

ELGIN

Preferred Sites

| Bid /Designation Reference & Address | Description of Bid/Amendment |
|---|---|
| EL14 Barmuckity I7 (parts E and F) | Amend I7 designation to reflect uses within the Barmuckity Business Park Strategic Development Framework, including residential area. |
| EL20 BP/OPP Riverview, West Road | Extend acceptable uses to include housing. |
| EL22 OPP7, The Firs, Fairfield Avenue | Amend designation from Opportunity site (OPP) to residential |
| EL25 CF2, Edgar Road | Amend designation from Community Facilities site to residential |
| EL30 Land adjacent to Alba Place | Identify for residential development |
| R3 Bilbohall South | Increase capacity to 105 |
| I9 Railway Sidings/Ashgrove Road | Remove Old Elgin Railway Station from boundaries and designate station and parking as an OPP site |
| EL1/EL38 Land to south west of R4 Mayne Farm, Bilbohall | Identify for residential development. |
| EL15 Elgin South | Identify area consented for development as residential/mixed use with remainder area continuing to be shown as LONG. |

Further Information

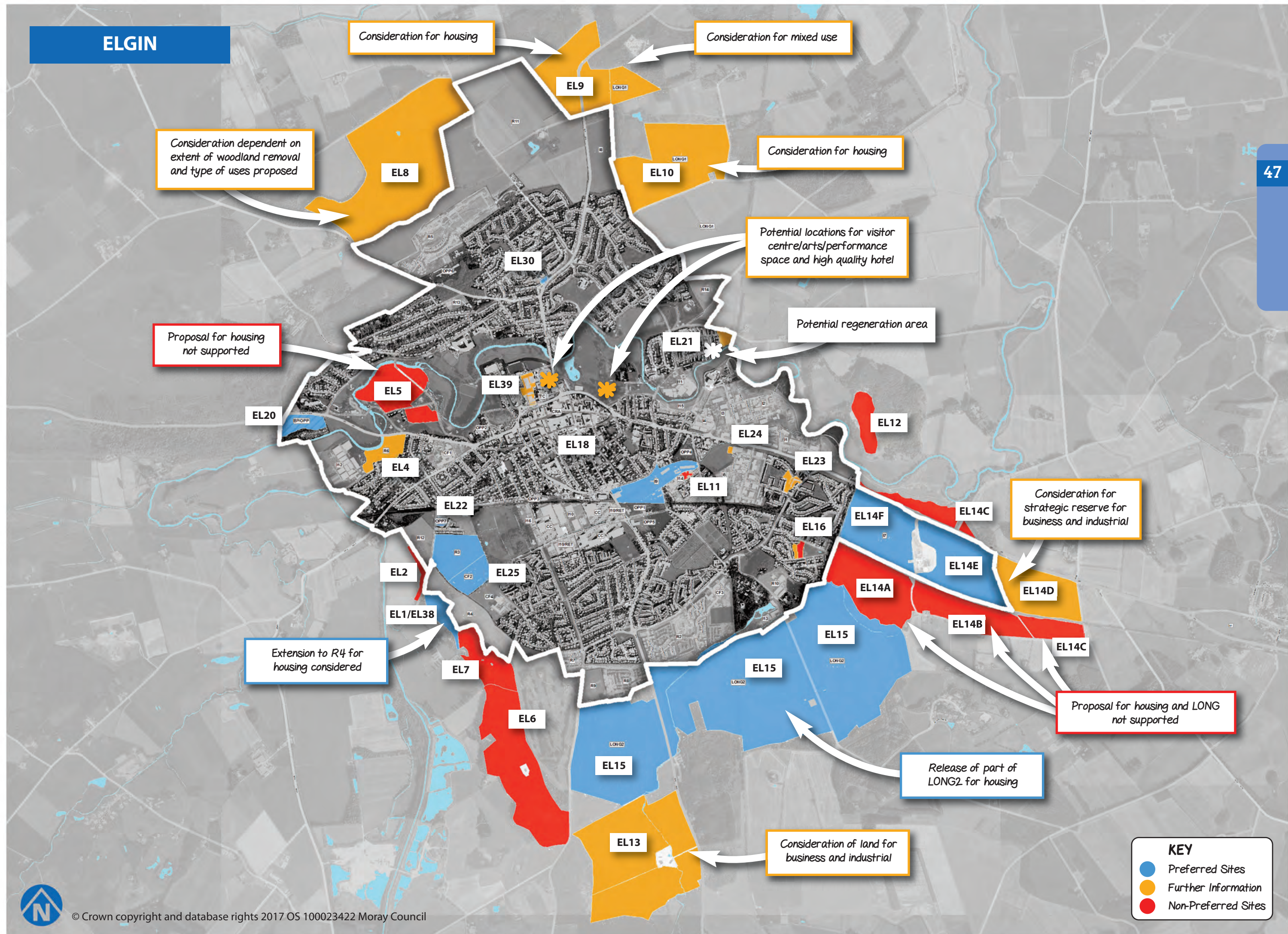
| Bid /Designation Reference & Address | Information Requested |
|--|---|
| EL4 Hattonhill Increase capacity from 20 to 38 houses | Delivery and feasibility of access from Wittet Drive for the existing 20 house designation. The bid to increase the number of houses on the site is not supported due to adverse landscape impacts and access constraints. |
| EL8 Findrassie Woods Mixed use development | Extent of woodland removal, type of uses proposed, and access proposals. |
| EL9 Land north of I8 and west of A941 Residential to west and mixed use to east | Access arrangements onto the A941, details of the developable area and indicative landscape strategy. |
| EL10 Land to north of Maryfield Road Residential development 400-500 units | Access information on connectivity to Elgin, access to A941 and widening of C12 E Linksfield-Caysbriggs Road. |
| EL13 Burnside of Birnie Residential development 200-300 units | Not supported for housing as not needed to meet the housing requirement. The potential for employment uses will be explored and consideration given to an expanded site extending to the tree line to the south. |
| EL14 Barmuckity (part D) Employment uses | Flood risk. |
| EL16 Bain Avenue Residential development | Bid not supported due to the loss of open space and poor layout (Red). An alternative site to the rear of Fogwatt Lane to be explored (Amber) but any development would be conditional on delivery of a higher quality open space that has a clear function and landscaping provided. |

Further Information

| Bid /Designation Reference & Address | Information Requested |
|---|---|
| EL21 ENV4 South Lesmurdie Residential development | Residential bid supported subject to higher quality open space, maintaining connections to the wider green network and a replacement playpark being provided. |
| EL23 Land at Pinegrove Residential development | Level of development sought and balance of open space. |
| EL24 Pinefield, adjacent to playingfield Industrial development /extension | Parking provision and landscaping. |
| EL39 Land at Borough Briggs Mixed use development | Clarity on uses compatible with flood risk. |
| * Borough Briggs/Lossie Green/ Cooper Park | Potential location for Visitors Centre/arts/performance space + high quality hotel in support of the central Elgin Regeneration Charrette 2015 outcomes. Feasibility of options being considered. |

Non-Preferred Sites

| Bid /Designation Reference & Address | Reason |
|--|--|
| EL2 Land adjacent to R12 Knockmasting Wood Residential development | The linear form of development along the road is not appropriate for this edge of settlement location and would be detrimental to the wider character of the area. |
| EL5 Land at Oldmills Road Residential development 80 units | Would detract and adversely impact on the character and setting of the central green corridor through Elgin, and access is constrained. The most easterly part of the site is constrained by flooding. |
| EL6 Land at Mayne Wood Residential development | Not necessary or appropriate to identify a housing site within woodland that contributes to the setting of Elgin. There are a number of housing sites progressing within the vicinity. Designate as ENV. |
| EL7 Sunningdale, Mayne Farm Residential development 10 units | Not necessary or appropriate to identify a housing site in woodland that provides good natural containment, a backdrop to the R4 site and contributes to the wider setting of Elgin. Designate as ENV |
| EL11 Ashgrove Yard, Ashgrove Road Car parking and storage | Policy already supports the redevelopment of the area for business uses and it is preferable to consider new parking requirements in line with the Elgin Parking Strategy. |
| EL12 Kirkhill Quarry Park and ride scheme | Not on a key entrance into Elgin and considerable infrastructure would be required to access the site as well as diversion of bus services. |
| EL14 Barmuckity (part A, B, C and G) Residential, industrial and business | Access restricted and landscape highly sensitive. |
| EL 18 Jailhouse, High Street Residential flattened development | Preferred approach is for policy to guide development within the wider town centre. |



KEY

- Preferred Sites
- Further Information
- Non-Preferred Sites



ELGIN GREENSPACE

KEY

- Masterplan Area
- Open Space
- ~ Hedging
- Tree Planting
- ✿ Proposed Landscaping and green linkages
- Sustrans
- Core Paths
- Connecting people to the countryside
- P Play Park
- F Playing Field
- C Cemetery
- Recreational and Amenity greenspace
- Natural Greenspace
- Community Greenspace
- Other Greenspace
- Create Gateway
- Tree Preservation Order

CENTRAL GREEN SPINE EAST TO WEST AS FOCUS OF FINDRASSIE WITH GREEN CONNECTIONS NORTH TO WOODLAND AND COUNTRYSIDE

NEW WOODLAND STRUCTURE PLANTING TO CONTAIN DEVELOPMENT AND CREATE CONTINUOUS GREEN NETWORK

EAST - WEST GREEN CORRIDOR CONNECTING TO RIVER LOSSIE CORRIDOR

CREATE WOODLAND EDGE

A LINEAR PARK CONNECTING THROUGH THE DEVELOPMENT TO A CENTRAL PARK

SOFTEN EDGE



ELGIN - INFRASTRUCTURE AND SERVICES

WATER AND WASTE WATER
Currently sufficient capacity at Moray West Waste Water Treatment Works, however growth required within next 5yrs to serve proposed development.
Upgrades to local water network may be required.

ELGIN TRANSPORT STRATEGY

- Junction Improvements
- New Road Links
- Active Travel and Streetscape
- Public Transport
- Replacement Bridge

Further interventions are outlined in more detail in the Elgin Transport Strategy

Neighbourhood Retail

Extension to Elgin Academy

Extension to Maryhill Health Centre

Extension to Elgin Community Surgery

New Health Centre (7GP's), 5 dental chairs and pharmacy to be provided in LONG2

Neighbourhood Retail

KEY
★ New Primary School provision

