an action during the lifetime of the LDP2020 to investigate the potential to establish a new town within Moray to meet future demand for growth in the longer term.

Table 7 Settlement hierarchy



REVIEW OF HOUSING LAND POLICY ISSUES

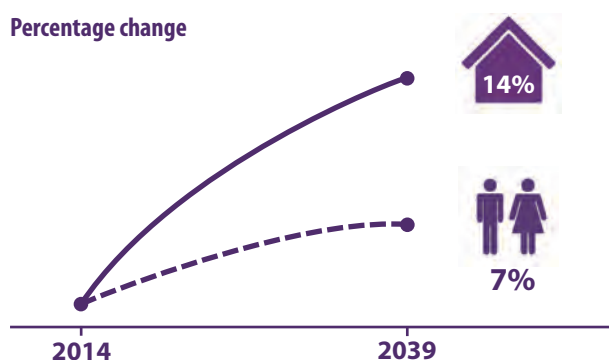
5

Policies H1 and H2 are considered to have worked well to deliver and maintain an effective supply of land for housing, although further explanation of indicative density levels would be useful.

The nature of housing need and demand has changed significantly over the last 20 years, as average household size has reduced considerably, resulting in more demand for smaller homes such as flats, terraces and semi-detached properties and fewer large 4 bedroom homes. Moray's ageing population also affects this issue with more small, single storey homes required for elderly people. While nationally Scotland's population to 2039 is proposed to increase by 7%, households are projected to increase by 14% within the same time period.

The number of households is projected to increase faster than the population

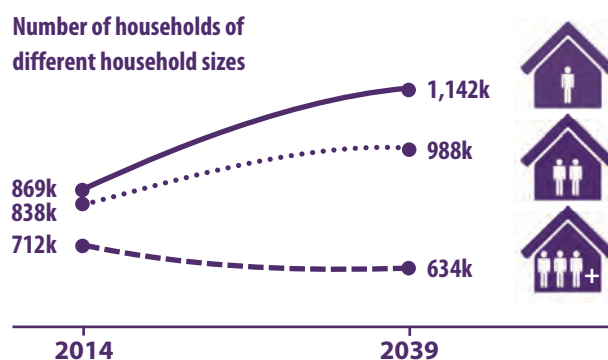
Percentage change



Smaller homes and their respective smaller plots can increase density levels and it is important that indicative capacities identified for sites are reviewed and reflect these increased density levels. However, any increase in density levels must be balanced carefully against the open space requirements and it is not proposed to reduce these, as they are considered to reflect the nature and character of Moray's settlements. However, it is proposed to focus more on ensuring that the quality criteria of the open space is fully met, with all spaces having a clearly defined purpose.

Part of the projected increase is due to more people living in smaller households

Number of households of different household sizes



* Two or more person households could contain adults, or both adults and children

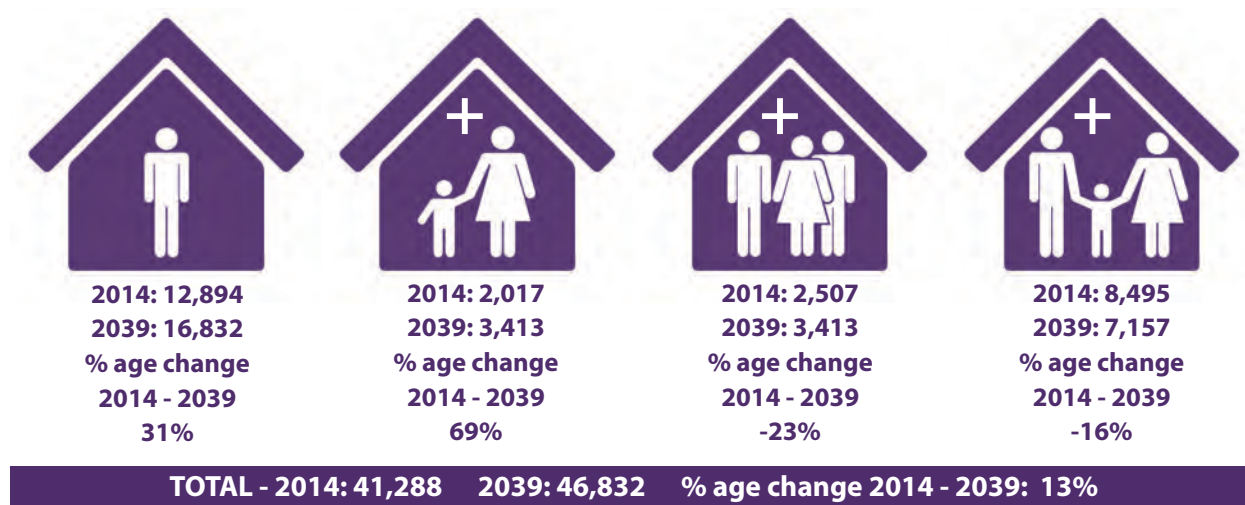
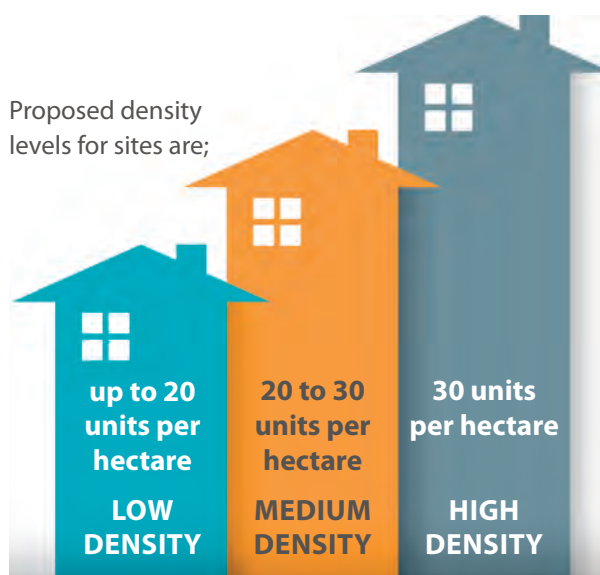


Table 8- projected changes to household size



Proposed density levels for sites are;



High density developments will be rare in Moray, most likely being in town centre developments and small flatted elements of larger sites.

Implications for LDP2020

- Review indicative capacities of sites to be carried forward and ensure indicative capacities for proposed new sites reflect the nature of smaller households.
- Consider introducing minimum plot sizes.

Changes to existing sites

Appendix 2 highlights proposed changes to sites proposed to be carried forward from Moray Local Development Plan 2015. This is intended to highlight sites where further information is required as to their effectiveness and whether they should continue to be identified in the Local Development Plan for development purposes.

Affordable Housing and Tenure Integration

The need for affordable housing has dropped from the previous HNDA (2012) of 424 units per annum to 150 per annum (2018-2035) and the balance between need and demand for affordable/ private units has changed from 78.8%/ 21.2% to closer to 50%/50%.

£24million of Scottish Government funding has been secured towards provision of affordable housing in Moray between 2018 and 2024. Registered Social Landlords are also expected to be better funded to assist with delivery of affordable housing over the next few years.

Integration of affordable and private housing has become an issue for the Council with no clear national policy guidance. However, there has been considerable research done into this issue and it is proposed to include policy guidance within LDP2020, to require applicants to demonstrate tenure integration through;

- Architectural style ensuring that homes are tenure blind, with no architectural distinction in the external appearance and finishes
- The spatial mix between social housing and private housing units must be a minimum of 25/75% in all character areas within a development, unless there are exceptional circumstances agreed by the Council's Housing Strategy Manager.
- The spatial mix must ensure communities are integrated to share school catchment areas, open spaces, play areas, sports areas, bus stops and community facilities.
- The mix across all tenures must reflect the mix of the local population in terms of age and or/ disability and reflect future projected household needs.
- The mix and layout must offer choice (on larger developments) and opportunity for residents to move within the development area as their housing needs change over their lifetime, in terms of size and/ or tenure.

Implications for LDP 2020

- Affordable housing policy to include criteria on tenure integration
- Quality Auditing to refer to tenure integration
- Achieve better tenure integration and minimise developments over 25 units of 100% social rented housing



Accessible Housing

This policy was introduced in the LDP2015 and is considered to be innovative by the Scottish Government, seeking to provide a proportion of private sector housing to wheelchair accessible standard. However, developers objected strongly to the policy and the Supplementary Guidance, especially inclusion of further detail on the thresholds of when the policy will apply. The Reporter in the Examination of the Local Development Plan considered that Supplementary Guidance could set out the thresholds and Guidance was subsequently prepared. However, with the future of Supplementary Guidance under the new planning system to be clarified, thresholds should be embedded in the policy. As Moray faces considerable challenges from the ageing population, this policy is considered vital to provide a proportion of both affordable and market housing to wheelchair accessible standard.

Table 9 below highlights Moray's ageing population challenge which will have implications for a range of Council and Community Planning partners in delivering healthcare and other services for the elderly.

Table 9 Moray's projection population by age group.

Age Group	Base Year 2014	Projected Year 2019	2024	2029	2034	2039
0-15	16,591	16,141	15,786	15,471	15,442	15,246
16-29	15,472	14,987	14,549	14,100	13,919	13,655
30-49	24,245	22,796	22,325	23,020	22,805	22,528
50-64	19,454	20,705	20,836	19,210	17,622	17,123
65-74	10,563	11,385	11,766	12,908	13,890	13,479
75+	6,566	9,262	9,262	10,645	12,007	13,542
Total	92,891	93,473	94,524	95,354	95,685	95,583



Implications for LDP2020

- Include details of thresholds and provision in Accessible Housing policy
- Higher demand for housing for ageing population
- Potential different approaches to caring at home
- Include policy requirements for tenure integration



Sites for Gypsy/ Travellers and sites for Travelling Showpeople

The Moray Local Development Plan 2015 includes a policy with criteria for assessing Gypsy/ Traveller sites. Unauthorised encampments continue to be a problem in Moray. Research is ongoing at the time of writing into the specific needs of Gypsy/ Travellers in Moray and it is proposed to include an action within the Delivery Programme to address the outcomes of the research.

Travelling Showpeople are a separate community from Gypsy/ Travellers and may have different needs. Showpeople require permanent sites for accommodation and for the storage and maintenance of equipment. Currently there are a number of sites used by Travelling Showpeople in Moray, though not exclusively. At present these sites do not have protected status for this use. The Local Development Plan should ensure there is certainty over the continuing availability of these sites, or for alternative sites to be identified and provided.

Implications for LDP2020

- Include an action in the Delivery Programme to address the outcomes of ongoing research into the site requirements of Gypsy/ Travellers
- Include policy provision to safeguard sites used by Travelling Showpeople, or require alternative provision to be made.

CREATING QUALITY PLACES

6

The Moray Local Development Plan 2015 introduced Primary Policy 3 Placemaking to support the Scottish Government's aspirations for higher quality design and placemaking. The policy has been supported by a range of other "tools" including masterplans, development briefs and the Quality Audit process. The Quality Audit process involves Council officers from planning, transportation and housing working with Scottish Natural Heritage to assess development proposals against 12 placemaking criteria and scoring using a traffic light system.



While improvements in the quality of placemaking have been made, there is still considerable scope for further improvement to ensure new development meets the 6 qualities of a successful place, being;

- Distinctive
- Safe and pleasant
- Easy to move around
- Welcoming
- Adaptable, and
- Resource efficient



Planning applications being submitted are not meeting the aspirations for placemaking set out in both national and local policy and the QA process had been used to highlight often significant improvements required to ensure compliance with policy. While, introducing Placemaking as a primary policy has raised the profile of this issue, it is proposed to embed the above principles more strongly into the new policies of the plan and also embed key aspects of the People and Places Urban Design Guide into the policy as well as linking a revised version of the Quality Audit into the policy. The MLDP15 identified “Key Design Principles” for a number of sites and it is proposed that these have a stronger base in policy along with development briefs which have been/ will be produced for a number of sites.

While improvements in design have been secured, often through further negotiation, the “bar” needs to be set higher, while respecting development viability. This can be achieved through a number of clearer policy requirements to address issues such as variety in street frontage, clearly defined uses and higher quality of greenspaces, promoting biodiversity in new developments and reducing the dominance of cars on the streetscene.

This is a crucial policy for the Plan as it can help to deliver many of the much wider desired outcomes from Moray 2026, creating more social, attractive, active, caring, integrated and healthier environments in which we live.

The Quality Audit has been regarded as best practice in Scotland and it is proposed to include a revised and updated version with the Main Issues Report. A summary of QA results is included in Appendix 3.

There is also a need to ensure that Masterplans, both approved and to be prepared are referenced in policy.

Implications for LDP2020

- Retain Placemaking as a primary policy
- Further embed the 6 key qualities of a successful place into policy
- Reference revised Quality Auditing into the policy
- Embed key elements of the Urban Design Guide into policy.
- Cross reference to design briefs, masterplans and other guidance.
- Embed key design principles in policy.



Promoting healthy living

The Council wants to ensure that new developments support future healthcare needs in their widest sense and promote healthy living. The planning system has two roles in this respect, firstly in working with NHS Grampian to identify the need for future healthcare facilities and suitable sites and also to encourage healthy and active lifestyles through good design.

Council planners work closely with NHS Grampian staff to identify future health facility requirements and suitable sites to meet those needs. Further information is provided in the Infrastructure Topic Paper. Developer Obligations are also being requested towards new health facilities (GP's, dentists and pharmacies) where existing capacity has been reached.

In terms of promoting healthy living, the Local Development Plan policies can reflect that the environment and places where we live, work and relax have a direct impact upon our health, wellbeing and life chances. Health problems such as obesity and heart disease as well as mental health issues such as stress and anxiety can all be helped by better understanding the relationship between health issues and our environment.

Implications for LDP20202

- Incorporate health issues into policies on placemaking and open space
- Local Development Plan to identify sites for new/ extended healthcare facilities
- Health facilities evidence base to be kept up to date for Developer Obligations.
- Quality auditing process to incorporate health issues.
- Review requirements for housing to wheelchair accessible standard in both the private and social rented sector- see accessible housing section above.
- Opportunities for social integration to improve life chances and support provision of integrated affordable housing, see affordable housing section above.
- Opportunities for active lifestyles, creating well connected places with cycling and walking opportunities and access to sport facilities.
- Opportunities for passive relaxation, quiet areas, parks and sensory gardens.
- Quality housing in well planned neighbourhoods which encourage social interaction and a sense of neighbourhood and caring.
- Access to quality healthcare facilities through a variety of modes of transport
- On larger development sites, providing a suitable mix of house types to allow lifetime living opportunities, where families can move between homes at different stages of life.



OUTCOMES

7

- a) There is a generous housing land supply identified in the new Local Development Plan to accommodate planned growth up to 2035.
- b) Development supports the spatial strategy, with the right development in the right place.
- c) A continuing and significant improvement in the quality of urban design in Moray and ensure that new residential developments meet the 6 qualities of successful places.
- d) That housing mix reflects our demographic challenges, with more integrated communities, more, smaller housing units and single storey wheelchair accessible units provided.

15



APPENDIX

Appendix 1 Previous and projected housing completions in Moray

TOWN	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
ABERLOUR				0			0	0	5	0		224
ALVES	1	2										250
ARCHIESTOWN	0	1	1	0	0	0	0	0	0	0	0	31
BUCKIE	36	42	55	65	41	46	29	49	50	39	29	596
BURGHEAD	9	8	5	4	4	4			16	20	20	56
CRAIGELLACHIE	0		0	0	0	0	0	0	0	3	2	37
CULLEN	0	1	6									85
CUMMINGSTON					1	0	1	2				
DALLAS												14
DUFFTOWN			0	0	10	16	2	4	5			130
DYKE						0	4	4	2	4	3	
ELGIN	221	188	101	91	177	170	222	138	208	243	235	6,424
FINDHORN		1	31	0	0	0	9	8	1	1	1	
FINDOCHTY												55
FOCHABERS				4	8	4	11	16	16	16	16	166
FORRES	52	20	32	83	29	13	67	56	66	58	58	1502
GARMOUTH/KINGSTON												10
HOPEMAN									5	5	5	60
KEITH	41	21	3	7	3	22	14	24	24	23	22	412
KINLOSS	0	0	0	0	0		4	6	6	6	3	24
LHANBRYDE				0	0	0	0	0	0	0		65
LOSSIEMOUTH	0	4	10	6	14	9	9	28	27	26	20	248
MOSSTODLOCH				0	0	0	0	0	10	10	10	89
NEWMILL												10
PORTGORDON	0	1	1	0	0	0		5	5	5	5	75
PORTKNOCKIE	0	0	0	0	0							50
RAFFORD												10
REMAINDER OF MORAY	50	50	50	50	50	50	50	50	50	50	50	50
ROTHES												120
ROTHIEMAY												27
URQUHART												25
	410	339	295	310	337	334	422	390	496	509	479	10,845



APPENDIX

2

Key:- Green No change to site Amber Site to be amended Red Site to be deleted (completed/ non effective)

17

SETTLEMENT	SITE REF	SITE NAME	PROPOSED USE IN LDP2015	CARRIED FORWARD STATUS
Aberlour	LONG	Braes of Allachie (Phase 2)	50 Houses	
Aberlour	R1	Chivas Field	30 Houses	
Aberlour	R2	Braes of Allachie (Phase 1)	40 Houses	
Aberlour	R3	Tombain	12 Houses	
Aberlour	R4	Speyview	100 Houses	
Alves	LONG	Alves North	Long-Term Housing	
Archiestown	R1	East End	15 Houses	
Archiestown	R2	South Lane	4 Houses	
Archiestown	R3	West End	6 Houses	
Archiestown	R4	South of Viewmount	10 Houses	
Buckie	R1	Burnbank	20 Houses	
Buckie	R2	Parklands	64 Houses	
Buckie	R3	Archibald Grove	5 Houses	
Buckie	R4	Steinbeck Road	30 Houses	
Buckie	R5	Rathburn (N)	60 Houses	
Buckie	R6	Rathburn (S)	60 Houses	
Buckie	R7	Barhill (E)	149 Houses	
Buckie	R8	Barhill Road (W)	175 Houses	
Buckie	R9	High Street (E)	170 Houses	
Buckie	R10	High Street (W)	115 Houses	
Buckie	R11	Barhill Road (S)	105 Houses	
Burghead	R1	North Quay, Harbour	Gap Sites for Housing	
Burghead	R2	Redcraig Hotel (South)	Housing	
Burghead	R3	St Aethans Road	Housing	
Burghead	R4	Clarky Hill	60 Houses	



SETTLEMENT	SITE REF	SITE NAME	PROPOSED USE IN LDP2015	CARRIED FORWARD STATUS
Burghead	R5	Redcraig Hotel (North)	Housing	
Craigellachie	R1	Edward Avenue	5 Houses	
Craigellachie	R2	Spey Road	20 Houses	
Craigellachie	R3	Site of Former Brewery	5 Houses	
Craigellachie	R4	Brickfield	12 Houses	
Cullen	OPP1	Blantyre Street	Alternative Use	
Cullen	R1	Seafeld Place	30 Houses	
Cunninghamston	R1	Seaview Road	4 Houses	
Dallas	R1	Dallas School West	6 Houses	
Dallas	R2	Dallas School East	1 House	
Dallas	R3	Former Filling Station	4 Houses	
Dufftown	R1	Corsemaul Drive	36 Houses	
Dufftown	R2	South of Conval Street	30 Houses	
Dufftown	R3	Hillside Farm	100 Houses	
Dufftown	R4	Tomnamuidh	5 Houses	
Dyke	R1	North Darklass Road	12 Houses	
Dyke	R2	South Darklass Road	5 Houses	
Elgin	LONG1	North East	Long-Term Housing	
Elgin	LONG2	South	Long-Term Housing	
Elgin	R1	Bilbohall North	20 Houses	
Elgin	R2	Thornhill	395 Houses	
Elgin	R3	Bilbohall South	75 houses	
Elgin	R4	South West of Elgin High School	80 Houses	
Elgin	R5	Spynie Hospital North	435 Houses	
Elgin	R6	Hattonhill	20 Houses	



SETTLEMENT	SITE REF	SITE NAME	PROPOSED USE IN LDP2015	CARRIED FORWARD STATUS
Elgin	R7	Birnie Road	200 Houses (with R8)	
Elgin	R8	Glassgreen	200 Houses (with R7)	
Elgin	R9	Driving Range Site	120 Houses	
Elgin	R10	Linkwood Steading Site	85 Houses	
Elgin	R11	Findrassie/Myreside Site	1500 Houses	
Elgin	R12	Knockmasting Wood	85 Houses	
Elgin	R13	Former Hamilton Drive School Site	20 Houses	
Elgin	R14	Lesmurdie Fields	70 Houses	
Findhorn	R1	Heathneuk	5 Houses	
Findhorn	R2	Duneland	Housing	
Findochty	R1	Morven Crescent	35 Houses	
Findochty	R2	West of Primary Schools	20 Houses	
Fochabers	LONG		Long-Term Housing	
Fochabers	R1	Ordiquish Road	50 Houses	
Fochabers	R2	Ordiquish Road West	50 Houses	
Fochabers	R3	East of Duncan Avenue	30 Houses	
Forres	LONG1	Lochyhill	Long-term Housing	
Forres	LONG2	Dallas Dhu	Long-term Housing	
Forres	LONG3	West Park Croft	Long-term Housing	
Forres	R1	Knockomie (South)	85 Houses	
Forres	R2	Knockomie (North)	Housing	
Forres	R3	Ferrylea	Housing	
Forres	R4	Lochyhill	440 Houses	



SETTLEMENT	SITE REF	SITE NAME	PROPOSED USE IN LDP2015	CARRIED FORWARD STATUS
Forres	R5	Burdshaugh	11 Houses	
Forres	R6	Mannachy	40 Houses	
Forres	R7	Thornhill	Housing	
Forres	R8	Balnageith	5 Houses	
Forres	R9	Plantation Cottage	25 Houses	
Forres	R10	Dallas Dhu	60 Houses	
Forres	R11	Pilmuir Road West	40 Houses	
Garmouth	R1	South of Innes Road	10 Houses	
Hopeman	LONG	Manse Road South	Long-term Housing	
Hopeman	R1	Manse Road	25 Houses	
Keith	LONG		Long-term Housing	
Keith	R1	Nelson Terrace	5 Houses	
Keith	R2	Alexandra Road	25 Houses	
Keith	R3	Edindiach Road West	40 Houses	
Keith	R4	Balloch Road	6 Houses	
Keith	R5	Seafield Walk	11 Houses	
Keith	R6	Banff Road North	60 Houses	
Keith	R7	Banff Road South	200 Houses	
Keith	R8	Edindiach Road (East)	85 Houses	
Keith	R9	Jessiman's Brae	6 Houses	
Keith	R10	Broomhill Road	5 Houses	
Kinloss	R1	Woodland, West of Seapark House	6 Houses	



SETTLEMENT	SITE REF	SITE NAME	PROPOSED USE IN LDP2015	CARRIED FORWARD STATUS
Kinloss	R2	Woodside East	Housing	
Kinloss	R3	Findhorn Road West	6 Houses	
Kinloss	R4	Damhead	25 Houses	
Lhanbryde	R1	West of St Andrews Road	65 Houses	
Lossiemouth	R1	Sunbank/Kinneddar	250 Houses	
Lossiemouth	R2	Stotfield Road	5 Houses	
Lossiemouth	R3	Inchbroom	60 Houses	
Mosstodloch	R1	Stynie Road	50 Houses	
Mosstodloch	R2	Garmouth Road	60 Houses	
Newmill	R1	Isla Road	6-10 Houses	
Newmill	R2	Gap Sites/Sub-Divisions	Housing	
Portgordon	R1	West of Reid Terrace	40 Houses	
Portgordon	R2	Crown Street	55 Houses	
Portknockie	R1	Seabraes	50 Houses	
Rafford	R1	Brockloch	12 Houses	
Rothies	R1	Spey Street	30 Houses	
Rothies	R2	Green Street	40 Houses	
Rothiemay	R1	Castle Terrace	15 Houses	
Rothiemay	R2	Anderson Drive	5 Houses	
Rothiemay	R3	Deveronside Road	10 Houses	
Urquhart	LONG1	Meft Road	10 House Long-term Extension to R1	
Urquhart	LONG2	Station Road	5 Houses (Long-Term)	
Urquhart	R1	Meft Road	10 Houses	
Urquhart	R2	Sub-Division/Backland Development	Sub-Division of Plots or Backland Development will not be permitted	



Quality Audit Monitoring

Linkwood Steadings (15/02032/APP)

	Original QA	Revised QA
RED	5	-
AMBER	6	10
GREEN	1	2

Summary of negotiated improvements;

- Increased footpath provision;
- Improved parking arrangements;
- Reduction in number of units fronting Linkwood Road providing enhanced views of the steading;
- Acceptable accessible & affordable mix;
- Feature tree planting; and
- Reduction in leftover open space

R9 Driving Range (15/02020/APP)

	Original QA	Revised QA
RED	2	1(Housing Mix)
AMBER	9	7
GREEN	1	4

Summary of negotiated improvements;

- Improved parking arrangements;
- Improved landscaping plan;
- Soft boundary treatments; and
- Improved connections to the south



R3 Ferrylea (16/00744/APP)

	Original QA	Revised QA
RED	5	1(car parking)
AMBER	6	4
GREEN	1	7

Summary of negotiated improvements;

- Detailed landscape plan showing more planting;
- Improvements to parking arrangements on primary routes;
- Feature trees on primary route; and
- Hedging as boundary treatments

Note

Car parking remains red. Some improvements were introduced on the primary route by introducing hedging etc but were not introduced to the wider site.



R3 Duncan Avenue (16/00308/APP)

	Original QA	Revised QA
RED	2	-
AMBER	6	2
GREEN	4	10

The Quality Audit was completed at the pre application stage. The improvements suggested in the audit were incorporated into the layout at the detailed application stage and were deemed to comply with PP3.

Summary of negotiated improvements;

- Introduction of key buildings into the site including dual frontage buildings ;
- Detailed landscape plan; and
- Acceptable affordable & accessible housing provision



Stonecross (16/01074/APP)

	Original QA	Revised QA
RED	6	1(car parking)
AMBER	0	5
GREEN	6	6

Summary of negotiated improvement;

- Reduction in the number of units to provide more open space;
- Provision of a detailed landscape plan showing significantly more tree planting;
- Details of off-site compensatory planting; and
- Hedging to mitigate parked cars.

Note

The layout was still dominated by parked cars and so this category remained red. However, on balance the proposal was deemed to comply with PP3.

Barhill Road (16/00620/APP)

	Original QA	Revised QA
RED	4	4
AMBER	8	8
GREEN	-	-

A revised Quality Audit was undertaken on revised plans. The plans showed minimal changes which was reflected in no change to the audit.

Site opposite Seafield Hospital, Barhill Road (16/00744/APP)

	Original QA	Revised QA
RED	2 (open space, car parking)	-
AMBER	8	3
GREEN	2	9

Summary of negotiated improvements;

- Improved car parking arrangement with additional landscaping;
- Improved open space provision even though it is not fully overlooked;
- Additional landscaping; and
- Improved pedestrian connections

Hopeman, Forsyth Street (16/01663/APP)

	Original QA	Revised QA
RED	5	
AMBER	1	
GREEN	6	

Awaiting revised QA

Stynie Road, Mosstodloch (16/00083/APP)

	Original QA	Revised QA
RED	2	
AMBER	5	
GREEN	5	

Awaiting revised QA



Elgin South Quality Audit

Village Garden

	Original QA	Revised QA
RED	8	1
AMBER	2	6
GREEN	2	5

South Glassgreen

	Original QA	Revised QA
RED	7	0
AMBER	1	6
GREEN	4	6

Crescent North

	Original QA	Revised QA
RED	6	1
AMBER	2	5
GREEN	4	6

Meadows North & East

	Original QA	Revised QA
RED	8	2
AMBER	2	5
GREEN	2	5

Village Core East

	Original QA	Revised QA
RED	8	2
AMBER	2	4
GREEN	2	6





Back Cover

