

March 2018

# SG SUPPLEMENTARY GUIDANCE



## DEVELOPER OBLIGATIONS



MORAY LOCAL DEVELOPMENT PLAN



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# 1 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 the infrastructure and facilities to mitigate any adverse impact their development has on the existing network. However, developer obligations must be balanced carefully with development costs, sales values, land values and other policy requirements to ensure development remains viable and can continue to 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 housing, open space and compensatory planting). Failure to provide for policy requirements will render a development proposal contrary to the Moray Local Development Plan 2015 (LDP). This guidance should be read in conjunction with the LDP and Supplementary Guidance on Affordable Housing, Accessible Housing, Trees & Development, Urban Design and the Council's Open Space Strategy.

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 the rates applicable. The guidance also sets out that where viability is an issue then a maximum cap will be applied to developer obligations. This cap will increase over a transitional period to allow land values to readjust for developer obligations.

This guidance applies to proposals within the area covered by the Moray LDP. Within the Cairngorms National Park Authority (CNPA) proposals will be considered against the CNPA Local Development Plan (CNPA LDP) and Supplementary Guidance on Developer Contributions, which can be viewed at [www.cairngorms.co.uk/park-authority/planning](http://www.cairngorms.co.uk/park-authority/planning). Where there is a lack of detail on developer obligations within the CNPA LDP and Supplementary Guidance then the Moray Council Supplementary Guidance on Developer Obligations will be used.

## **Purpose**

The purpose of the 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 after the date of adoption of this guidance.

Developer obligation assessment reports will be reviewed where there are 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. Agreement may, by application under section 75A, be sought for the amendment of particular obligations either up or down or obligations being taken where previously no obligations were sought. An application for the whole or part of a site that already has consent will be subject to this Guidance.

Where there is a net increase in the number of units proposed from the original permission a new assessment will be undertaken for these units. This will be reflected in clauses in Section 75 agreements.

This guidance will be reviewed in 2019 and publicly consulted on at that time to reflect the work undertaken on the viability of the Moray Local Development Plan 2020 (MLDP 2020), Housing Land Audit projections and School Roll Forecasts. The Council will maintain and work to the most up-to-date information on school rolls and Housing Land Audit. 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 on 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 and will be sought towards projects identified in the Council's Capital Programme, NHS Grampian's Asset Management Plan, and other relevant plans and strategies. The Council's Capital Programme can be viewed at [www.moray.gov.uk/downloads/file105937.pdf](http://www.moray.gov.uk/downloads/file105937.pdf) and NHS Grampian's Asset Management Plan can be viewed at

<http://foi.nhsgrampian.org/globalassets/foidocument/dispublicdocuments---all-documents/ApprovedAMP2016.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 has been 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 is led by Development Planning & Facilitation and includes representatives from Transportation Services, Education Services, NHS Grampian and Scottish Water with scope to involve others as and when required.

The group identifies the infrastructure needed to support the growth associated with allocated sites within the Local Development Plan. This includes consideration of cumulative impact and the timing of infrastructure delivery to support growth. The provision of infrastructure to support growth will often be provided before development occurs and before planning applications are received, as part of the Councils infrastructure first approach. The Council will continue to seek developer obligations for this infrastructure once it is completed from sites that will utilise the additional capacity created in recognition that the infrastructure was provided to enable that growth in the local area and is identified within the supplementary guidance and associated methodology.

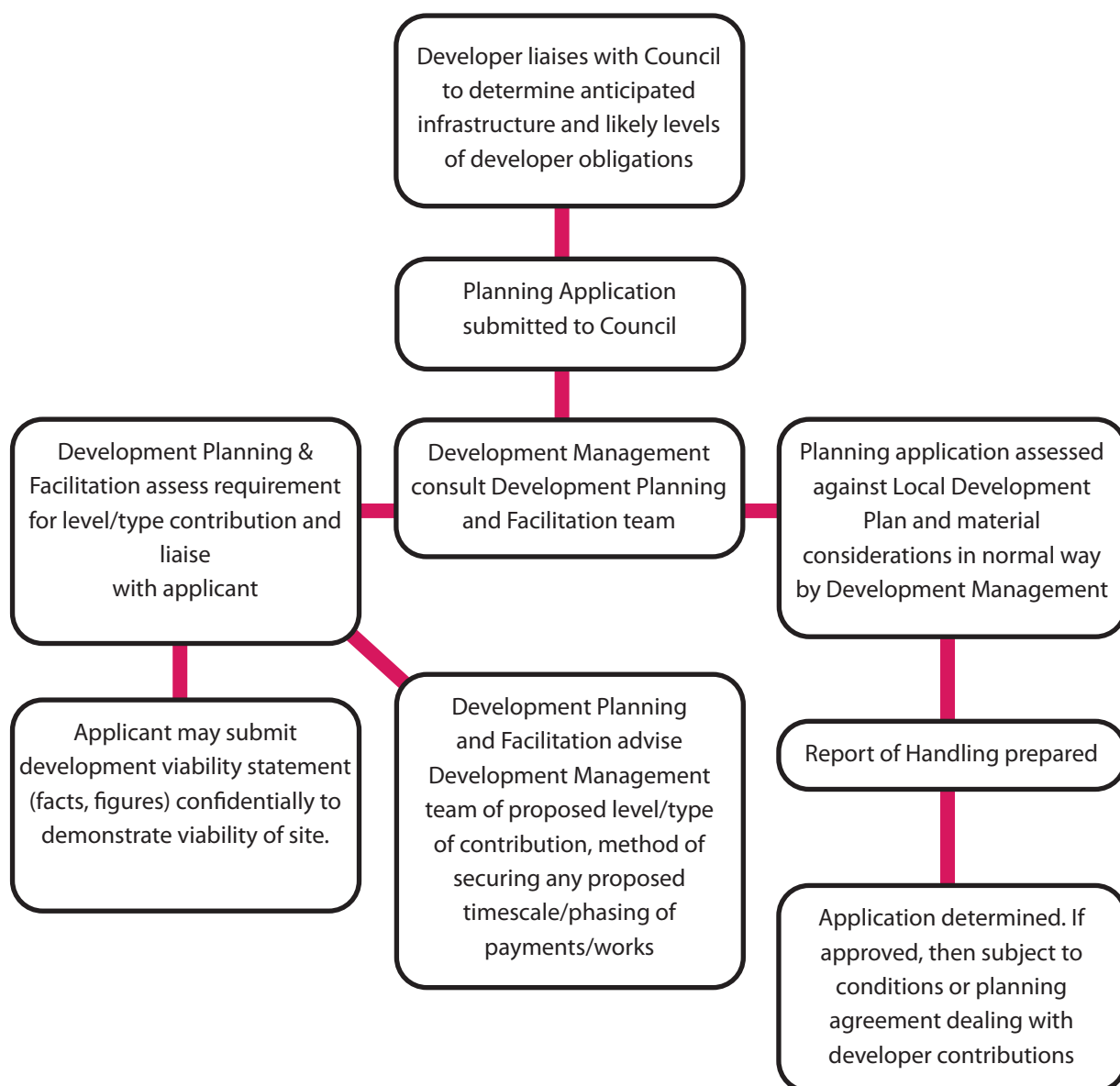


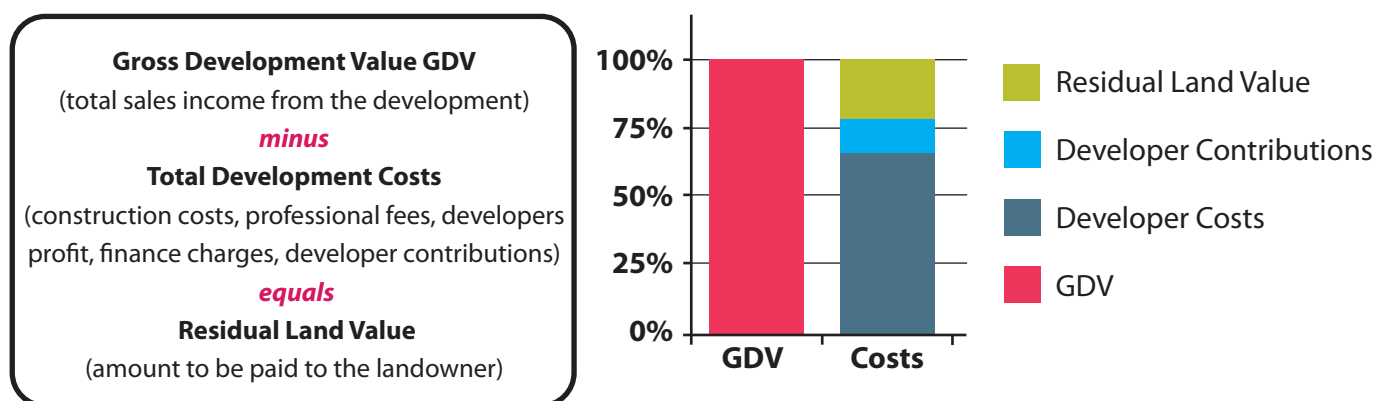
Diagram1: Process Flow Chart



Dialogue on developer obligations 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 appraisal 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 must feature in any land valuations that determine residual land 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 planning and funded improvements) to identify any infrastructure and facility capacity issues in absorbing new development. An assessment 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 a developer obligation 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 in full, then this must be in agreement and to the satisfaction of the Local Authority. The basic premise is that the proposed development must not detract from the amenity of existing residents in terms of additional pressure the proposal would generate. In assessing developer obligations, 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 obligations sought will be on a pro-rata basis.



As the system of developer obligations in Moray has now been established for some time, and the supplementary guidance provides a transparent process for calculating developer obligations for sites identified in the LDP, developers who have purchased land without considering an appropriate level of developer obligations will be considered to have acted unreasonably and without due diligence.

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) Act 1973, 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 developer 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 developer obligations as well as any other obligations required on the part of the developer or the Council.

A Planning Obligation or other legal agreement will only be used 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 commencement or completion of the house. This is normally the case for developer obligations the applicant is delivering such as a passing place which is usually sought prior to the commencement of development.

The need for a legal agreement may be removed where financial contributions are to be paid as an upfront financial payment 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 obligation required.

Where a developer anticipates the need for a Legal Agreement they should prepare for this and include the time required to seek all land owners agreement within the project plan for the development.

### Viability

Developer obligations must be carefully balanced with development costs, sales values and land values to ensure development remains viable and can continue to deliver the Council's aspirations for Moray's economic growth and the delivery of affordable housing. This is substantiated in Circular 3/2012 which advises that the economic viability of proposals should be taken into consideration when applying developer obligations.

#### *Maximum Cap*

In November 2015 the Council published a report from the District Valuer indicating that in general sites in Moray would experience issues with viability when developer obligations were above £6,000 per unit. This report was valid for 6 months and established an expectation that landowners should expect reduced land values as a result of increased developer obligations. There is also a risk that where land value is too low, landowners will be reluctant to sell resulting in a shortage of land coming forward which will inhibit the Council's aspirations as set out above.

Supplementary Guidance on Developer Obligations has been in the public domain since March 2015 however, it is acknowledged that the level of developer obligations for infrastructure requirements such as new schools and healthcare facilities are significantly higher than prior to the introduction of the Supplementary Guidance. It is recognised that it will take a number of years for land values to fully adjust and reflect the higher level of developer obligations whilst developers maintain their profit level.

Experience over 2015/16 has shown that in almost every case where obligations for new schools are required a viability assessment has had to be done. This is a time consuming process and has shown that with limited numbers of land owners and the housing market in Moray the amount of developer obligations that can be achieved is very limited.

As a result, a maximum cap of £6,500 per residential unit has been placed on developer obligations reflecting land values, sales values and development costs. The cap is based on a detailed viability appraisal recently undertaken in Elgin which established £6,500 per residential unit as a viable level of developer obligations where there is a need for obligations towards primary and secondary education, healthcare and transportation. The cap will apply to all developments within Moray.

A detailed Whole Plan Viability Study is currently being prepared for the MLDP 2020 and this will be used to inform the review of the cap. The cap of £6,500 per residential unit will apply from December 2017 to December 2019.

An incremental approach to the level of developer obligations sought ought to be taken into consideration by developers when purchasing land.

#### *Viability Assessments*

Where a developer considers that the level of developer obligations being applied (at or below the maximum cap) renders their commercially viable proposal commercially unviable then they must bring this to the attention of the Council setting out the issues they consider to materially affect the viability of their proposal.

In these circumstances, a viability assessment and `open-book accounting` must be provided by the developer which Moray Council, via the District Valuer, will verify, at the developer's expense. The information required by the applicant in order for the Council to undertake a viability assessment is shown in Appendix 5. Further advice is also available on the Royal Institute of Chartered Surveyors (RICS) website at [www.rics.org.uk](http://www.rics.org.uk)

Where the maximum cap or a lesser level of developer obligations being sought is not appropriate, obligations and their respective levels will be negotiated and varied. Any variation will be at the discretion of the Council and will be on a case-by-case.

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 the Planning and Regulatory Services Committee for their consideration/approval.

Developers should note that the intention behind the maximum cap is to recognise the viability issues in Moray and includes elements of abnormal costs. Therefore, we would not expect any viability issues unless there are exceptional circumstances.

#### *Proportionality*

Developer obligations secured will be split proportionately between items identified for obligations.

### *Freedom of Information*

The Council may disclose information where it is obliged to do so, including where it is subject to 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 towards Moray Council infrastructure will be index linked to the General Building Cost Price Index (BCPI) as published by the Building Cost Information Service and obligations towards NHS Grampian infrastructure will be index linked to All in Tender Price Index (TPI). Contributions 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 Accommodation.** As this development 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);
- **Sheltered, Extra Care and Holiday Accommodation.** These developments will not be expected to contribute to Education, Healthcare and Sport and Recreational facilities.
- **Replacement Houses** will be exempt from developer obligations where there is evidence that the house is not inhabited or due to unforeseen circumstances (e.g. fire damage);
- **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;
- **Amendment of previously permitted planning application results in a net increase of less than 1 SRUE; and**
- **Commercial Development where the floor space is less than 1,000m<sup>2</sup> or the site area is less than 1 hectare**

**Governance**

The Council and NHS Grampian will endeavour to spend the funds received on appropriate infrastructure and facilities within 15 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 15 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.

For small scale developments, where planning consent lapses as development has not commenced on the site within the period of the consent, developer obligations will be refunded to the applicant with interest accrued on a monthly basis at the Bank of England base rate.

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 & 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 based on a sliding scale will be applied to education, healthcare and sports/recreational facility contributions for 1 to 4 units (including self-build plots) to reflect the small scale nature of these developments. This does not apply to amendments to previous consents and developments of 5 units and above.

No. of Houses	1	2	3	4
Discount	80%	75%	70%	65%

- **Commercial Development:** All proposals where the floor space is 1,000m<sup>2</sup> and above, or the site area is more than 1 hectare.
- **Other** applications where the Council or NHS Grampian considers the proposal to be of a scale or type of development appropriate to merit consideration of developer obligations.

### Methodology

Developer obligations will be sought on a per-residential unit equivalent (unless otherwise stated). 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 the assessment will be based on 1 SRUE (3-bed unit) for each of the units proposed.

The rates set out for mitigation measures will be index linked to the BCPI from Q3, 2017, unless otherwise stated.

### Infrastructure & Facility Requirements

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

- Education;
- Transport;
- Healthcare;
- Open Space, Sports & Recreational Facilities; and,
- Access Improvements.

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 set out in Appendix 6.



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

Infrastructure Requirement				
Type of Development	Education	Transport	Healthcare	Sports & Recreational Facilities
Residential	✓	✓	✓	✓
Business/Tourism	X	✓	X	X
Retail	X	✓	X	X
Industrial	X	✓	X	X

### Education

Contributions will be sought towards meeting the cost of improvements for primary and secondary infrastructure that is necessary as a direct consequence of the development. Information on current school rolls can be found on the Council's website at <http://www.moray.gov.uk/downloads/file100126.pdf>

#### Primary Education

Contributions are sought where a primary school is operating, or is forecast to be operating following completion of the proposed development and extant planning permission(s) at 90% and above its functional capacity. Contributions are based on the functional rather than physical capacity of a primary school as this is the maximum number of pupils that a school can accommodate in any one year, taking into account the organisational needs of the school and in particular the age distributions of the pupils. The functional capacities of primary schools are reviewed annually, reflect Government guidance on class sizes and are reported annually to the Children and Young Peoples Committee of Moray Council. For example the functional capacity of a school may increase where a room previously used as a library is converted to a pre-school facility thus freeing up the room used as a pre-school facility for a classroom in the primary school.

#### Secondary Education

Secondary school capacity is calculated using a formula that takes account of maximum class sizes, pupil age, subject choice and time tabling. Functional capacity is the only measure used for secondary schools. The formula used to measure capacity has been approved by the Council and has been in use for many years. Contributions are sought where a secondary school is operating, or is forecast to be operating following completion of the proposed development and extant planning permission(s) at 90% and above its capacity.

#### Pupil Product Ratio (PPR)

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

	Pupil Product Ratio (PPR)
Primary Education	0.3
Secondary Education	0.15

This PPR has been tested and proven to be reasonable in Moray.

### Mitigation Measures

Where there is a capacity issue, the situation will be addressed by considering the following mitigation measures with the rates applicable to each set out below:

Mitigation Measure	Cost per SRUE (unless otherwise stated)	
	Primary School	Secondary School
Reconfiguration	£1,619*	£1,619*
Permanent Extension	£4,049 per m <sup>2</sup>	£2,904 per m <sup>2</sup>
New School	£7,897 (232-462 capacity) plus proportional land value	£4,566 (800-1200 capacity) plus proportional 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 is based on the Pupil Product Ratio, Scottish Futures Trust (SFT) space metric and average cost per m<sup>2</sup> (based on recent Moray school projects).

For primary schools, contributions will be used to create capacity for the relevant catchment area. As set out in the Education (Scotland) Act 1980 the Scottish Government require Local Authorities to allow out of zone placements and as such, capacity may be created at an alternative local school to reduce demand in the relevant catchment.

### New Schools

In larger developments, where the development as a whole or as a part of the masterplanned area 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, accessible, transferred at nil cost to the Council, and serviced at the developer's expense. Pupils generated by other developments that are zoned to the new school will be required to provide a proportionate contribution towards 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 will require an independent valuation to be undertaken.

### School Estate Strategy (SES)

The School Estate Strategy considering the long term education asset needs for Moray is currently being prepared. It is anticipated that a draft strategy will be reported to the Council mid-2018, after which public consultation will be carried out.

### Transport

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 or arising from the cumulative impact of development in the area. 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 and for cumulative impact through a proportionate contribution towards transportation interventions identified in the Elgin Transport Strategy or other location specific transport plans which may be agreed by the Council.

**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.**

A mitigation measure to the transport network that can be carried out by the developer will generally be secured via planning condition and where this is not possible a financial contribution will be sought through a legal agreement. Examples of modifications to the transport network and provision of sustainable travel secured through s75 can include:

- Funding of bus services to serve the development during early phases;
- Provision of or funding of public transport priority measures (e.g. bus gates);
- Installation of traffic signals, controlled pedestrian crossings and/or upgrading/refurbishment of existing traffic signal infrastructure;
- Provision or upgrading of roads, bridges and other infrastructure (e.g. new footways);
- Alterations to existing roads.

Examples of modifications to the transport network and provision of sustainable travel secured through conditions attached to a planning consent can include:

- Infrastructure to support Active Travel, in particular Routes to School;
- Travel plans to incentivise use of active travel infrastructure and public transport;
- Installation/upgrading of street lighting;
- Infrastructure to support Traffic Regulation Orders/Stopping-Up Orders.
- Passing places;

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

- New bus shelter (Moray Council is required to deliver infrastructure within the existing public road): £3,500;
- Processing of Road Traffic Regulation Order (e.g. extend speed limit, waiting restrictions) excluding cost of signage and markings: £1,208.

### *Transport Assessments/Statements*

For developments of 50 or more dwellings the final need for transportation developer obligations will be determined by a Transport Assessment (TA) which should be carried out by the developer.

For developments of 49 dwellings or below, a Transport Statement will be required and this will identify the existing transport infrastructure, travel characteristics associated with the site and the proposed measures to improve the infrastructure and services to encourage sustainable travel to the site. Detailed accessibility analysis and assessment of the traffic impacts would not normally be required.

The information required for a Transport Assessment/Statement can be found in Appendix 3. Developer obligations will be sought towards transport interventions at locations where there is a material increase in traffic. For example in Elgin at the A941 New Elgin rail crossing point and adjacent Edgar Road and Laichmoray junctions a material increase is anything in excess of 1% as these already operate above capacity during the peak periods, for all other locations in Elgin a material increase would be in excess of 5%. For all other locations in Moray the material impact will be considered to be 5% where there are currently operational issues and 10% elsewhere.

High quality design which prioritises active travel and the use of public transport and results in an identifiable reduction in the use of private cars evidenced through the Transport Assessment may be reflected in the final need for transportation developer obligations. The use of target mode shares will require justification and strong evidence of interventions to support active travel and public transport, and will only be considered where there is an agreed monitoring programme and clause within a S75 agreement which would secure an additional developer obligation towards public transport or active travel mitigation if targets were not met. If additional public transport or active travel measures cannot be provided then additional developer obligations will be sought towards mitigating the impact of additional vehicles on the transport network.

#### *Cumulative Impact of Development on the Wider Transport Network*

Development of a number of sites will have an effect on the operational performance of the transport network. When these sites are considered together this may require different mitigation measures than when considered individually.

#### *Elgin*

Elgin Transport Strategy (ETS) addresses the cumulative impact of development allocated in the Moray Local Development Plan 2015 up to 2030. The ETS sets out a series of transport interventions which seek to improve pedestrian and cycle access, develop public transport, ease congestion and make travel around Elgin more predictable and consistent. The ETS can be viewed on the Council's website at [www.moray.gov.uk/downloads/file109528.pdf](http://www.moray.gov.uk/downloads/file109528.pdf)

The transport elements considered within this developer obligations guidance only apply to the local road network. Where any development has the potential to change the volume or nature of traffic using the Trunk Road Network (A95 and A96) further consideration will be required in discussion with the Council's Transport Development Team and with Transport Scotland. This further consideration may result in planning conditions and/or additional mitigation requirements related to the strategic transport network.

The final need for developer obligations will be determined through an agreed TA/TS. However in order to provide an indication of the likely developer obligations required to address the cumulative impact of development in Elgin in advance of the undertaking of the TA/TS, a methodology has been developed through the ETS. Contributions towards the transport interventions identified in the ETS will be sought from all residential development including windfall sites.

Transport interventions in the ETS are split into:

- Core: address both existing network constraints where development will have an adverse impact as this will exacerbate an existing situation and to provide for the additional demand for travel associated with new development;
- Directly related to development: interventions directly related to the development of a LDP site (e.g. replacement of bridge to enable two-way traffic);
- Council: specific improvements led and delivered by Moray Council (e.g. Moray Council Travel Plan). Contributions will not be sought towards transport interventions attributed solely to the public sector.

As noted previously, the transport elements considered within this developer obligations guidance only apply to the local road network and further discussions will be required where there is a potential impact on the Trunk Road. While indicative improvements to the A96 are included within the wider Elgin Transport Strategy the Council acknowledges that further and more detailed engagement on rationale for specific interventions, consideration of trunk road safety, impact on strategic traffic movements and design in accordance with Scottish Transport Appraisal Guidance and Design Manual for Roads and Bridges.

Elgin is split into five areas as shown on Plan A in Appendix 4. The indicative transportation need for a development is calculated on the basis of where the development is located and where trips from the development would likely be passing through, and is calculated using peak period car trips based on trip generation rates from TRICS which are the same as used in the Elgin Traffic Model. Information pertaining to TRICS and the Elgin Traffic Model is provided in Appendix 3.

Developments are required to proportionately contribute towards interventions within their respective areas and interventions within the central and commercial area given that the central and commercial area will attract trips from all residential developments within Elgin. Where an intervention is on or crosses boundaries contributions will be sought from developments in both areas.

A developer will be issued with an indicative transportation need based on new development traffic travelling through an intervention. However, given the ETS interventions are multi-modal the demand for travel by all modes of transport needs to be taken into consideration. Therefore, the indicative transportation need and associated level of developer obligations could be revised once a Transport Assessment/Statement has been provided by the developer and agreed with Moray Council. The revised transportation need will be informed by the percentage increase in development traffic at the points of the transport network where ETS interventions are proposed, including Active Travel interventions particularly where increases in traffic would lead to community severance. Where the TA/TS identifies a development impact of less than 1%, no developer obligation would be sought for that intervention. Where the TA/TS identifies that an improvement is required at one of the ETS interventions which is more onerous than that included in the ETS, then the developer will be required to develop and deliver mitigation measures at that location.

In order to assist developers when they are undertaking an early stage development appraisal an initial indication of transportation developer obligations can be provided setting out the cost of transport interventions based on a split 50% for developer and 50% for the public sector. The initial indication could change following consideration of an agreed TA/TS undertaken by the developer.

During the initial consideration of a planning application, a draft developer obligation assessment will be issued based on a 50/50 split to provide an indication of contributions that may be sought to mitigate the impact of the proposed development on the transport interventions set out in the ETS. Following consideration by the Council of an agreed TA/TS provided by the developer, a final developer obligation assessment will be issued setting out the actual impact of the proposed development on the transport interventions in the ETS and associated contributions.

High level costs for each transport intervention have been supplied by the Council's transport consultants, Jacobs. These costs include an outline allowance for land purchase and utilities diversions. A table setting out the ETS transport interventions and associated costs are shown in Appendix 4.

Should the actual cost of a transport intervention following construction and operation be lower than that estimated through the ETS, then an appropriately apportioned refund will be provided where a developer has provided the full developer obligation for the transport intervention. For the avoidance of doubt, no refund will be given for developer obligations secured whilst the cap is in place. This will be reflected in legal agreements.

#### *Other settlements*

For all other settlements and in rural areas, 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, in particular active travel provision and public transport.

The Council may agree transport plans for other locations (e.g. Forres) from time to time where the predicted growth from a range of sites indicates the need to set out a single approach to transport infrastructure improvements to mitigate the impacts of those developments. Any requirement to contribute to the delivery of one of these plans will be consulted and set out as an appendix to this Supplementary Guidance.

#### **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 floor space requirement per GP of 271m<sup>2</sup>. Primary healthcare provision also includes a number of Health and Social Care Partnership facilities located within the same facility. Additional floor space 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 and will be directed towards healthcare facilities serving the residents from the 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 6.

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	£1,290	£759

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.



### Open Space, Sports & Recreational Facilities

New sports and recreation facilities such as sports pitches, parks and children's play areas will be required to meet 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 Review of Sport, Leisure and Recreational Provision in Moray, April 2014, identified that grass pitches in Moray are heavily used but are restricted by poor weather, lack of floodlighting, use of other activities and maintenance issues. Some pitches are not open to the public or have restricted access times. The Review identified that the Scottish climate and vast amount of football that takes place on natural grass pitches are incompatible and unsuitable. With the ever improving developments of synthetic turf technology, the flexibility offered by the surface in terms of game size and the capacity for repeated play without detrimental effect is further evidence of the preference for synthetic grass pitches.

#### 3G Pitch

The sportscotland national average for synthetic grass pitches is 0.7 pitches per 10,000 population. Moray currently meets 0.8 pitches per 10,000 population. Current provision is at Buckie, Keith, Fochabers, Aberlour, Elgin, Gordonstoun and Kinloss Barracks. However, this provision drops to 0.55 pitches per 10,000 population as Fochabers is not full size which restricts demand and Kinloss and Gordonstoun facilities are privately owned and not available at all times. This means Moray's provision is significantly lower at 18,000 residents per 3G pitch than the national average of 10,000 residents per 3G pitch.

The Moray Council aims to provide every secondary school with convenient/adjacent access to a 3G pitch. Current pitch provision in Forres falls below national standards in terms of both quality and quantity, therefore contributions will be sought towards a provision of a 3G pitch in Forres to mitigate the adverse impact of proposed development on recreational sport facilities.

Mitigation Measure	3G Pitch (1.0ha)
Contribution per SRUE	£190

#### Access Improvements

Access 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 new development or from the new development to an existing core path). This will normally be achieved by 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.

# Appendix 1

## Developer Obligations Assessment Report



*Please note that this assessment is hypothetical and demonstrates the methodology applied.*

**As set out below, a total developer obligation of £243,254.10 (£12,162.71 per unit) is required to mitigate the negative impact that this development proposal has on local education, transport and healthcare infrastructure.**

**A cap of £130,000.00 (£6,500 per unit) has been applied to this development and has been split proportionately which results in £55,055.00 (42.35%) for primary education, £22,061.00 (16.97%) for healthcare and £52,884.00 (40.68%) for transport infrastructure.**

**Date:**

**Application Reference:** 17/00000/APP

**Description:** Residential development of 20 dwellinghouses and associated infrastructure at Hamilton Drive, Elgin, 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 [http://www.moray.gov.uk/moray\\_standard/page\\_100458.html](http://www.moray.gov.uk/moray_standard/page_100458.html)



*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
Primary Education <i>Moray Primary School</i>	£103,008.10
Secondary Education <i>Moray Secondary School</i>	£Nil
Healthcare <i>Reconfiguration of Moray Health Centre and 1 Additional Dental Chair</i>	£41,280.00
Transportation	£98,966.00
<b>Total Developer Obligations</b>	<b>£243,254.10</b>

## 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 (SRUE)

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

5 x 1 bed (0.6 SRUE) = 3 SRUE

10 x 2 bed (0.8 SRUE) = 8 SRUE

5 x 3 bed (1.0 SRUE) = 5 SRUE

This assessment is therefore base on 16 standard residential unit equivalents (SRUE).

Please note the 5 x 1 bed units (3 SRUE) will not be included within any calculations for education infrastructure mitigation as 1 bed units are assumed not to generate any pupils.

## INFRASTRUCTURE

### Primary Education

The impact of the proposal on education infrastructure is assessed on 13 SRUE (16 SRUE – 3 SRUE) as 1-bed units are not assumed to generate any pupils. Therefore, the proposal will generate 3.9 pupils (13 SRUE x 0.3 pupils per SRUE).

Pupils from this development are zoned to Moray Primary School which is currently operating at 93% functional capacity. The development has been factored into the School Roll Forecast 2016 (SRF) on the following assumed phasing: 3 units in 2019, 5 units in 2020, 5 units in 2021 and 7 units in 2022. The school roll forecast will continue to exceed 90% functional capacity year on year as a result of the proposed development.

Given there is no scope for expansion or increasing capacity, Education Services has confirmed that pupils from this development will attend a new Primary School. Therefore, contributions are sought on the following basis:

$$13 \text{ SRUE} \times £7,897.00 = £102,661.00$$

A serviced site for the new primary school is to be acquired by the Council. Contributions are sought towards the cost of acquiring this land for the proportion of pupils attributable to this development. Based on a land value of £40,000 for a serviced 1.8ha site for a 450 pupil primary school, the value proportioned to this development is:

$$£40,000/450 \text{ pupils} = £89.00 \text{ per pupil}$$

$$3.9 \text{ pupils} \times £89.00 = £347.10$$

**Contribution towards Primary Education = £103,008.10**

### 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

Based on the interventions identified within the Elgin Transport Strategy (ETS), the Moray Council Transportation Service has confirmed that contributions will be sought to mitigate the impact of the proposed development on the transport network as detailed in Appendix 4. The average contribution per unit is £4,948.30 and the following will be sought:

$$£4,948.30 \times 20 \text{ units} = £98,966.00$$

## Healthcare

Healthcare facilities 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) and floorspace requirement per GP is 271m<sup>2</sup>.

Healthcare infrastructure requirements have been calculated with NHS Grampian on the basis of national standards and specifications for healthcare facilities and estimating the likely number of new patients generated by the development (based on the average household size of 2.17 persons\*).

NHS Grampian has confirmed that the existing health centre is operating at capacity and an extension is required and that 5 Additional Dental Chairs are required to accommodate the additional patients that are a direct result of this development. Therefore the following contribution will be sought:

Extension to Health Centre: 16 SRUE x £1,290.00 per SRUE = £20,640.00

Dental Chairs: 16 SRUE x £1,290.00 per SRUE = £20,640.00

\* *Census 2011*

**Contribution towards Healthcare = £41,280.00**

## Appendix 2

### Checklist for Developers and the Council in the Developer Obligations Process



#### Developers will be expected to:

- Check the Supplementary Guidance on Developer Obligations for potential requirements along with any other relevant Supplementary Guidance. Reflect all policy requirements set out in the Moray Local Development Plan and any site-specific requirements stipulated in the LDP Settlement Statements, Action Programme, Masterplans and Development Briefs and, undertake a TA/TS to an agreed scope.
- 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 appraisal calculations. Reflect developer obligations in the development appraisal and in the value of the land.
- Establish and agree their preferred phasing of developer obligation payments and delivery of developer obligations, which will be included in a Section 75 or other appropriate legal agreement.
- Conclude any agreement timeously.



#### The Council will:

- Meet with developers early in the development process and issue an interim assessment setting out the anticipated level of developer obligations that will likely be sought.
- Prepare developer obligations assessment at pre-application and application stage when required.
- Negotiate and deal with the assessment of developer obligations and any planning obligations 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 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

### Transportation

#### Information required for Transport Assessment (TA)/Transport Statement (TS)

The onus will be on the developer to provide a TA/TS which follows the Transport Scotland Transport Assessment Guidance 2012 and, where required use the Elgin Traffic Model.

Where developments are expected to create an increase in traffic, a completed **Transport Assessment Form** [www.moray.gov.uk/downloads/file87671.pdf](http://www.moray.gov.uk/downloads/file87671.pdf) must be submitted by the developer to allow officers to consider the requirement or otherwise for further assessment. Developers are urged to carry out early consultation with Transportation prior to the submission of development proposals. If a Transport Statement/Transport Assessment is required the scope should be agreed with Transport Development prior to the submission. A TA must provide:

- An assessment of travel characteristics\*;
- A description of the measures which are being adopted to influence travel to/from the site\*;
- A description of the transport impacts of the development in a dynamic network and how these will be addressed e.g. proportionate contribution towards intervention identified by the Elgin Transport Strategy.

And, include:

- Forecast of person trips generated by the development\*;
- Forecast of person trips generated by mode of transport\*;
- Appraisal of the routes from development to end destinations (schools, employment, local services) by foot, cycle, public transport and vehicle.

\* *Minimum requirement for Transport Statement.*

#### *Elgin Traffic Model*

The Elgin Traffic Model is a macrosimulation model, the extents of which cover the whole of the Elgin road network. The model provides the facility to review the performance of the collective traffic system to check for changes in network performance and to determine the areas of the network where there would be an increase in traffic as a result of a development.

When use of the Elgin Traffic Model is required, developers and their consultants must first agree the scope of the assessment to be undertaken with the Transport Development Team and then complete an Elgin Traffic Model Access Form

**[www.moray.gov.uk/downloads/file114455.DOC](http://www.moray.gov.uk/downloads/file114455.DOC)**

The model is operated by the Council's transport consultant who will undertake any necessary changes to the model and run the testing scenarios. Output from the model runs will be provided as a report with model output data in the form of shape files (if required). There is a fee associated with accessing the model which will depend on complexity of any changes required to the base model and the number of scenarios tested through model runs. The payment of invoices will be through the Moray Council (data will not be released until payment has been received).

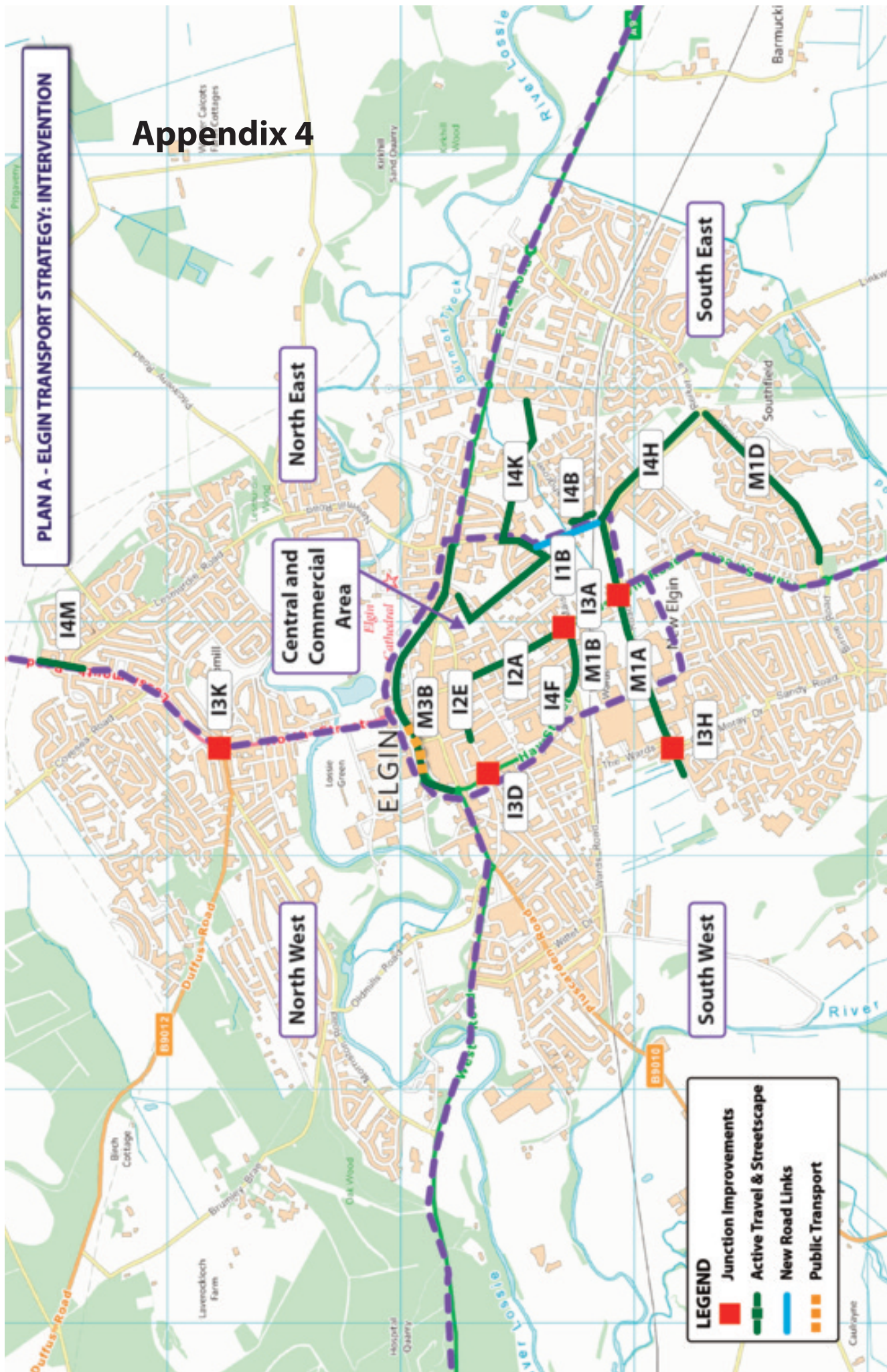
TRICS

The Vehicle Trip Generation rates used in the Elgin Traffic Model have been derived using TRICS. TRICS is the national standard system of trip generation and analysis in the UK and Ireland, and is used as an integral and essential part of the Transport Assessment process. The system allows its users to establish potential levels of trip generation for a wide range of development and location scenarios and is widely used as part of the planning application process by both developer consultants and local authorities.

Table 1- Trip Generation Rates

Residential Trip Generation Rates	Vehicle Trips Per Dwelling		
	Arrivals	Departures	Total
AM Peak	0.168	0.532	0.700
PM Peak	0.596	0.297	0.893

## Appendix 4



**Table 2 – Elgin Transport Strategy Interventions**

Indicative costs for each measure have been provided by our consultant Jacobs. They have been calculated by quantity surveyors based on available information and make an initial allowance for utility diversions and land costs.

Reference	Intervention	Cost
<b>Central</b>		
I1B	Ashgrove Road to Maisondieu Road new road link	£10,188,737
I2A	Moss Street – convert to one-way (northbound) widen footways, provide cycle lanes	£661,921
I2E	South Street – pedestrianise between Commerce Street and Batchen Street	£1,018,339
I3A	New Elgin Road/Edgar Road and Laichmoray junction improvements	£2,657,866
I3D	Hay Street/South Street junction improvements	£1,328,933
I4B	Ashgrove Road cycle bridge	£4,641,082
I4F	Station Road cycle lanes	£81,467
M1A	Edgar Road pedestrian crossing improvements	£66,192
M1B	Station Road/Maisondieu Road pedestrian crossing improvements	£229,126
M3B	Elgin Bus Station Redesign/improve operation	£2,545,848
<b>South-East</b>		
I4H	Linkwood Road cycle lanes	£101,834
I4K	Pinefield to East End Primary School Active Travel Route	£216,000
M1D	Thornhill Road pedestrian crossing improvements	£229,126
<b>North-West</b>		
I3K	North Street/Morrison Road junction improvements	£25,458
I4M	A941/Lesmurdie Road junction improve pedestrian and cycle provision	£114,563
<b>South-West</b>		
I3H	Edgar Road/The Wards junction improvements	£305,502 £24,411,944

**Note:** this list does not include interventions which would be undertaken either solely by the public sector or interventions attached to a specific development.

Full details of all of the interventions within the Elgin Transport Strategy can be found at:  
[www.moray.gov.uk/downloads/file109528.pdf](http://www.moray.gov.uk/downloads/file109528.pdf)



## Transportation Worked Example

### Indicative Calculation for Developer Obligations to address Cumulative Impact of Development Traffic in Elgin

**This is an indicative calculation prior to submission of a Transport Assessment, and will be revised once an agreed Transport Assessment has been provided by the developer.**

Worked example is for R13 Hamilton Drive site which has an indicative capacity of 20 dwellings.

The methodology is based on the number of trips for a residential development as a proportion of the whole number of trips associated with unconsented residential development from the MLDP 2015, using the vehicle trip generation rates shown in Table 1 in Appendix 3. Table 3 below shows the current unconsented MLDP residential sites, their indicative capacity and the peak period vehicle trip generation.

**Table 3**

Site	Total dwellings	AM Peak		PM Peak	
		Arrivals	Departures	Arrivals	Departures
R3 Bilbohall South	90	15	48	54	27
R4 South West of High School	80	13	43	48	24
R6 Hattonhill*	20	3	11	12	6
R11 Findrassie/Myreside	1500	252	798	894	446
R12 Knockmasting wood	85	14	45	51	25
R13 (formerly R14) Former Hamilton Drive school*	20	3	11	12	6
R14 Lesmurdie Fields site	70	12	37	42	21
Allowance for windfall development <sup>1</sup>	240	40	128	143	71
Barmuckity Business Park <sup>2</sup>	170	29	90	101	50
CF2 <sup>2</sup>	100	17	53	60	30
<b>Total</b>	<b>2375</b>	<b>399</b>	<b>1264</b>	<b>1416</b>	<b>705</b>

<sup>1</sup> Windfall sites - supplied by Development Plan team

<sup>2</sup> Sites now proposed as housing development (part or whole)

The R13 Hamilton Drive site is located in the north-west quadrant of Elgin, see Plan A. The indicative calculation would therefore be based on the Elgin Transport Strategy interventions within that Quadrant and the Central and Commercial Area. Table 4 indicates the relevant interventions with a '1'. A '0' indicates that the intervention would not be included in the indicative calculation. However should a subsequent TA identify a material impact at a given intervention where a '0' is shown then a developer obligation will be sought towards the mitigation of cumulative impact on the transportation network.

Table 4 Interventions to be included in indicative calculation

	Cost	R13 Former Hamilton Drive school*	Total vehicles from all residential developments
Cars - vehicles / Peak Periods		32	3783
<b>Central and Commercial Area</b>			
I1B Ashgrove Road to Maisondieu Road new road link	£10,188,737	1	
I2A Moss Street convert to one-way (northbound), widen footways, provide cycle lanes	£661,921	1	
I2E South Street - pedestrianise between Commerce Street and Batchen Street	£1,018,339	1	
I3A New Elgin Road/Edgar Road and Laichmoray junction improvements	£2,657,866	1	
I3D South Street /Hay Street junction improvements	£1,328,933	1	
I4B Ashgrove Road cycle bridge	£4,641,082	1	
I4F Station Road cycle lanes	£81,467	1	
M1A Edgar Road pedestrian crossing improvements	£66,192	0	
M1B Station Road / Maisondieu Road pedestrian crossing improvements	£229,126	1	
M3B Bus station redesign / improve operation	£2,545,848	1	
<b>South-East Quadrant</b>			
M1D Thornhill Road pedestrian crossing improvements	£229,126	0	
I4H Linkwood Road Cycle Lanes	£101,834	0	
I4K Pinefield to East End Primary School Active Travel Route	£216,000	0	
<b>North-West Quadrant</b>			
I4M A941/Lesmurdie Road junction improve pedestrian and cycle provision	£114,563	1	
I3K North Street/Morrison Road junction improvements	£25,458	1	
<b>South-West Quadrant</b>			
I3H Edgar Road / The Wards junction improvements	£305,502	0	
	<b>£24,411,994</b>		

Table 4 also shows the current estimated cost of each intervention, the total number of vehicle trips from all of the development sites and number of vehicle trips from Hamilton Drive, which at this time is the 0.84% of the total trips (across all development sites). Within the North-West quadrant the number of vehicle trips from Hamilton Drive is 1.26% (across the development sites which would pass through the relevant interventions, R11 Findrassie, R13 Hamilton Drive and R14 Lesmurdie Fields).



Where there is a split between the public sector and developer obligations, e.g. a scheme addresses an existing constraint/background growth and future travel demand associated with development the cost is reduced to 50%. It should be noted that interventions attributable solely to the public sector or to a particular development have been omitted from the calculation.

The costs for each intervention are apportioned to each of the developments which are within the same area as the intervention, using the proportion of development peak period vehicle trips.

For interventions within the central and commercial area, the costs are apportioned across all development sites.

Table 5 shows the indicative Transportation obligations sought towards the interventions within the area (north-west) and the central and commercial area. The contribution rate per dwelling is also shown.

**Table 5- R13 Hamilton Drive Draft Transportation Developer Obligations**

<b>R13 Hamilton Drive Summary</b>		<b>Developer Obligation</b>
Intervention		
<b>Central and Commercial Area (0.84%)</b>		
I1B	Ashgrove Road to Maisondieu Road new road link	£42,792.70
I2A	Moss Street convert to one-way (northbound), widen footways, provide cycle lanes	£2,787.07
I2E	South Street – pedestrianise between Commerce Street and Batchen Street	£4,277.03
I3A	New Elgin Road/Edgar Road and Laichmoray junction improvements	£11,163.04
I3D	South Street /Hay Street junction improvements	£5,581.52
I4B	Ashgrove Road cycle bridge	£19,492.54
I4F	Station Road cycle lanes	£342.16
M1A	Edgar Road pedestrian crossing improvements	£0
M1B	Station Road / Maisondieu Road pedestrian crossing improvements	£962.33
M3B	Bus station redesign / improve operation	£10,692.56
<b>South-East Quadrant (0%)</b>		
M1D	Thornhill Road pedestrian crossing improvements	£0
I4H	Linkwood Road Cycle Lanes	£0
I4K	Pinefield to East End Primary School Active Travel Route	£0
<b>North-West Quadrant (1.26%)</b>		
I4M	A941/Lesmurdie Road junction improve pedestrian and cycle provision	£721.75
I3K	North Street/Morrison Road junction improvements	£160.39
<b>South-West Quadrant (0%)</b>		
I3H	Edgar Road / The Wards junction improvements	£0
<b>Total</b>		<b>£98,966.09</b>
<b>Rate per Dwelling</b>		<b>£4,948.30</b>

# Appendix 5

## 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.

### Appraisal format

- Electronic version of development appraisal in format that can be fully tested (e.g. spreadsheet).

### Proposed scheme details

- Plans (As available).
- Schedules of housing mix (Market and affordable) including type, size, and numbers. Gross/Net area schedule.
- Design & Access statement (if applicable and available).
- Analysis of affordable housing provision and compatibility with prevailing policy requirements.

### Development Programme

- Programme (incl. construction and sales start/end for each phase).
- Phasing.
- Detailed appraisal (current costs/values) and cashflow.

### GDV

- Detailed breakdown of end sales values for market residential elements (with supporting evidence).
- Rents and yield assumptions for all commercial elements (with supporting evidence).
- Anticipated sales rates (per month)
- Building Period
- Profit level
- Annual cost of finance

### Costs

- Information on land values paid for the site (with supporting evidence and assumptions made).
- Expected build costs (with a full QS cost report showing how costs have been estimated)
- Site preparation costs
- Planning costs (including developer obligations)
- Any anticipated abnormal costs
- Professional fees
- Marketing costs
- Any anticipated contingencies

### Profit

- Anticipated land sales values of sites to be sold on such as medical centre, elderly persons care homes etc. (i.e. Not residential sites).
- Assumptions on all grant funding (including discussions/negotiations with HIDA) and (where appropriate) evidence of transactions/negotiations with Registered Social Landlord's (RSL's).

### Development Finance

- Details of the source of funding and finance arrangements including expected finance rates (with supporting evidence).

## Appendix 6

### 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 (i.e. where the number of pupils generated by a proposed development exceeds the functional capacity of a school, at 90% or above. 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 6: 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	Sports & Recreation	Open Space/ Paths
Aberlour	R1 Chivas Field 30 houses	8 houses	3 houses		<p>Existing Health Centre working beyond design capacity, reconfiguration of existing site will be required. Developer Contribution of £759 per SRUE required.</p> <p>1 Additional Dental Chair required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£2,049</b> per SRUE required.</p>		<p>15% open space including a Pocket Park with a kickabout space with a goal.</p> <p>Improved accessibility of SP25.</p>
	R2 Braes of Allachie 40 houses	10 houses	3 houses		<p>Existing Health Centre working beyond design capacity, reconfiguration of existing site will be required. Developer Contribution of £759 per SRUE required.</p> <p>1 Additional Dental Chair required. Developer Contribution of £1,290 per SRUE required.</p>		<p>15 % open space including Pocket Park and amenity land in the northern part of the site.</p> <p>Upgrade of existing paths to create active travel link to Speyside High School.</p>



Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Sports & Recreation	Open Space/ Paths
Aberlour					Total contribution of <b>£2,049</b> per SRUE required.		
	R3 Tombain 12 houses	3 houses	1 house		Existing Health Centre working beyond design capacity, reconfiguration of existing site will be required. Developer Contribution of £759 per SRUE required.  1 Additional Dental Chair required. Developer Contribution of £1,290 per SRUE required.  Total contribution of <b>£2,049</b> per SRUE required.		15 % open space including Playspace.
	R4 Speyview 100 houses	25 houses	8 houses		Existing Health Centre working beyond design capacity, reconfiguration of existing site will be required. Developer Contribution of £759 per SRUE required.  1 Additional Dental Chair required. Developer Contribution of £1,290 per SRUE required.		20% open space including Pocket Park and an additional Neighbourhood or Pocket Park.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Sports & Recreation	Open Space/ Paths
Aberlour					Total contribution of <b>£2,049</b> per SRUE required.		
	LONG Braes of Allachie 50 houses	13 houses	4 houses		Existing Health Centre working beyond design capacity, reconfiguration of existing site will be required. Developer Contribution of £759 per SRUE required.  1 Additional Dental Chair required. Developer Contribution of £1,290 per SRUE required.  Total contribution of <b>£2,049</b> 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, reconfiguration of existing site will be required. Developer Contribution of £759 per SRUE required.  1 Additional Dental Chair required. Developer Contribution of £1,290 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	Sports & Recreation	Open Space/ Paths
<b>Aberlour</b>					Total contribution of <b>£2,049</b> per SRUE required.		
<b>Alves</b>	LONG 250 houses	63 houses	19 houses	The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent extension to Forres Academy.	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of 1,290 per SRUE required.  2 Additional Dental Chairs will be required to support the potential increase in population. Developer Contribution of £1,290 per SRUE required.  Total contribution of <b>£2,580</b> per SRUE required.	3G pitch	30% open space.
<b>Archiestown</b>	R1 East End 15 houses	4 houses	2 houses		Existing Health Centre working beyond design capacity, reconfiguration on existing site will be required. Developer Contribution of £759 per SRUE required.  1 Additional Dental Chair required. Developer		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	Sports & Recreation	Open Space/ Paths
Archiestown					Contribution of £1,290 per SRUE required.  Total contribution of <b>£2,049</b> per SRUE required.		
	R2 South Lane 4 houses	1 house			Existing Health Centre working beyond design capacity, reconfiguration on existing site will be required. Developer Contribution of £759 per SRUE required.  1 Additional Dental Chair required. Developer Contribution of £1,290 per SRUE required.  Total contribution of <b>£2,049</b> per SRUE required.		Landscaping.
	R3 West End 6 houses	2 houses			Existing Health Centre working beyond design capacity, reconfiguration on existing site will be required. Developer Contribution of £759 per SRUE required.  1 Additional Dental Chair		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					required. Developer Contribution of £1,290 per SRUE required.  Total contribution of <b>£2,049</b> per SRUE required.		
	R4 South of Viewmount 10 houses	3 houses	1 house		Existing Health Centre working beyond design capacity, reconfiguration on existing site will be required. Developer Contribution of £759 per SRUE required.  1 Additional Dental Chair required. Developer Contribution of £1,290 per SRUE required.  Total contribution of <b>£2,049</b> per SRUE required.		15% open space.
Buckie	R1 Burnbank 20 houses	5 houses	2 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and extension will be required. Developer Contribution of <b>£1,290</b> per SRUE required.		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	Sports & Recreation	Open Space/ Paths
<b>Buckie</b>	R2 Parklands 64 houses			The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and extension will be required. Developer Contribution of <b>£1,290</b> per SRUE required.		
	R3 Archibald Grove 5 houses	1 house		The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and extension will be required. Developer Contribution of <b>£1,290</b> per SRUE required.		Landscaping.  Upgraded link path to BK11.
	R4 Steinbeck road 30 houses	8 houses	3 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and extension will be required. Developer Contribution of <b>£1,290</b> per SRUE required.		15% open space.  Bridge accessibility improvements BK03.
	R5 Rathburn (N) 60 houses	15 houses	5 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and extension will be required. Developer Contribution of <b>£1,290</b> per SRUE required.		20% open space including a Neighbourhood Park with a playspace and a pitch between R5 and R6.

Settlement	LDP Site	POLICY AND INFRASTRUCTURE REQUIREMENTS					
		Affordable Housing (25% of total units)	Accessible Housing (10% of private sector units)	Education	Healthcare	Sports & Recreation	Open Space/ Paths
Buckie							Improved path network in Burnside Wood including BK17.
	R6 Rathburn (S) 60 houses	15 houses	5 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and extension will be required. Developer Contribution of <b>£1,290</b> per SRUE required.		20% open space including a Neighbourhood Park with a playspace and a pitch between R5 and R6.  Improved path network in Burnside Wood including BK17.
	R9 High Street (E) 170 houses	43 houses	13 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and extension will be required. Developer Contribution of <b>£1,290</b> per SRUE required.		20% open space including a Neighbourhood Park.  Improved accessibility and extension of BK21. Bridge accessibility improvements BK03.  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	R10 High Street (W) 115 houses	29 houses	9 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and extension will be required. Developer Contribution of <b>£1,290</b> per SRUE required.		20% open space including a Pocket Park.  Improved accessibility and extension of BK21.  Landscaping
	R11 Barhill Road (S) 105 houses	27 houses	8 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity, reconfiguration of existing site required. Developer Contribution of <b>£759</b> per SRUE required.		20% open space including a Pocket Park.  Improved accessibility and extension of BK21.
	OPP1 Highland Yards 40 houses	10 houses	3 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and extension will be required. Developer Contribution of <b>£1,290</b> 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
<b>Buckie</b>	OPP2 Blairdaff Street 4 houses	1 house		The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and extension will be required. Developer Contribution of <b>£1,290</b> per SRUE required.		Landscaping
	OPP3 Barron Street 6 houses	2 houses		The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and extension will be required. Developer Contribution of <b>£1,290</b> per SRUE required.		Landscaping
	OPP4 Bank Street 9 houses	3 houses		The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and extension will be required. Developer Contribution of <b>£1,290</b> per SRUE required.		Landscaping
	OPP5 Former Jones Shipyard 122 houses	31 houses	10 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and extension will be required. Developer Contribution of <b>£1,290</b> 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	Sports & Recreation	Open Space/ Paths
<b>Buckie</b>	OPP6 Former Grampian Country Park 37 houses	10 houses	3 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and extension will be required. Developer Contribution of <b>£1,290</b> per SRUE required.		15% open space.
	OPP7 Former Millbank Garage Site 20 houses	5 houses	2 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and extension will be required. Developer Contribution of <b>£1,290</b> per SRUE required.		15% open space.
<b>Burghead</b>	R4 Clarkly Hill 60 houses	15 houses	5 houses		Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer Contribution of <b>£1,290</b> per SRUE required.		20% open space.
	OPP1 West Foreshore	10 houses	3 houses		Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer Contribution of <b>£1,290</b> 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	Sports & Recreation	Open Space/ Paths
Craigellachie	R1 Edward Avenue 5 houses	1 house			<p>Existing Health Centre working beyond design capacity, reconfiguration of existing site will be required. Developer Contribution of £759 per SRUE required.</p> <p>1 Dental Chair required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£2,049</b> per SRUE required.</p>		Landscaping.
	R2 Spey Road 20 houses	5 houses	2 houses		<p>Existing Health Centre working beyond design capacity, reconfiguration of existing site will be required. Developer Contribution of £759 per SRUE required.</p> <p>1 Dental Chair required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£2,049</b> 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
Craigellachie	R3 Site of Former Brewery 5 houses	1 house			Existing Health Centre working beyond design capacity, reconfiguration of existing site will be required. Developer Contribution of £759 per SRUE required.  1 Dental Chair required. Developer Contribution of £1,290 per SRUE required.  Total contribution of <b>£2,049</b> per SRUE required.		Landscaping.
	R4 Brickfield 12 houses	3 houses	1 house		Existing Health Centre working beyond design capacity, reconfiguration of existing site will be required. Developer Contribution of £759 per SRUE required.  1 Dental Chair required. Developer Contribution of £1,290 per SRUE required.  Total contribution of <b>£2,049</b> 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
<b>Cullen</b>	R1 Seafield Place 30 houses	8 houses	3 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and reconfiguration of existing site required. Developer Contribution of <b>£759</b> per SRUE required.		15% open space.  Improved accessibility of CU05 adjacent to development.
	R2 Seafield Road 55 houses	14 houses	5 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and reconfiguration of existing site required. Developer Contribution of <b>£759</b> per SRUE required.		20% open space.  Improved accessibility of CU05 adjacent to development.
	OPP1 Blantyre Street 18 houses	5 houses	2 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity and reconfiguration of existing site required. Developer Contribution of <b>£759</b> per SRUE required.		Improved accessibility of CU05 adjacent to development.
<b>Cummingston</b>	R1 Seaview Road 4 houses	1 house			Existing Health Centre working beyond design capacity and expansion on existing site will be required. Developer Contribution of <b>£1,290</b> 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
Dallas	R1 Dallas School West 6 houses	2 houses		The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent Extension to Forres Academy .	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.  2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.  Reconfiguration of existing Pharmacy outlets required. Developer Contribution of £759 per SRUE required.  Total contribution of <b>£3,339</b> per SRUE required.	3G Pitch	Landscaping.
	R3 Former Filling Station 5 houses	1 house		The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent Extension to Forres Academy .	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.	3G Pitch	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
<b>Dallas</b>					<p>2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.</p> <p>Reconfiguration of existing Pharmacy outlets required. Developer Contribution of £759 per SRUE required.</p> <p>Total contribution of <b>£3,339</b> per SRUE required.</p>		
<b>Dufftown</b>	R1 Corsemaul Drive 16 houses	9 houses	3 houses		<p>Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>1 Additional Dental Chair required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£2,580</b> 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
Dufftown	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 £1,290 per SRUE required.  1 Additional Dental Chair required. Developer Contribution of £1,290 per SRUE required.  Total contribution of <b>£2,580</b> per SRUE required.		15% open space including a Pocket Park with playspace and kickabout area.  Landscaping.
	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 £1,290 per SRUE required.  1 Additional Dental Chair required. Developer Contribution of £1,290 per SRUE required.  Total contribution of <b>£2,580</b> per SRUE required.		20% open space including a Pocket Park with playspace and kickabout area.  Landscaping.  Improvements in access to Hill Street Playingfields.



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	R4 Tomnamuidh 5 houses	2 houses			<p>Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>1 Additional Dental Chair required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£2,580</b> per SRUE required.</p>		<p>Landscaping.</p> <p>Must contribute to improvements at Tinniver Street Playing fields.</p>
	OPP3 Balvenie Street 3 houses				<p>Existing Health Centre working beyond design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>1 Additional Dental Chair required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£2,580</b> 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
Dyke	R1 North Darklass Road 12 houses	3 houses	1 house	The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent extension to Forres Academy.	Existing Health Centre working at design capacity, expansion on existing site required. Developer Contribution of £1,290 per SRUE required.  2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.  Reconfiguration of existing Pharmacy outlets required. Developer Contribution of £759 per SRUE required.  Total contribution of <b>£3,339</b> per SRUE required.	3G pitch	15% open space.
	R2 South Darklass Road 5 houses	2 houses		The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent extension to Forres Academy.	Existing Health Centre working at design capacity, expansion on existing site required. Developer Contribution of £1,290 per SRUE required.	3G pitch	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
<b>Dyke</b>					<p>2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.</p> <p>Reconfiguration of existing pharmacy outlets required. Developer Contribution of £759 per SRUE required.</p> <p>Total contribution of <b>£3,339</b> per SRUE required.</p>		
<b>Elgin</b>	R1 Bilbohall North 20 houses	5 houses	2 houses	New Primary School  Permanent Extension to Elgin High School.	<p>The Health Centre at Glassgreen working at capacity. 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 as a possible location. Developer Contribution of £1,290 per SRUE required.</p> <p>5 Additional Dental Chairs will be required. Developer</p>		<p>15% open space.</p> <p>Improved accessibility of 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>Contribution of £1,290 per SRUE is required.</p> <p>1 Additional Pharmacy will be required. Developer Contribution of £1,290 per SRUE is required.</p> <p>Total contributions of <b>£3,870</b> per SRUE required.</p>		
	R3 Bilbohall South 75 houses	19 houses	6 houses	New Primary School  Permanent Extension to Elgin High School.	<p>The Health Centre at Glassgreen working at capacity. 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 as a possible location. Developer Contribution of £1,290 per SRUE required.</p> <p>5 Additional Dental Chairs will be required. Developer Contribution of £1,290 per SRUE is required.</p>		<p>20% open space.</p> <p>Improved accessibility of EG36 and EG37/EG39.</p> <p>Links to the core path, Wards Wildlife site and the Bilbohall play area must be enhanced and a kickabout/ small pitch included within provision to create a</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. Developer Contribution of £1,290 per SRUE is required.</p> <p>Total contributions of <b>£3,870</b> per SRUE required.</p>		Neighbourhood Park.
	R4 South West of Elgin High School 80 houses	20 houses	6 houses	New Primary School  Permanent Extension to Elgin High School.	<p>The Health Centre at Glassgreen working at capacity. 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 £1,290 per SRUE required.</p> <p>3 Additional Dental Chairs will be required to support the potential increase in population. Developer Contribution of £1,290 per SRUE required.</p>		<p>15% open space.</p> <p>Improved accessibility of EG36 and EG37/EG39.</p> <p>Links to the core path, Wards Wildlife site and the Bilbohall play area must be enhanced and a kickabout/small pitch included within provision to create a Neighbourhood 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
Elgin					<p>1 Additional Pharmacy will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£3,870</b> per SRUE required.</p>		A Pocket Park must be proved in the south.
	R6 Hattonhill 20 houses	5 houses	2 houses	Permanent Extension to Elgin Academy	<p>Maryhill Medical Practice working beyond design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>5 Additional Dental Chairs will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£2,580</b> per SRUE required.</p>		15% open space including a Pocket Park.
	R11 Findrassie/ Myreside 1500 houses	375 houses	113 houses	<p>New Primary School</p> <p>Permanent Extension to Elgin Academy</p>	<p>Maryhill Medical Practice working beyond design capacity, expansion on existing site required.</p>		<p>30% open space.</p> <p>Creation of active travel path corridors incorporating</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>Developer Contribution of £1,290 per SRUE required.</p> <p>5 Additional Dental Chairs will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£2,580</b> per SRUE required.</p>		<p>EG13/EG33/EG32 (former) and EG26/EG27 and EG12 extension.</p> <p>Creation of community woodland at Findrassie.</p>
	R12 Knockmasting Wood 85 houses	22 houses	7 houses	<p>New Primary School</p> <p>Permanent Extension to Elgin High School.</p>	<p>The Health Centre at Glassgreen working at design capacity. 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 £1,290 per SRUE required.</p> <p>5 Additional Dental Chairs will be required. Developer Contributions of £1,290 per SRUE required.</p>		<p>20% open space.</p> <p>Improved accessibility of EG36 and EG37/EG39. Links to the core path, Wards Wildlife site and the Bilbohall play area must be enhanced and a kickabout/small pitch included within provision to create a Neighbourhood 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
Elgin					1 Additional Pharmacy required. Developer Contribution of £1,290 per SRUE required.  Total contribution of <b>£3,870</b> per SRUE required.		
	R13 Former Hamilton Drive School Site 20 houses			New Primary School  Permanent Extension to Elgin Academy.	Maryhill Medical Practice working beyond design capacity, expansion on existing site is required. Developer Contribution of £1,290 per SRUE required.  5 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.  Total contribution of <b>£2,580</b> per SRUE required.		15% open space.  Open space must provide amenity to housing and link to core path provision.  Existing trees must be incorporated into open space provision.
	R14 Lesmurdie Fields 70 houses			New Primary School  Permanent Extension to Elgin Academy.	Maryhill Medical Practice working beyond design capacity, expansion on existing site required. Developer Contribution of £1,290 per SRUE required.		20% open space including a Pocket Park.

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>5 Additional Dental Chairs will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£2,580</b> per SRUE required.</p>		
	LONG1 North East	450 houses	135 houses	Permanent Extension to Elgin Academy	<p>Maryhill Medical Practice working beyond design capacity, expansion on existing site required. Developer Contribution of £1,290 per SRUE required.</p> <p>5 Additional Dental Chairs will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£2,580</b> 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.  Permanent Extension to Elgin High School.	<p>The Health Centre at Glassgreen working at design capacity. 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 £1,290 per SRUE required.</p> <p>5 Additional Dental Chairs will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>1 Additional Pharmacy will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£3,870</b> per SRUE required.</p>		<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			Permanent Extension to Elgin Academy.	<p>Maryhill Medical Practice working beyond design capacity, expansion on existing site required. Developer Contribution of £1,290 per SRUE required.</p> <p>5 Additional Dental Chairs will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£2,580</b> per SRUE required.</p>		Landscaping.
	OPP3 Wards Road 20 houses	5 houses	2 houses	Permanent Extension to Elgin Academy.	<p>Maryhill Medical Practice working beyond design capacity, expansion on existing site required. Developer Contribution of £1,290 per SRUE required.</p> <p>5 Additional Dental Chairs will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£2,580</b> 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
Elgin	OPP4 Ashgrove Road 38 houses	10 houses	2 houses	Permanent Extension to Elgin Academy.	<p>The Health Centre at Glassgreen working at capacity. 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 £1,290 per SRUE required.</p> <p>5 Additional Dental Chairs will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>1 Additional Pharmacy required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£3,870</b> 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
Elgin	OPP6 Spynie Hospital 76 houses	19 houses	6 houses	New Primary School  Permanent Extension to Elgin Academy.	Maryhill Medical Practice working beyond design capacity, expansion on existing site required. Developer Contribution of £1,290 per SRUE required.  5 Additional Dental Chairs will be required. Developer Contribution of £1,290 per SRUE required.  Total contribution of <b>£2,580</b> per SRUE required.		20% open space.
	OPP7 Bilbohall 8 houses	2 houses		New Primary School  Permanent Extension to Elgin High School.	The Health Centre at Glassgreen working at design capacity. 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 £1,290 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
Elgin					<p>5 Additional Dental Chairs will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>1 Additional Pharmacy required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contributions of <b>£3,870</b> per SRUE required.</p>		
Findhorn	R1 Heathneuk 5 houses	2 houses		<p>The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.</p> <p>Permanent extension to Forres Academy.</p>	<p>Existing Health Centre working at design capacity, expansion on existing site required. Developer Contribution of £1,290 per SRUE required.</p> <p>2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.</p> <p>Reconfiguration of existing Pharmacy outlets required. Developer Contribution of £759 per SRUE required.</p>	3G pitch	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
<b>Findhorn</b>					Total contribution of <b>£3,339</b> per SRUE required.		
<b>Findochty</b>	R1 Morven Crescent 35 houses	9 houses	3 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre has some capacity for additional patients however the potential population growth will require space for 1 additional GPs and support staff. Developer Contribution of <b>£1,290</b> per SRUE required.		15% open space.
	R2 West of Primary School 20 houses	5 houses	2 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre at design capacity and extension will be required. Developer Contribution of <b>£1,290</b> per SRUE required.		15% open space.
<b>Fochabers</b>	R1 Ordiquish Road 49 houses	13 houses	4 houses		Existing Health Centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of <b>£1,290</b> per SRUE required.		15% open space.  Upgrading as active travel corridor paths FB23/FB22/SW03/SW02/FB20.

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	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 <b>£1,290</b> per SRUE required.		15% open space.  Upgrading as active travel corridor paths FB23/FB22/SW03/SW02/FB20.
	R3 East of Duncan Avenue 42 houses	8 houses	3 houses		Existing Health Centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of <b>£1,290</b> 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 <b>£1,290</b> 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 <b>£1,290</b> 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
<b>Fochabers</b>	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 <b>£1,290</b> per SRUE required.		15% open space.
<b>Forres</b>	R1 Knockomie (South) 85 houses	22 houses	6 houses	The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent extension to Forres Academy.	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.  2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.  Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.  Total contribution of <b>£3,339</b> per SRUE required.	3G pitch	20% open space including a Pocket Park with playspace and kickabout area.  Completion of cycle link path (Grantown Road) to schools and town centre.

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 380 units	72 units	22 units	The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent extension to Forres Academy.	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.  2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.  Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.  Total contribution of <b>£3,339</b> per SRUE required.	3G pitch	30% open space including 2 Pocket Parks.  Completion of cycle link path (Grantown Road) to schools and town centre. Creation of link path to FR23 in Mannachie Park.
	R4 Lochyhill 440 houses	110 houses	33 houses	The School Estate Strategy is currently being prepared to identify the primary school need. It is	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.	3G pitch	30% open space including a Pocket Park.  Improved accessibility of FR17 and FR18.

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>anticipated that a draft strategy will be reported to the Council in mid-2018.</p> <p>Permanent extension to Forres Academy.</p>	<p>2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.</p> <p>Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.</p> <p>Total contribution of <b>£3,339</b> per SRUE required.</p>		
	R6 Mannachy 40 houses	10 houses	3 houses	<p>The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.</p> <p>Permanent extension to Forres Academy.</p>	<p>Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.</p> <p>Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.</p>	3G pitch	<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					Total contribution of <b>£3,339</b> per SRUE required.		
	R8 Balnageith 5 houses	2 houses		The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent extension to Forres Academy.	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.  2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.  Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.  Total contribution of <b>£3,339</b> per SRUE required.	3G pitch	Landscaping.  Completion of cycle link path (Grantown Road) to schools and town centre.
	R9 Plantation Cottage 25 houses	7 houses	2 houses	The School Estate Strategy is currently being prepared to identify the primary school	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.	3G pitch	15% open space including Pocket Park.

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>need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.</p> <p>Permanent extension to Forres Academy.</p>	<p>2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.</p> <p>Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.</p> <p>Total contribution of <b>£3,339</b> per SRUE required.</p>		Completion of cycle link path (Grantown Road) to schools and town centre.
	R10 Dallas Dhu 60 houses	15 houses	5 houses	<p>The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.</p> <p>Permanent extension to Forres Academy.</p>	<p>Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.</p> <p>Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.</p>	3G pitch	<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					Total contribution of <b>£3,339</b> per SRUE required.		
	R11 Pilmuir Road West 40 units	10 houses	3 houses	The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent extension to Forres Academy.	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.  2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.  Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.  Total contribution of <b>£3,339</b> per SRUE required.	3G pitch	15% open space including a provision of small playspace.  Completion of cycle link path (Grantown Road) to schools and town centre.
	LONG1 Lochyhill 640 houses	160 houses	48 houses	The School Estate Strategy is currently being prepared to identify the primary school	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.	3G pitch	30% open space.  Improved accessibility of FR17 and FR18.

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				need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent extension to Forres Academy.	2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.  Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.  Total contribution of <b>£3,339</b> per SRUE required.		
	LONG2 Dallas Dhu 50 houses	13 houses	4 houses	The School Estate Strategy is being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the council in mid-2018.  Permanent extension to Forres Academy.	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.  2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.  Reconfiguration required to existing Pharmacy outlets.	3G pitch	15% open space.  Completion of cycle link path (Grantown Road) to schools and town centre.

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					Developer Contribution of £759 per SRUE required.  Total contribution of <b>£3,339</b> per SRUE required.		
	LONG3 West Park Croft 80 houses	20 houses	6 houses	The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent extension to Forres Academy.	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.  2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.  Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.  Total contribution of <b>£3,339</b> per SRUE required.	3G pitch	20% open space including a Pocket Park.  Completion of cycle link path (Grantown Road) to schools and town centre.

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
<b>Forres</b>	OPP1 Caroline Street 80 houses	20 houses	6 houses	The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent extension to Forres Academy.	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.  2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.  Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.  Total contribution of <b>£3,339</b> per SRUE required.	3G pitch	20% open space.  Upgrading of FR31.
	OPP2 Bus Depot, North Road 2 houses			The School Estate Strategy is currently being prepared to identify the primary school	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.	3G pitch	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				<p>need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.</p> <p>Permanent extension to Forres Academy.</p>	<p>2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.</p> <p>Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.</p> <p>Total contribution of <b>£3,339</b> per SRUE required.</p>		
	OPP3 Castlehill Health Centre 12 houses	3 houses	1 house	<p>The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.</p> <p>Permanent extension to Forres Academy.</p>	<p>Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.</p> <p>Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.</p>	3G pitch	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					Total contribution of <b>£3,339</b> per SRUE required.		
	OPP4 Cathay 144 houses	36 houses	11 houses	The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent extension to Forres Academy.	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.  2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.  Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.  Total contribution of <b>£3,339</b> per SRUE required.	3G pitch	20% open space.  Improved accessibility of FR17 and FR19.
	OPP5 Leancoil Hospital 80 houses	20 houses	6 houses	The School Estate Strategy is currently being prepared to identify the primary school	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.	3G pitch	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>need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.</p> <p>Permanent extension to Forres Academy.</p>	<p>2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.</p> <p>Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.</p> <p>Total contribution of <b>£3,339</b> per SRUE required.</p>		
	OPP6 Edgehill Road 2 houses			<p>The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.</p> <p>Permanent extension to Forres Academy.</p>	<p>Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.</p> <p>2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.</p> <p>Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.</p>	3G pitch	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					Total contribution of <b>£3,339</b> per SRUE required.		
	OPP7 Auction Hall, Tytler Street 24 houses	6 houses	2 houses	The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent extension to Forres Academy.	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.  2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.  Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.  Total contribution of <b>£3,339</b> per SRUE required.	3G pitch	15% open space.
	OPP8 Whiterow 80 houses	20 houses	6 houses	The School Estate Strategy is currently being prepared to identify the primary school	Existing Health Centre working at design capacity, expansion on existing site will be required. Developer Contribution of £1,290 per SRUE required.	3G pitch	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
<b>Forres</b>				need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent extension to Forres Academy.	2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.  Reconfiguration required to existing Pharmacy outlets. Developer Contribution of £759 per SRUE required.  Total contribution of <b>£3,339</b> per SRUE required.		Completion of cycle link path (Grantown Road) to schools and town centre.
<b>Garmouth</b>	R1 South of Innes Road 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 <b>£1,290</b> per SRUE required.		15% open space.
<b>Hopeman</b>	R1 Manse Road 25 houses	7 houses	2 houses		Existing Health Centre working beyond design capacity, expansion on existing site required. Developer Contribution of <b>£1,290</b> 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
<b>Hopeman</b>	LONG	13 houses	4 houses		Existing Health Centre working beyond design capacity, expansion on existing site required. Developer Contribution of <b>£1,290</b> per SRUE required.		15% open space.
<b>Keith</b>	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 <b>£1,290</b> per SRUE required.		Landscaping.
	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 <b>£1,290</b> per SRUE required.		15% open space. Improved accessibility of KT07 and KT10. Improvements to Dunndyduff Road
	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 <b>£1,290</b> per SRUE required.		Landscaping.  Improvements to Danndyduff Road

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	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 <b>£1,290</b> per SRUE required.		15% open space.  Improvements to Cuthil Park.
	R6 Banff Road North 90 houses	23 houses	7 houses		Existing Health Centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of <b>£1,290</b> per SRUE required.		20% open space including a Pocket Park.  Improved accessibility of KT07.  Landscaping;
	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 <b>£1,290</b> per SRUE required.		20% open space including a Neighbourhood Park.  Improved accessibility of KT07.  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	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 <b>£1,290</b> per SRUE required.		Landscaping.  Possible contribution towards St Rufus Park.
	LONG	18 houses	6 houses		Existing Health Centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of <b>£1,290</b> per SRUE required.		20% open space.  Improved accessibility of KT07 and KT10.
	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 <b>£1,290</b> 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 <b>£1,290</b> 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	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 <b>£1,290</b> 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 <b>£1,290</b> per SRUE required.		15% open space.
Kinloss	R1 Woodland, West of Seapark House 6 houses	2 houses		The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent extension to Forres Academy.	Existing Health Centre working at design capacity, expansion on existing site required. Developer Contribution of £1,290 per SRUE required.  2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.  Reconfiguration of existing Pharmacy outlets required.	3G pitch	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					Developer contributions of £759 per SRUE required.  Total contribution of <b>£3,339</b> per SRUE required.		
	R3 Findhorn Road West 6 houses	2 houses		The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.  Permanent extension to Forres Academy.	Existing Health Centre working at design capacity, expansion on existing site required. Developer Contribution of £1,290 per SRUE required.  2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.  Reconfiguration of existing Pharmacy outlets required. Developer contributions of £759 per SRUE required.  Total contribution of <b>£3,339</b> per SRUE required.	3G pitch	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
<b>Kinloss</b>	R4 Damhead 25 houses	7 houses	2 houses	<p>The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.</p> <p>Permanent extension to Forres Academy.</p>	<p>Existing Health Centre working at design capacity, expansion on existing site required. Developer Contribution of £1,290 per SRUE required.</p> <p>2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.</p> <p>Reconfiguration of existing Pharmacy outlets required. Developer contributions of £759 per SRUE required.</p> <p>Total contribution of <b>£3,339</b> per SRUE required.</p>	3G pitch	15% open space.
<b>Lhanbryde</b>	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. Developer Contribution of <b>£1,290</b> 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
<b>Lhanbryde</b>	OPP1 Garmouth 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 <b>£1,290</b> per SRUE required.		15% open space.
<b>Lossiemouth</b>	R1 Sunbank/ Kinnedar 278 houses	63 houses	19 houses		Existing Health Centre working beyond design capacity, expansion on existing site required. Developer Contribution of <b>£1,290</b> per SRUE required.		30% open space including a Pocket Park and Neighbourhood Park.  Creation of cycle path along west side of A941. Creation of new active travel corridor path incorporating upgrade of LM23 and LM24.  Landscaping
	R2 Stotfield Road 5 houses	2 houses			Existing Health Centre working beyond design capacity, expansion on existing site required. Developer Contribution of <b>£1,290</b> 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
<b>Mosstodloch</b>	R1 Stynie Road 59 houses	13 houses	4 houses		Existing Health Centre working well beyond design capacity with no room for expansion on existing site. Developer Contribution of <b>£1,290</b> 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 <b>£1,290</b> per SRUE required.		20% open space.  Improvement of surface/ drainage of adjacent FB12.
<b>Newmill</b>	R1 Isla Road 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 <b>£1,290</b> per SRUE required.		15% open space.
<b>Portgordon</b>	R1 West of Reid Terrace 40 houses	10 houses	3 houses	The School Estate Strategy is currently being prepared to identify the need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity, reconfiguration of existing site required. Developer Contribution of <b>£759</b> 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
<b>Portgordon</b>	R2 Crown Street 55 houses	14 houses	4 houses	The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity, reconfiguration of existing site required. Developer Contribution of <b>£759</b> per SRUE required.		20% open space.
<b>Portknockie</b>	R1 Seabraes 50 houses	13 houses	4 houses	The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.	Existing Health Centre working at design capacity, reconfiguration of existing site required. Developer Contribution of <b>£759</b> per SRUE required.		15% open space.
<b>Rafford</b>	R1 Brockloch 12 houses	3 houses	1 house	The School Estate Strategy is currently being prepared to identify the primary school need. It is anticipated that a draft strategy will be reported to the Council in mid-2018.		3G pitch	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				Permanent extension to Forres Academy.	Existing Health Centre working at design capacity, expansion on existing site required. Developer Contribution of £1,290 per SRUE required.  2 Additional Dental Chairs required. Developer Contribution of £1,290 per SRUE required.		
Rothes	R1 Spey Street 30 houses	8 houses	3 houses		Reconfiguration of existing Pharmacy outlets required. Developer Contribution of £759 per SRUE required.  Total contribution of <b>£3,339</b> per SRUE required.  Existing Health Centre working at design capacity with no room for expansion on existing site. Developer Contribution of £1,290 per SRUE required.		15% open space.
	R2 Green Street 40 houses	10 houses	3 houses				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
					<p>1 Additional Dental Chair required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£2,580</b> per SRUE required.</p> <p>Existing Health Centre working at design capacity with no room for expansion on existing site. Developer Contribution of £1,290 per SRUE required.</p>		
	OPP1 Greens of Rothes 50 houses	13 houses	4 houses		<p>1 Additional Dental Chair required. Developer Contribution of £1,290 per SRUE required.</p> <p>Total contribution of <b>£2,580</b> per SRUE required.</p> <p>Existing Health Centre working at design capacity with no room for expansion</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
<b>Rothiemay</b>	R3 Deveronside Road 10 houses	3 houses	1 house		capacity with no room for expansion on existing site. Developer Contribution of <b>£1,290</b> per SRUE required.  Existing Health Centre working well beyond design		15% open space.
<b>Urquhart</b>	R1 Meft Road 10 houses	3 houses	1 house		capacity with no room for expansion on existing site. Developer Contribution of <b>£1,290</b> per SRUE required.  Existing Health Centre working well beyond design		15% open space.
	LONG1 Meft Road 10 houses	3 houses	1 house		capacity with no room for expansion on existing site. Developer Contribution of <b>£1,290</b> per SRUE required.  Existing Health Centre working well beyond design		15% open space.
	LONG2 Station Road 5 houses	2 houses			capacity with no room for expansion on existing site. Developer Contribution of <b>£1,290</b> per SRUE required.  Existing Health Centre working well beyond design		Landscaping.



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