

SETTLEMENTS

29

City, town and village proposals

Where a change is proposed in the new Local Development Plan to sites within Elgin City and the towns, villages and Rural Groupings in Moray, these are shown on the following maps. "Bids" have been submitted by developers and landowners and these have been categorised as blue - "supported" by the Council, red - "not supported" by the Council or amber - "additional information required".

Plans have also been included for Elgin, Forres and Buckie identifying future infrastructure requirements and showing proposed green networks.

The Growth Strategy on page 7 identifies housing and employment land requirements which have been distributed in accordance with the strategy, taking account of the issues shown on page 7.

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A3 maps on separate files

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ABERLOUR

R1 Chivas Field
Effectiveness of the site

**R2 Braes of Allachie and
LONG Braes of Allachie
(Phase 2)**
Effectiveness of the site

ABI Land at Tombain Farm
Consider inclusion of a small
area of the site to create
pedestrian/cycle
connectivity into Aberlour

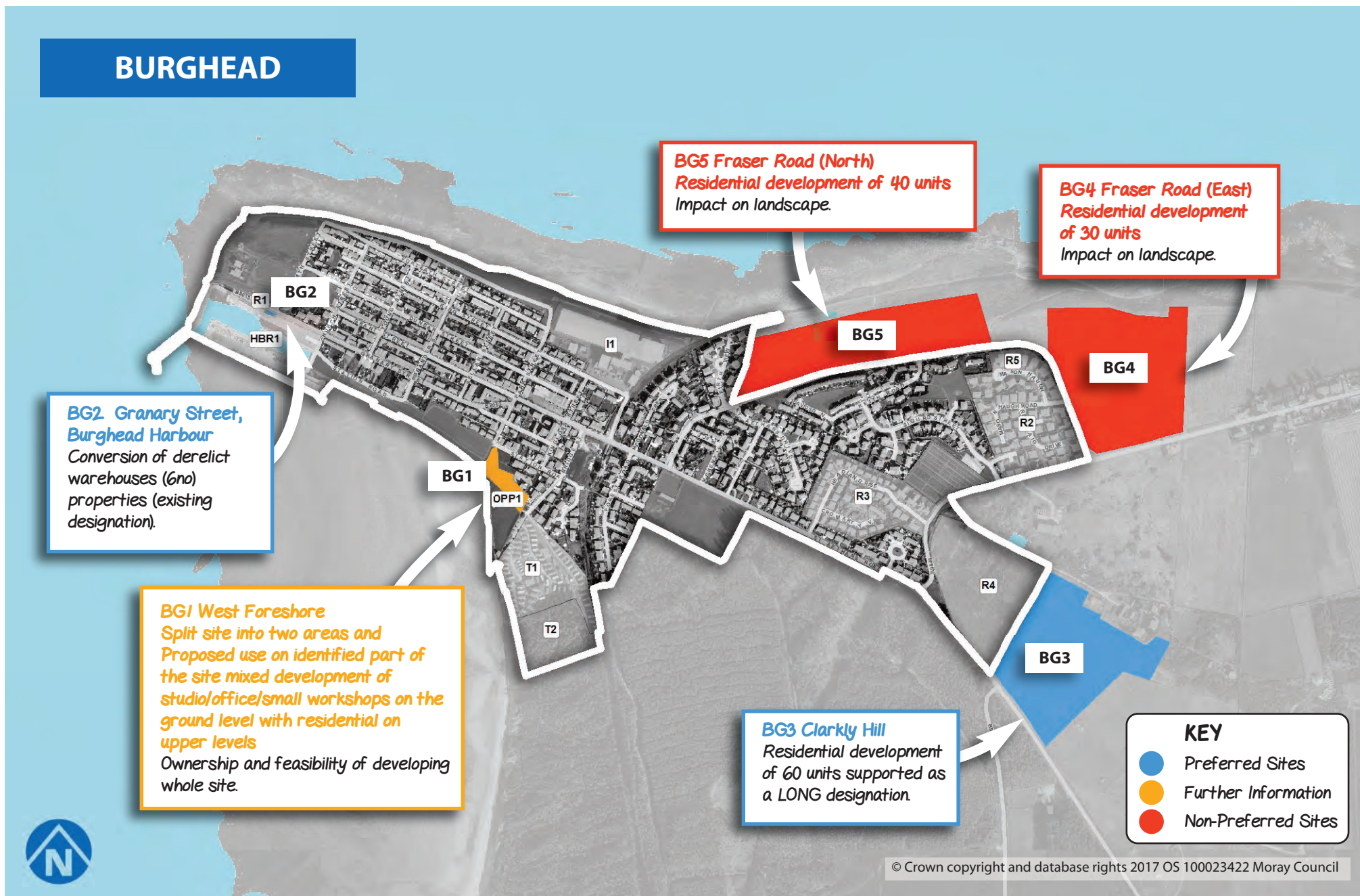
R4 Speyview
Reduced size of site to develop
flat area and create pedestrian/
cycle connections into Aberlour.

ABI Land at Tombain Farm
Residential development of 80-
100 units with areas of mixed use
Cannot achieve an acceptable
means of access.

KEY

- Preferred Sites
- Further Information
- Non-Preferred Sites

BURGHEAD



CRAIGELLACHIE

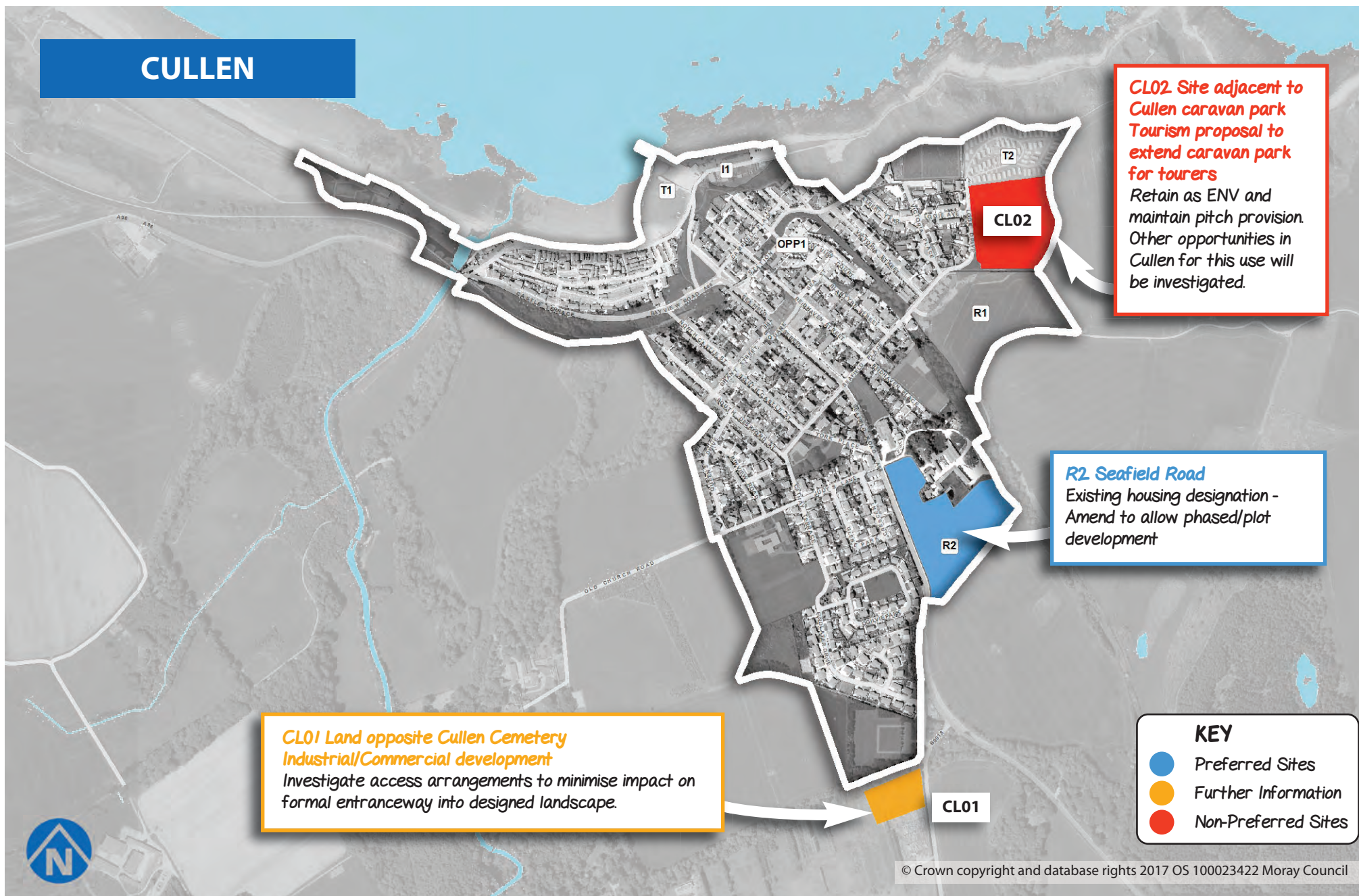
CR1 Old Cooperage Site
Residential development of 1 unit
 Remove industrial designation from site and
 reallocate as white-land.

R2 Spey Road
 Effectiveness of the site

- KEY**
- Preferred Sites
 - Further Information
 - Non-Preferred Sites



CULLEN



DALLAS

DA01 R1&R2 Dallas
Retain residential
designation for 7 units
Effectiveness of site.

DA01

R1

R2

R3

R4

KEY

- Preferred Sites
- Further Information
- Non-Preferred Sites

DUFFTOWN



DF1 Crachie, Corsemaul Drive
Remove ENV3 designation from site and reallocate as white-land.

KEY

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DUFFUS

DU1 Land to West of Duffus
Residential development of 15 units
 Impact on character of Duffus and the planned form of the original village.

DU4 Land to South West of Duffus
Stage 1 Investigations to assess suitability as cemetery site.

DU2 Land to South of Duffus
Residential development of 5 units
 Impact on character of Duffus and the planned form of the original village.

DU3 Land to South of Duffus
Residential development of 10 units
 Impact on character of Duffus and the planned form of the original village.

DU5 Land to East of Duffus
Residential development of 45 units
 Impact on character of Duffus and the planned form of the original village, and access constraints.

KEY

- Preferred Sites
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DYKE




DK1 Land to East of Dyke
2.27ha expansion for housing to
the western edge of Dyke
Impact on character of village and
coalescence with existing house to
the West.

DK1

R1

R2

KEY

-  Preferred Sites
-  Further Information
-  Non-Preferred Sites

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FINDHORN

Further Information

Bid /Designation Reference & Address	Information Requested
FH1/FH7 Field at Bichan Farm Residential and holiday accommodation	Second point of access.
FH2 Inyanga Remove ENV designation from land	Review of the ENV6 designation and its merits following felling of woodland.
FH3 North Beach Overnight motorhome, caravan and camping provisions	Further information required on the proposal and locations of motorhome, caravan and camping areas.

Non-Preferred Sites

Bid /Designation Reference & Address	Reason
FH4 Land adjacent to Findhorn Bay Caravan Park Tourism proposal for 30 tent pitches	Flood risk.
FH5 Land at Elvin Place, Findhorn Residential development of 15 units	Will erode the semi-natural character of access to Findhorn Dunes; will have a detrimental effect on the residential amenity of the neighbouring dwelling houses and adverse impacts on open space and amenity.
FH6 ENV3 10-15 allotment plots	Should be dealt with through the development management process.

FH3

FH6

FH5

FH2

FH4

FH1/FH7

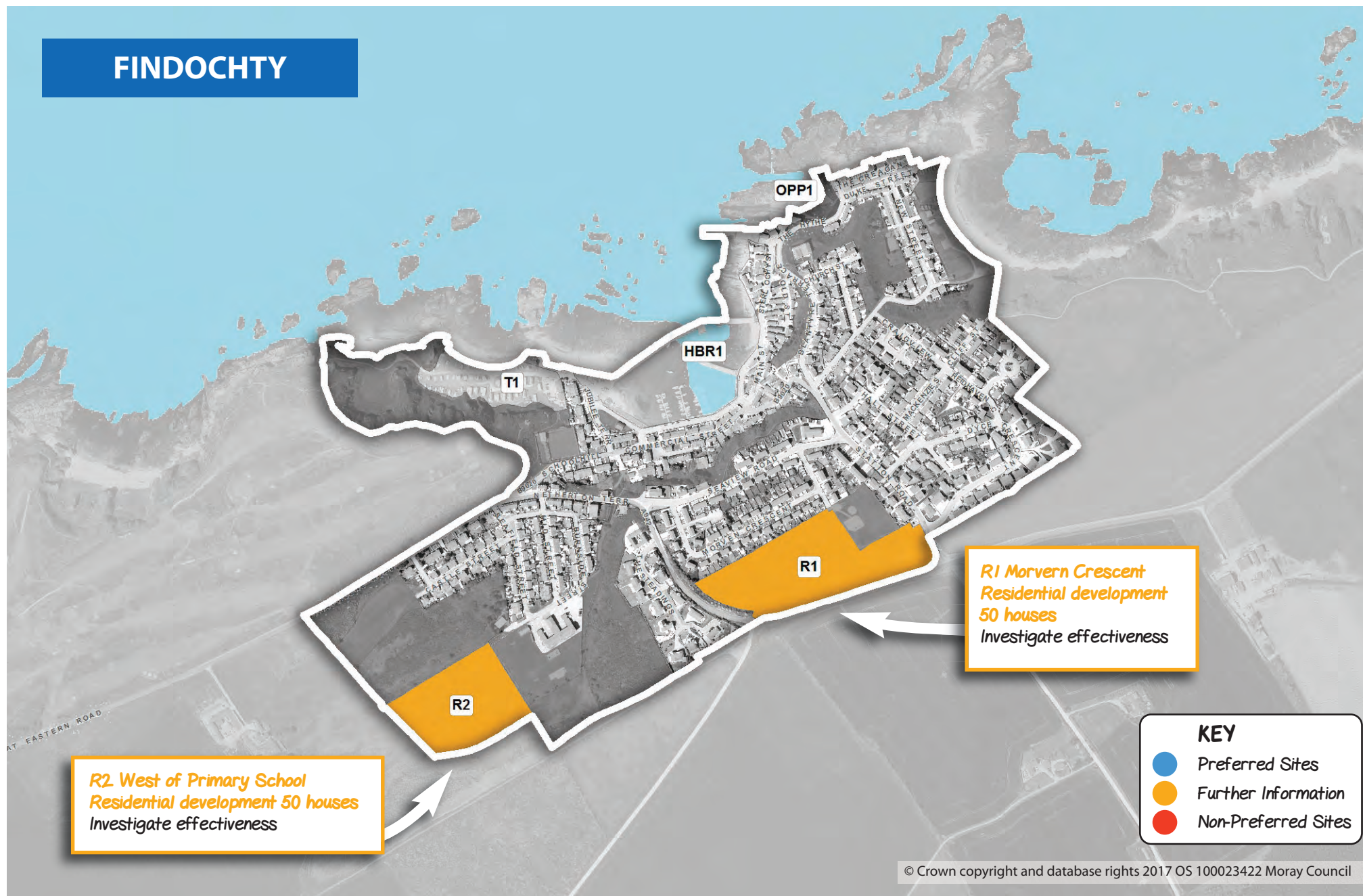
KEY

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- Non-Preferred Sites

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FINDOCHTY



FOCHABERS

FC1 Land at Castle Street Residential development

Castle Street acts as a definitive boundary which the ENV designation protects. Housing demand can be met by existing designations which remain undeveloped. Site is within the conservation area.

FC3 Land at Gordon Castle Farm Residential development

In a designed landscape and is adjacent to the category B listed walled gardens. Housing demand can be met by existing designations which remain undeveloped.

FC4 Land at Castle Street (East) Residential development

Castle Street acts as a definitive boundary which the ENV designation protects. Housing demand can be met by existing designations which remain undeveloped. Site is within the conservation area.

FC2 OPP3, Land at Lennox Crescent

Change site to Community Facility designation to include a health centre as an appropriate use.

LONG Ordiuish Road East Residential development

Release part of LONG site for residential. Remainder retained as LONG.



KEY

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GARMOUTH

GM1 Land north of Innes Road Residential development 3 units

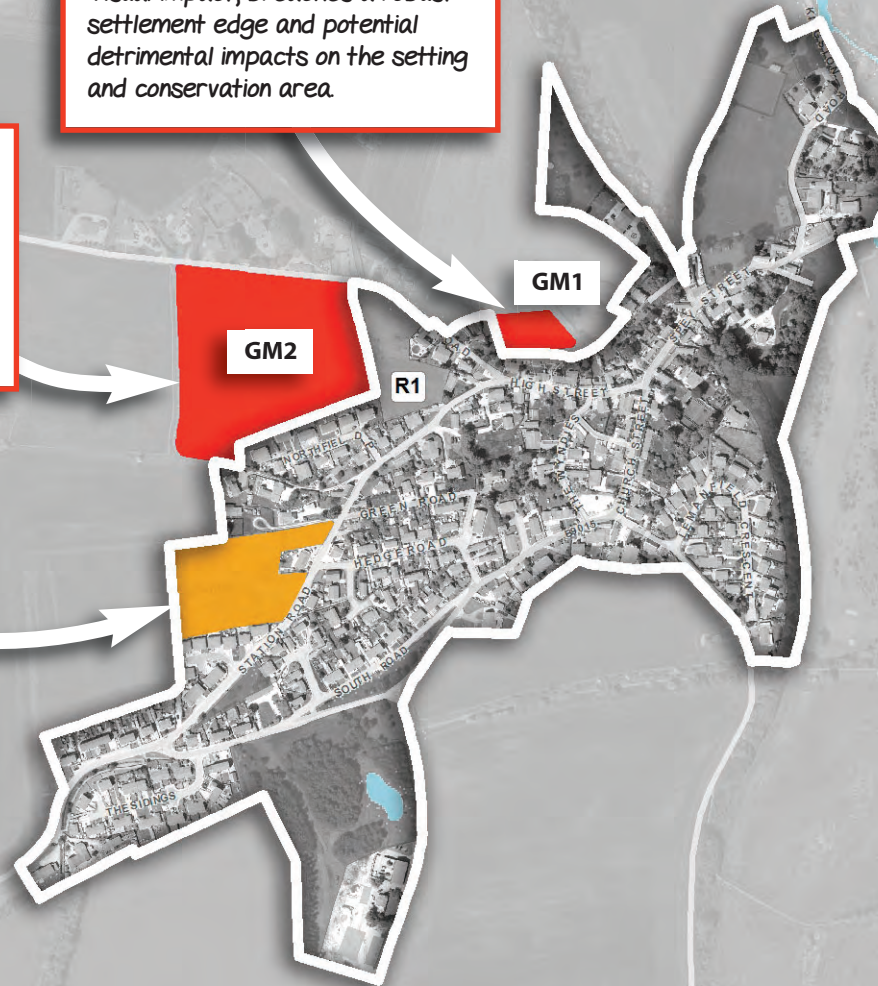
Visual impact, breaches a robust settlement edge and potential detrimental impacts on the setting and conservation area.

GM2 Land north of Northfield Place Residential development 15-20 units

Demand can be met by existing designation and land within the settlement boundary which remains undeveloped and relate better to the existing settlement.

"Whiteland" west of Station Road Residential development

Effectiveness and feasibility of site.



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HOPEMAN

HP7 Land South of West Beach Caravan Park
Extension to T1 The Caravan Park

HP5 R1 Manse Road
Extension to R1 Manse Road to accommodate landscaping and paths.

HP6 Lower Backlands
Residential development to the west of R1 Manse Road and LONG Manse Road South
Impact on landscape.

HP1 Land Adj. to Tulloch House
Extension to 11 Forsyth Street.

HP3 Land at Golf Club Car Park
Residential development of 12 flats and 6 holiday lets
Further Information required to demonstrate principle of development.

HP4 Land South of Hopeman
Large-scale residential development
Large scale expansion of Hopeman is not part of the settlement hierarchy. Adverse impact on character of village and landscape to the South.

KEY

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KEITH

KE03 Newmill Road
Residential development 9 units
Acceptable access arrangements
and road design cannot be achieved.

KE08 R6 Banff Road North
Potential location
for NHS facilities

KE04 R7 Banff Road South
Amend designation to include
mixed use development including
community and healthcare
facilities, and high amenity
business use.

I3 Extension Westerton Road East
Industrial development
Investigate effectiveness,
further technical consultation
required.

Strategic Reserve (east of Builders Merchant) Long term strategic
industrial land
Investigate effectiveness, further
technical consultation required.

LONG
Release for housing

KEY

- Preferred Sites
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BP1 Mulben Road
Existing designation
for high amenity
business use
Site has viability issues
and is isolated. Remove
site.

R5 Seafield Walk
Residential
development 11 units
Investigate
effectiveness.

KE05 OPP4 Former Caravan Site
Amend designation from
opportunity site (OPP) to
a residential site.

KE07 Nursery Field
Designate as LONG

KE02 Denwell Road
Residential development 20 units
Further information required in
respect of flood risk. Retain within
settlement boundary if not provided.

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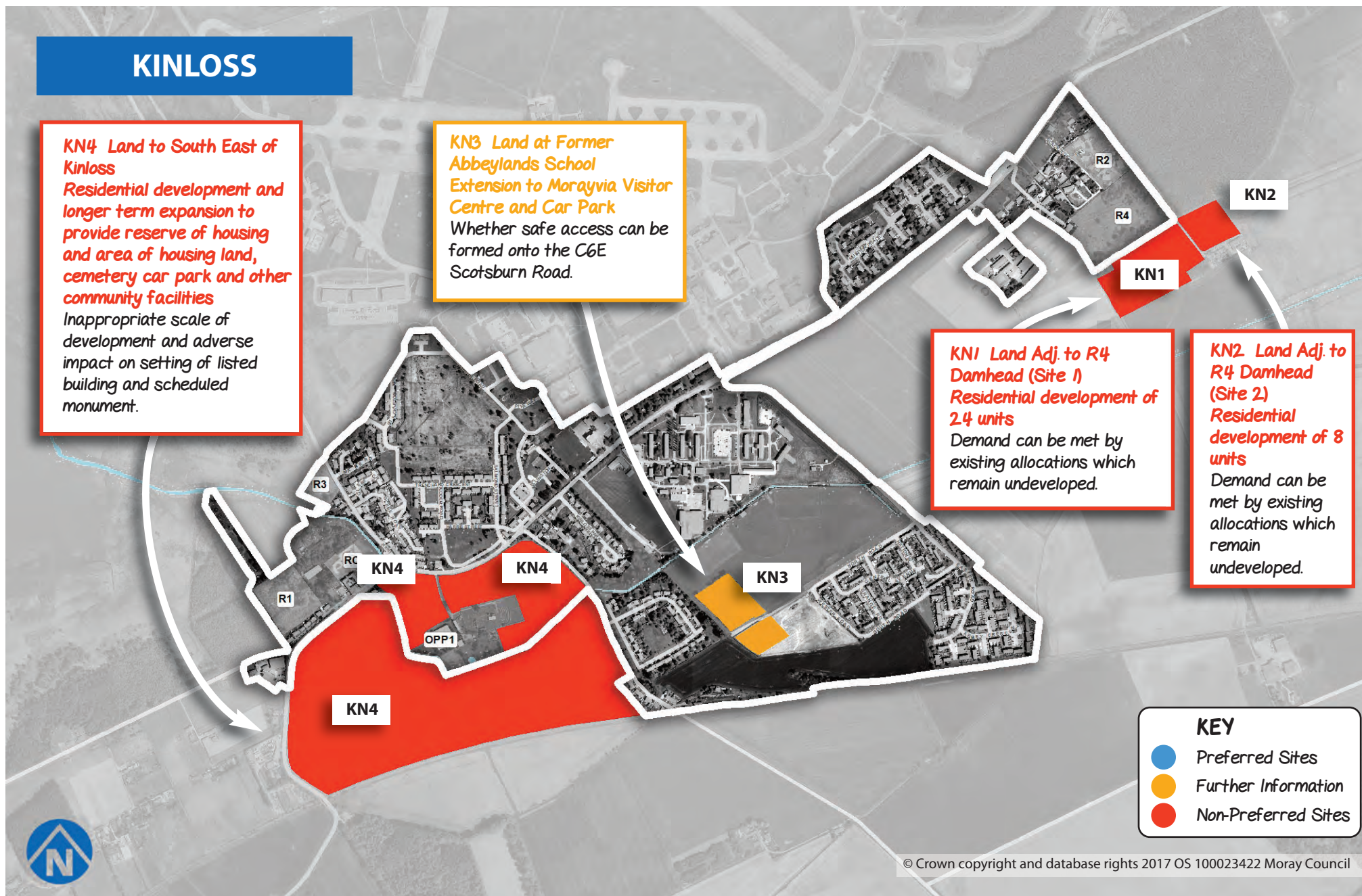
KINLOSS

KN4 Land to South East of Kinloss
 Residential development and longer term expansion to provide reserve of housing and area of housing land, cemetery car park and other community facilities
 Inappropriate scale of development and adverse impact on setting of listed building and scheduled monument.

KN3 Land at Former Abbeylands School
 Extension to Morayvia Visitor Centre and Car Park
 Whether safe access can be formed onto the C6E Scotsburn Road.

KN1 Land Adj. to R4 Damhead (Site 1)
 Residential development of 24 units
 Demand can be met by existing allocations which remain undeveloped.

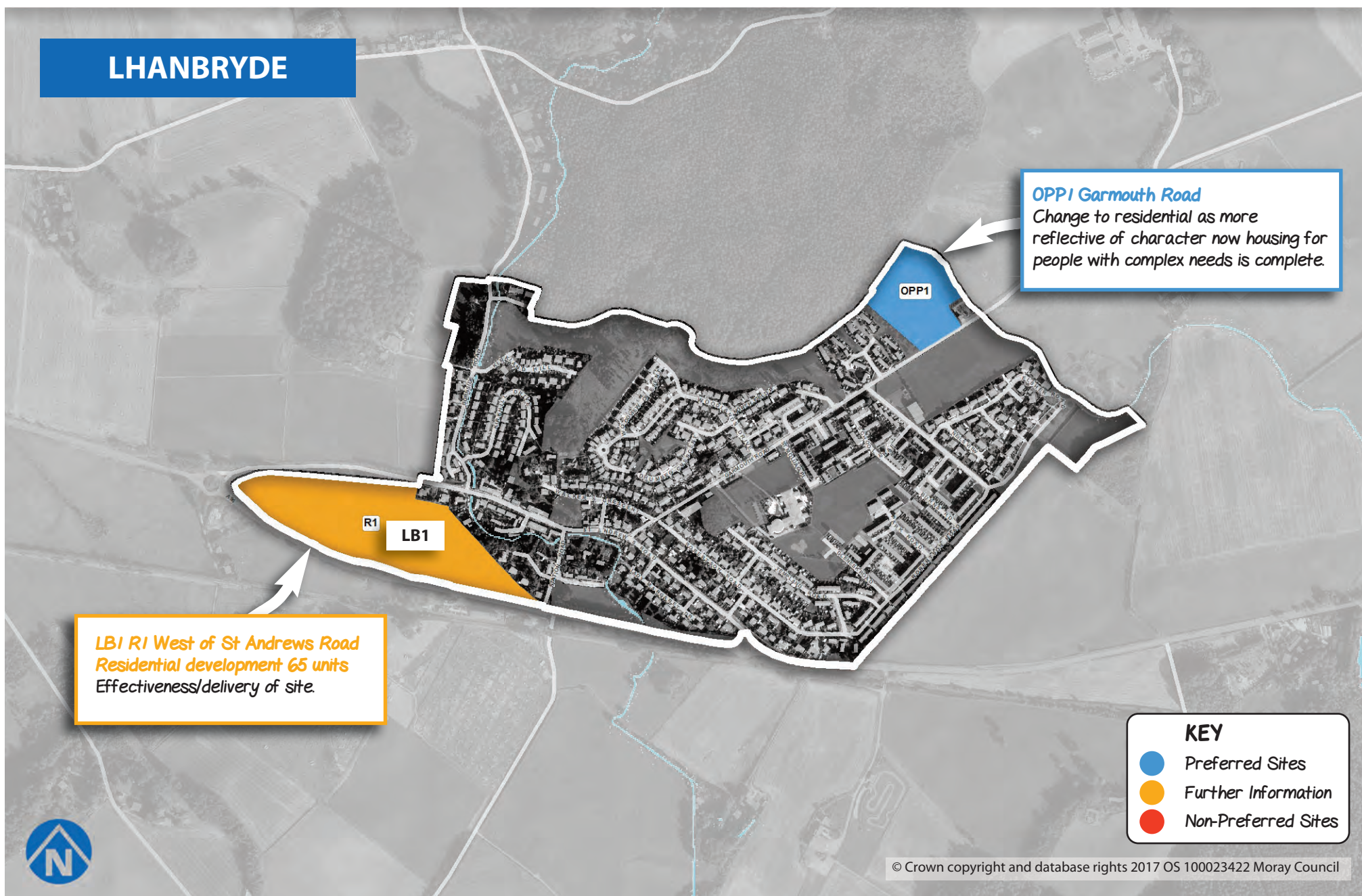
KN2 Land Adj. to R4 Damhead (Site 2)
 Residential development of 8 units
 Demand can be met by existing allocations which remain undeveloped.



KEY

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LHANBRYDE



LOSSIEMOUTH



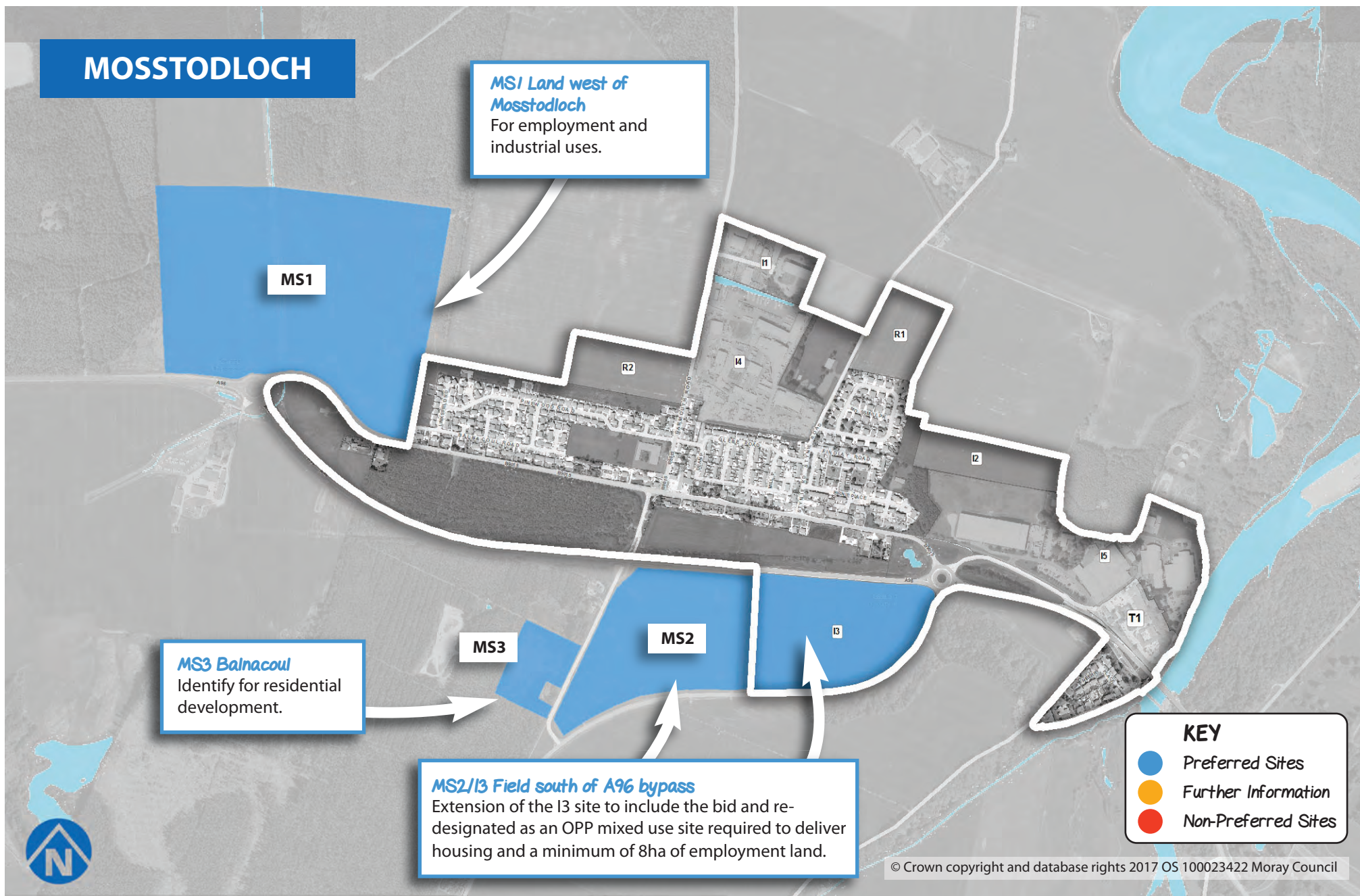
**LM7 Station Park,
Pitgaveny Street**
Tourism designation for
community and tourism uses.

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NEWMILL

OPP1

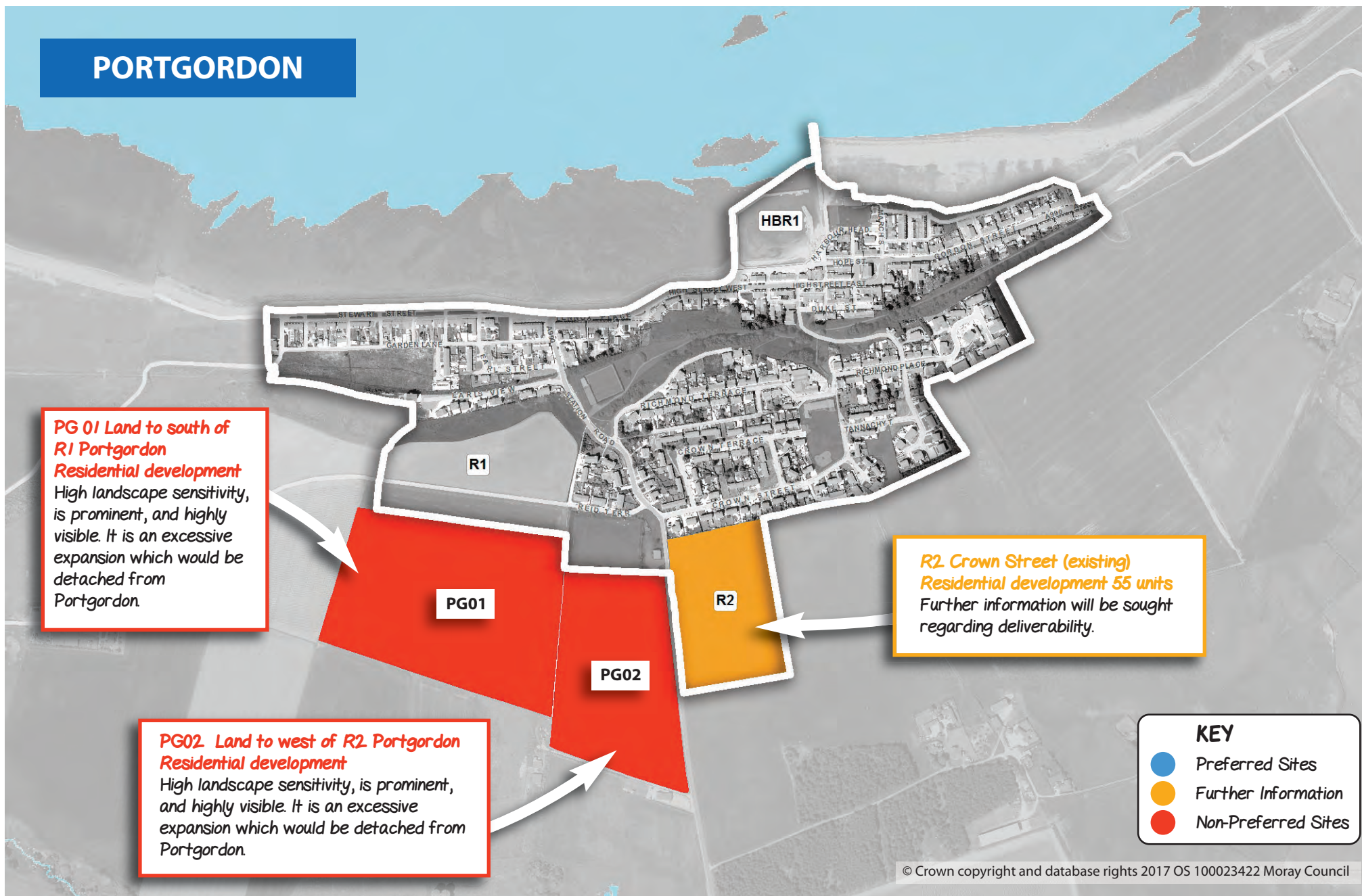
R1

*R1 Isla Road
Residential development 6-10 units
Amend to allow phased development*

KEY

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PORTGORDON



PORTKNOCKIE

PK01 Patrol Road Residential development

Site is currently designated for small scale business use within settlement. Proposal for housing not supported as it is out of character with settlement and will result in loss of land for this type of use.



R1 Seabraes

Amend to allow phased development

KEY

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RAFFORD

*RF1 R1 Brockloch
Retention of R1
designation for 12 units.
Effectiveness of the site.*

RF1

R1

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ROTHES

RT01 Land at Drumbain Farm
Large-scale industrial designation
 Significant adverse landscape impact.

OPP1 Greens of Rothes

Change of shape to avoid high-pressure gas pipe and change designation from OPP to Industrial.



Proposed new site

RT01

OPP2

OPP1

R2

R1

KEY

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URQUHART

