

Draft Moray Housing Land Audit

APRIL 2018



moray
council



Moray towns and Local Housing Market Areas (LHMA)



For further information, please contact:

Gary Templeton Tel: 01343 563470, e-mail gary.templeton@moray.gov.uk

Preface

This schedule of housing land is produced by the Moray Council in consultation with local housebuilders and landowners. While every effort has been made to ensure that the information in the audit is accurate and complete, the attention of the user is drawn to the following points:

- The introduction contains advice on the interpretation and analysis of the statistics and this should be carefully studied, to avoid possible misrepresentation.
- The information on housing is presented comprehensively for sites of 4 or more houses, only aggregated annual totals of past completions are given for smaller sites and individual houses.
- Development Plans, Capital Programmes and commitment levels are continually being updated and should be checked with the appropriate source to obtain the current position.

Under the conditions of the Ordnance Survey Licence held by The Moray Council, no unauthorised photocopying is permitted from the maps contained in this booklet. These maps are based upon Ordnance Survey 1:10,000 maps with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright Reserved. Similarly, the schedules used in these booklets are the copyright of the Moray Council and may not be reproduced without the permission of the Moray Council.





Contents

1	Purpose of Audit	1
2	Preparation of Audit	1
3	Land Supply Definitions	2
4	Established Land Supply	3
5	Constrained Land Supply	4
6	Effective Land Supply	5
7	Rest of Moray	5
8	Windfall sites	6
9	Completions	6
10	Housing Requirement and Effective Housing Land Supply	7
11	Long term housing designations	9
	Glossary	13
	Development Schedules	15

1 Purpose of Audit

- 1.1 This audit provides details of Moray's housing land supply as at January 2018. The audit explains the different classifications of land within the overall supply and compares supply with the housing land requirement identified through the Housing Need and Demand Assessment.
- 1.2 The audit also examines past and future predicted trends in housing land supply and identifies any action required to address issues arising.
- 1.3 The audit has been produced using the guidance set out in Scottish Planning Policy, Planning Advice Note 2/2010 and Homes for Scotland Advice Note on Housing Land Audits.
- 1.4 Scottish Planning Policy 2014 requires planning authorities to ensure;
 - Local development plans set out the housing supply target (separated into affordable and market sectors) and the housing land requirement for each housing market area up to year 10 from the expected year of adoption.
 - Allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement in full.
 - Provide a minimum of 5 years effective land supply at all times.
 - Indicate the possible scale and location of the housing land requirement beyond year 10 and up to year 20.

2 Preparation of Audit

- 2.1 The draft audit has been prepared by The Moray Council using details of all relevant development sites within the Moray Local Development Plan 2015 and other (windfall) sites with planning consent for residential use.
- 2.2 Completions have been recorded through contact with housebuilders, site visits by planning officers and analysis of building warrant completion certificates. Constraints have been identified through the local development plan process and through discussion with statutory consultees.
- 2.3 Details of sites with a capacity of 4 or more houses are recorded and an assessment made of potential future development rates, informed by landowners and developers. This takes account of planning status, infrastructure constraints, building capacity, market demand and financial plans.

3 Land Supply Definitions

3.1 There are three categories of land identified within the audit.

3.2 **Established Housing Land Supply**

3.2.1 This is the total housing land supply, calculated by adding the effective and constrained land together. This includes sites under construction, sites with planning consent and other sites agreed as having potential for development.

3.3 **Effective Housing Land Supply**

3.3.1 This is the housing land supply that is expected to be free from development constraints and available for construction of housing. Most sites with planning consent for residential development and/or identified within the Moray Local Development Plan 2015 fall into this category where the site is free of the following constraint:-

- Ownership
- Physical
- Contamination
- Deficit funding
- Marketability
- Infrastructure
- Land

3.4 **Constrained Housing Land Supply**

3.4.1 This consists of sites which at the time of the audit were not assessed as being effective. The principal reason for the site being constrained is identified in the schedules. The identified constraint is considered to be significant and may not be resolved within the “effective” land supply period. This also includes “LONG” designations, which are constrained under the terms of Policy H2 of the Local Development Plan.

4 Established Land Supply

4.1 The established land supply for the Moray Local Development Plan is shown in Table 1 below.

	2014	2015	2016	2017	2018
Moray	6,782	6,421	13,090	13,141	12,848

Table 1: Established Land Supply

4.2 The established land supply in 2018 has a capacity of 12,848 units. This reflects the new Local Development Plan being adopted in July 2015 introducing a series of new sites which now form part of the established land supply. This includes extensive areas of LONG term land.



5 Constrained Land Supply

5.1 The constrained land supply is shown in Table 2.

	2014	2015	2016	2017	2018
Moray	4,152	3,947	10,384	9,047	9,295

Table 2: Constrained Land Supply

5.2 A total of 9295 units are constrained in 2018. Table 3 below summarises the constrained sites and the nature of the constraint. The table shows that the majority of these sites are constrained through programming either as "LONG" designations or programmed as unlikely to be built within the 5 year effective period. LONG sites can only be considered effective when the required triggers for release of LONG sites have been met and the site is free of the constraints listed in paragraph 3.3.1.

5.3 Sites with a capacity of 1431 are considered to be effective "5 year +", which means that they will be built out beyond the 5 year period and are otherwise free of constraints.

Constraint	No. of units	No. of sites
Deficit Funding	24	1
Effective 5yr+	1,431	3
Marketability	1,184	42
Ownership	182	6
Physical	250	10
Programming	447	6
LONG	5,777	12
Total	9,295	80

Table 3: Analysis of Constraints

6 Effective Land Supply

6.1 The five year effective land supply for the Moray Local Development Plan area is shown in Table 4.

	2014	2015	2016	2017	2018
Moray	2,630	2,474	2,706	4,094	3,553

Table 4: Effective Housing Land Supply

6.2 The effective housing land supply has a capacity of 3553 units, significantly higher than 2016 as predicted in the 2016 audit as the new sites identified in the Local Development Plan progress. A site at Elgin South for the proposed Moray Sports Centre, Linkwood Primary School and approximately 150 units was released through the 2016 audit and sites at Bilbohall have also come forward from the constrained supply to the effective supply. This figure is further supplemented by the effective 5yr+ figure of 1431 units, which are constrained only by market conditions and the ability of developers to build sites out quicker.

7 Rest of Moray

7.1 In the Rest of Moray there are a number of consents granted for sites with a capacity of 4 units and over, which cumulatively make a significant contribution to the housing land supply. New consents and completions are monitored and added to the schedules as part of the audit. The contribution from small sites and the role of sites in rural communities was discussed and agreed with Homes for Scotland as part of the 2009 audit. A figure of 50 units is included for completions in 2018 and future years.



8 Windfall sites

- 8.1 A windfall site is a site not specifically allocated for development in the Local Development Plan but which becomes available for development or is granted planning permission during the lifetime of the Plan.
- 8.2 The contribution of windfall sites to the number of units completed and projected to be complete will be monitored. Windfall completions can make a significant contribution to the land supply.

	2012	2013	2014	2015	2016	2017
Windfall completions	28	25	13	63	42	56

Table 5a: Windfall sites

	2018	2019	2020	2021	2022
Projected windfalls	49	55	38	16	5

Table 5b: Projected windfall

9 Completions

- 9.1 Table 7 identifies previous completion rates, which all fall significantly below the 2011 Housing Need and Demand Assessment's annual requirement of 538 units.

	2013	2014	2015	2016	2017
Moray	295	309	337	334	341

Table 6: Completions

- 9.2 Table 7 identifies projected completion rates for the five year effective housing land period. These are largely based upon returns from housebuilders and landowners and will be subject to further refinement during the consultation period on the draft housing land audit.

	2018	2019	2020	2021	2022
Moray	337	424	518	522	505

Table 7: Projected Completion Rates

10 Housing Land Requirement & Effective Housing Land Supply

10.1 The Council's Housing Need and Demand Assessment 2011 identifies a requirement for 538 units per annum for the period 2012-2024. This includes an element of flexibility and provided a baseline to which further generosity was added to derive the final housing land requirement for the Local Development Plan. This is significantly higher than the figure used for the Moray Structure Plan 2007 of 380 units per annum and significantly higher than recent completion rates in Moray.

10.2 Using the HNDA figure gives a five year requirement $538 \times 5 = 2,690$ units.

	Housing Land Supply	No. of years supply
Established	12,848	23.88
Effective	3,553	6.6
Constrained	9,295	17.28

Table 8: Land supply/ No. of years supply

10.3 This can be broken down further by Local Housing Market Area.

LHMA	5yr requirement	Effective land supply	Projected Completions 2018 - 22
Buckie	410	282	251
Elgin	1,200	2,109	1,431
Forres	575	760	321
Keith	255	239	188
Speyside	240	163	115
Total	2690	3,553	2,296

Table 9: Land supply by Local Housing Market Area

10.4 Table 9 highlights that the effective supply identified in the draft housing land audit falls short of the 5 year requirement in the Buckie, Keith and Speyside LHMA's. Projected completions also fall short of the 5 year requirement in all LHMA's with the exception of Elgin LHMA.

10.5 The audit totals of effective, constrained and established housing land supply are set out in Table 10 below.

	2014	2015	2016	2017	2018
Effective	2,630	2,474	2,706	4,094	3,553
Constrained	4,152	3,947	10,384	9,047	9,295
Established	6,782	6,421	13,090	13,141	12,848

Table 10: Moray Housing Land Supply 2018



TOWN	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
ABERLOUR							0	18	19	10	12	170
ALVES	2											250
ARCHIESTOWN	1	1						0	0			35
BUCKIE	42	55	65	41	46	31	37	49	38	39	18	573
BURGHEAD	8	5	4	4	4			0	10	10	10	82
CRAIGELLACHIE									0	0		42
CULLEN	1	6										85
CUMMINGSTON				1	0	0	1	1	1			
DALLAS												14
DUFFTOWN		0	0	10	16	0	2	2	2			135
DYKE					0			0	2	2	2	11
ELGIN	188	101	92	177	170	146	143	158	214	253	253	6305
FINDHORN	1	31	0	0	0	17	5	2	2			
FINDOCHTY												55
FOCHABERS			4	8	4	3	23	12	22	10	10	169
FORRES	20	32	83	29	13	63	36	30	47	62	62	1469
GARMOUTH/KINGSTON												10
HOPEMAN								15	17	5	10	50
KEITH	21	3	7	3	22	25	18	35	34	27	24	356
KINLOSS	0	0	0	0	0	0	1	6	6	3	3	31
LHANBRYDE			0	0	0	0	0	0	0			65
LOSSIEMOUTH	4	10	6	14	9	6	21	26	34	31	32	208
MOSSTODLOCH			0	0	0	0	0	15	15	15	14	60
NEWMILL												10
PORTGORDON	1	1	0	0	0			5	5	5	5	75
PORTKNOCKIE	0	0	0	0	0							50
RAFFORD												10
REMAINDER OF MORAY	50	50	50	50	50	50	50	50	50	50	50	50
ROTHES												120
ROTHIEMAY												27
URQUHART												25
	339	295	311	337	334	341	337	424	518	522	505	10542

11 Long term housing designations

11.1 Long term designations have been identified to set out the direction of growth and to assist in the forward planning of infrastructure and landscape enhancement/ mitigation. The Council will evaluate the need for early release of long term housing land through the annual housing land audit process and monitoring report. The release of LONG term designations is controlled through Policy H2 of the Local Development Plan and a Technical Note approved by the Council's Planning and Regulatory Services Committee on 24th June 2015. The triggers are;

- * A shortfall in the 5 year effective land supply is identified in the annual Housing Land Audit which cannot be met by:
 - 1) Windfall provision assuming previous trends
 - 2) Constrained sites which are likely to become available for development to meet the shortfall in the relevant timeframe.

In these circumstances an appropriate release of LONG term land may be recommended where:

- This can be achieved without compromising delivery of a master-planned approach and where appropriate access, infrastructure and landscape setting can be secured.
- The site is demonstrated to be effective within the next five years.
- Where the release of LONG term land is required to deliver key objectives of the Council and its Community Planning partners.

In operating the triggers for release of LONG term land when a shortfall in the 5 year effective land supply in the primary or secondary centres is identified in the annual Housing Land Audit, the Council will consider whether;

- a) the shortfall is considered to be significant
- b) whether the shortfall is likely to be met through windfall provision based on previous trends
- c) whether constrained sites are likely to become available for development to meet the shortfall and whether sites are constrained only through programming
- d) whether the shortfall compromises the ability to meet the housing land requirements set out in Policy H1 of the Local Plan.

If the shortfall is significant and unlikely to be overcome in the short term then an appropriate release of LONG term land will be recommended to meet the shortfall.

The amount of land to be released will be dependent upon an assessment of what other sites will become effective to ensure a continuous five year effective housing land supply.

A shortfall of effective housing land in one of the five main towns should be met through a LONG term release in the same town.

Where a decision is made to release LONG term land and there is more than one LONG term site in that settlement, an assessment will be made as to which site is considered the most suitable based on considerations such as infrastructure, landscaping, settlement pattern and effectiveness.

Outwith the five main towns, LONG term sites will only be considered for early release where the residential land designations are clearly demonstrated to be constrained for the entire plan period and that constraint cannot be overcome.

A summary assessment of the triggers against each LONG term site will be presented to the Council's Planning and Regulatory Services Committee with a recommendation as to whether there is any need to release LONG term land. This will be based upon further discussion with Homes for Scotland and other consultees during the consultation period after which the table below will be completed.

Settlement	Site	Comment/ Triggers	Recommendation
Aberlour	Braes of Allachie	Effective land supply of 107 units, projected 5 year completions 59 units.	No need to release.
Alves	Alves North	No effective land supply.	No need to release.
Elgin	North East	Effective land supply of 1430 units, projected 5 year completions 1021.	No need to release.
Elgin	South	Effective land supply of 1430 units, projected 5 year completions 1021.	150 units already released, phase 1 application under consideration.
Fochabers	Ordiquish Road East	Effective land supply of 96 units, projected 5 year completions 77 units.	No need to release.
Forres	Lochyhill	Effective land supply of 663 units, projected 5 year completions 237 units.	No need to release.
Forres	Dallas Dhu	Effective land supply of 663 units, projected 5 year completions 237 units.	No need to release.
Forres	West Park Croft	Effective land supply of 663 units, projected 5 year completions 237 units.	No need to release.
Hopeman	Manse Road	Effective land supply of 47 units, projected 5 year completions 47 units.	No need to release.

Settlement	Site	Comment/ Triggers	Recommendation
Keith	Edindiach Road	Effective land supply of 189 units, projected 5 year completions 138 units.	No need to release.
Urquhart	Meft Road	Effective land supply of 0 units available.	No need to release.
Urquhart	Station Road	Effective land supply of 0 units available.	No need to release.

Table 11: LONG term sites



The following definitions and classification in the schedules apply:

Housing Sites - SITE DETAILS GLOSSARY

Site Ref	Area/Settlement or Parish/Residential/Sequential Reference Number.
Location	Address of Site.
Owner	Current owner of the site.
Developer	Agency responsible for the development and management of the site and not necessarily to the actual construction company.
Tenure	Five tenure types are specified:- HA - Housing Association for rent LA - Local Authority PRIV - Private MOD - Ministry of Defence Other - Other tenure, i.e. housing association shared ownership or low cost home ownership and joint venture between a local authority and a private developer.
Area	Site areas are quoted in hectares and represent the gross area of the site.
Units	The capacity of sites is expressed as a number of house units. For sites where no detailed housing layout has yet been prepared and no density has been specified, then an estimate has been made.
Serviced	Indicates the number of housing units which are serviced.
Not built	Total number of house units on the site which have not yet been built at the date of the update.
Effective	Currently effective (EFF) or constrained (CON)
LPR	Local Plan Site Reference
Land Use	Categorises the main existing or former use of a site before it is re-zoned or developed. The land use categories used are:- AGR 1-7 Agricultural Land by Class (1, 2 & 3. 1 = prime) AG BLDG Agricultural Building WOOD Woodlands (may also be grazed) HORT Allotments and nurseries PRIV/PUB OS Privately or publicly owned open space (e.g. Grounds of a large house or hospital) RESID Residential COMM Commercial EDUC Educational RAIL Railway MOD Ministry of Defence PUB BLD Public Building UNUSED Derelict, Vacant, Backland etc. COMMTY Community IND Industry
Greenfield/ Brownfield	Describes whether the site is within an urban area or previously developed (brownfield) or outwith the urban area and not previously developed (greenfield).

APPLICATION DETAILS

Applic Ref	Reference number of planning applications relating to the development of the site. Note where applications are made for individual plots within a site, these have been grouped together under the Application Reference 'Individs' with no decision date given.
Units	Number of units relating to each planning application.
Type	Describes the type of permission application:- OUT Application for Outline Planning Permission DET Application for Full Permission or Permission of Reserved Matters
Decision	Details of decision on the application. Apart from self explanatory terms – Approved, Refused, Withdrawn, Expired, Pending, it has been necessary to indicate the latest classified either as 'Superseded' or 'Duplicate'.
Dec. Date	Date of final decision on the application.

COMPLETION DETAILS

Built	Take up rates (in house units) for the previous 5 years are listed on an annual basis and assessments of subsequent completions are also listed annually for the next 5 years.
--------------	--



PROJECTED COMPLETIONS

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	5 year Projected Completions		Dispute	
ABERLOUR								
M/AB/R/010	15/R3	TOMBAIN	Simon Gibbs		7		No	
M/AB/R/15/04	15/R4	Speyview	Mr Rinnes Brown		52		No	
					Total Town Units	59	Total Town Sites	2
BUCKIE								
M/BC/R/002	15/R1	Burnbank	Packman	Packman	5		No	
M/BC/R/003	15/R4	Steibbeck Road / Highfield Gardens	Morlich Homes	Private	19		No	
M/BC/R/035	15/R2	PARKLANDS	Milne Property Developments	Milne Property Developments	13		No	
M/BC/R/043	15/OPP1	Highland Yards, East Cathcart Street	Springfield Properties	Springfield Properties	31		No	
M/BC/R/07/08	15/R7	Barhill Road (E)	Springfield Properties	Springfield Properties	1		No	
M/BC/R/15/11	15/R11	Barhill Road (S)	Moray Council/ Springfield	Moray Council/ Springfield	112		No	
					Total Town Units	181	Total Town Sites	6
BURGHEAD								
M/BH/R/04	15/R4	Clarkly Hill	Strathdee Properties	Strathdee Properties	30		No	
					Total Town Units	30	Total Town Sites	1
CUMMINGSTON								
M/CM/R/02	R2	Seaview Road	Tulloch of Cummingston	Tulloch of Cummingston	3		No	
					Total Town Units	3	Total Town Sites	1

PROJECTED COMPLETIONS

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	5 year Projected Completions		Dispute	
DUFFTOWN								
M/DF/R/005x	15/R1	Corsemaul Drive	WRFU Limited	Black & Williams Build Ltd	6		No	
					Total Town Units	6	Total Town Sites	1
DYKE								
M/DY/R/07/01	15/R1	DARKLASS ROAD	Davidson		6		No	
					Total Town Units	6	Total Town Sites	1

PROJECTED COMPLETIONS

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	5 year Projected Completions		Dispute	
ELGIN								
M/EL/R/07/05	15/R3	BILBOHALL SOUTH and CF2			90		No	
M/EL/R/07/06	15/R4	SOUTH WEST OF ELGIN HIGH		Scotia Homes	30		No	
M/EL/R/07/07	15/R5	SPYNIE HOSPITAL NORTH	Robertsons / Scotia	Robertsons / Scotia	202		No	
M/EL/R/07/09	15/R7/8	Glassgreen south	Springfield Properties		15		No	
M/EL/R/07/10	15/R11	FINDRASSIE	Pitgaveny Estate		145		No	
M/EL/R/084		13 /13A South Street			8		No	
M/EL/R/089	LONG2	Elgin South - Released through HLA 2016		Springfield Properties	108		No	
M/EL/R/090	R7	Duncanshill (part of R7 in 2015 LDP)	Springfield Properties	Springfield Properties	17		No	
M/EL/R/091		Stonecross / Waulkmill	Springfield Properties	Springfield Properties	16		No	
M/EL/R/092		Former Jailhouse			14		No	
M/EL/R/15/09	15/R9	Driving Range site	Springfield Properties	Springfield Properties	125		No	
M/EL/R/15/10	15/R10	Linkwood Steading	Spingfield Properties	Springfield Properties	111		No	
M/EL/R/15/12	15/R12	Knockmasting Wood		Scotia Homes	60		No	
M/EL/R/15/13	15/R13	Hamilton Drive	The Moray Council	Morlich Homes	20		No	
M/EL/R/15/14	15/R14	Lesmurdie Fields		Robertsons	60		No	
					Total Town Units	1021	Total Town Sites	15
FINDHORN								
M/FH/R/008	15/R2	FINDHORN DUNELANDS (PHASE 1)	Private	Duneland Ltd.	3		No	
M/FH/R/009	15/R1	Heathneuk		sold off for plots	6		No	
					Total Town Units	9	Total Town Sites	2

PROJECTED COMPLETIONS

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	5 year Projected Completions		Dispute	
FOCHABERS								
M/FO/R/07/01	15/R1	Ordiquish Road		Bob Milton Properties	30		No	
M/FO/R/15/OPP	OPP1	OPP1 High Street			7		No	
M/FO/R/15/R3	15/R3	East of Duncan Avenue		Morlich Homes	40		No	
					Total Town Units	77	Total Town Sites	3
FORRES								
M/FR/R/058	15/OPP3	Former Health Centre, Brig Wynd	The Moray Council	The Moray Council	12		No	
M/FR/R/07/03	15/R3	FERRYLEA	Springfield Properties	Springfield Properties	120		No	
M/FR/R/07/04	15/R4	LOCHYHILL	White	Robertson Homes Ltd	40		No	
M/FR/R/07/08	15/R6	MANNACHY	Tullochs of Cummingston		30		No	
M/FR/R/15/08	15/R8	Balnageith			5		No	
M/FR/R/15/10	15/R10	Dallas Dhu	Altyre Estate		30		No	
					Total Town Units	237	Total Town Sites	6
HOPEMAN								
M/HP/R/008	None	Forsyth Street		Springfield Properties	22		No	
M/HP/R/15/R1	15/R1	Manse Road	White	Tulloch of Cummingston	25		No	
					Total Town Units	47	Total Town Sites	2

PROJECTED COMPLETIONS

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	5 year Projected Completions		Dispute	
KEITH								
M/KH/R/005	15/R1	NELSON TERRACE	Walker	Walker	4		No	
M/KH/R/015	15/R3	EDINDIACH ROAD/BALLOCH ROAD (A)	PRIVATE	PRIVATE	10		No	
M/KH/R/035		Keith Caravan Park, Dunnyduff Road	private	private	12		No	
M/KH/R/07/08	15/R6	Banff Road (North)			65		No	
M/KH/R/07/09	15/R8	Edindiach Road (east))		DEVERON HOMES	47		No	
					Total Town Units	138	Total Town Sites	5
KINLOSS								
M/KN/R/003	15/R1	WOODLAND WEST OF SEAPARK HOUSE	PRIVATE	PRIVATE	6		No	
M/KN/R/008	15/R2	REAR OF WOODSIDE COTTAGE	PRIVATE	PRIVATE	1		No	
M/KN/R/009	15/R3	Findhorn Road, Kinloss			6		No	
M/KN/R/07/04	15/R4	DAMHEAD			6		No	
					Total Town Units	19	Total Town Sites	4

PROJECTED COMPLETIONS

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	5 year Projected Completions		Dispute	
LOSSIEMOUTH								
M/LS/R/023	15/R3	INCHBROOM RD/AVE	Tulloch of Cummingston	Tulloch of Cummingston	31		No	
M/LS/R/026	15/R2	STOTFIELD ROAD	PRIVATE	PRIVATE	2		No	
M/LS/R/039	Win	SOUTH QUAY, WEST BASIN, LOSSIEMOUTH HARBOUR			20		No	
M/LS/R/043		High Street			11		No	
M/LS/R/07/01	15/R1	SUNBANK/KINNEDAR		Tulloch of Cummingston	80		No	
					Total Town Units	144	Total Town Sites	5
MOSSTODLOCH								
M/MS/R/002	15/R1	STYNE ROAD	CROWN ESTATE	PRIVATE	59		No	
					Total Town Units	59	Total Town Sites	1
PORTGORDON								
M/PG/R/07/04	15/R1	WEST OF REID TERRACE			20		No	
					Total Town Units	20	Total Town Sites	1
REMAINDER OF MORAY								
M/RM/R/999B		SITES BELOW 5 HOUSES	PRIVATE	PRIVATE	250		No	
					Total Town Units	250	Total Town Sites	1
					Total Projected Completions	2306	Total Sites	57

EFFECTIVE HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
ABERLOUR							
M/AB/R/010	15/R3	TOMBAIN	Simon Gibbs		7		
M/AB/R/15/04	15/R4	Speyview	Mr Rinnes Brown		100		
Total Town Units					107	Total Town Sites	2
BUCKIE							
M/BC/R/002	15/R1	Burnbank	Packman	Packman	16		
M/BC/R/003	15/R4	Steibbeck Road / Highfield Gardens	Morlich Homes	Private	19		
M/BC/R/035	15/R2	PARKLANDS	Milne Property Developments	Milne Property Developments	13		
M/BC/R/043	15/OPP1	Highland Yards, East Cathcart Street	Springfield Properties	Springfield Properties	31		
M/BC/R/07/08	15/R7	Barhill Road (E)	Springfield Properties	Springfield Properties	1		
M/BC/R/15/11	15/R11	Barhill Road (S)	Moray Council/ Springfield	Moray Council/ Springfield	112		
Total Town Units					192	Total Town Sites	6
BURGHEAD							
M/BH/R/04	15/R4	Clarkly Hill	Strathdee Properties	Strathdee Properties	60		
Total Town Units					60	Total Town Sites	1
CUMMINGSTON							
M/CM/R/02	R2	Seaview Road	Tulloch of Cummingston	Tulloch of Cummingston	3		
Total Town Units					3	Total Town Sites	1
DUFFTOWN							
M/DF/R/005x	15/R1	Corsemaul Drive	WRFU Limited	Black & Williams Build Ltd	6		
Total Town Units					6	Total Town Sites	1

EFFECTIVE HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
DYKE							
M/DY/R/07/01	15/R1	DARKLASS ROAD	Davidson		12		
Total Town Units					12	Total Town Sites	1
ELGIN							
M/EL/R/07/05	15/R3	BILBOHALL SOUTH and CF2			180		
M/EL/R/07/06	15/R4	SOUTH WEST OF ELGIN HIGH		Scotia Homes	80		
M/EL/R/07/07	15/R5	SPYNIE HOSPITAL NORTH	Robertsons / Scotia	Robertsons / Scotia	202		
M/EL/R/07/09	15/R7/8	Glassgreen south	Springfield Properties		15		
M/EL/R/07/10	15/R11	FINDRASSIE	Pitgaveny Estate		330		
M/EL/R/084		13 /13A South Street			8		
M/EL/R/089	LONG2	Elgin South - Released through HLA 2016		Springfield Properties	150		
M/EL/R/090	R7	Duncanshill (part of R7 in 2015 LDP)	Springfield Properties	Springfield Properties	17		
M/EL/R/091		Stonecross / Waulkmill	Springfield Properties	Springfield Properties	16		
M/EL/R/092		Former Jailhouse			14		
M/EL/R/15/09	15/R9	Driving Range site	Springfield Properties	Springfield Properties	132		
M/EL/R/15/10	15/R10	Linkwood Steading	Spingfield Properties	Springfield Properties	111		
M/EL/R/15/12	15/R12	Knockmasting Wood		Scotia Homes	85		
M/EL/R/15/13	15/R13	Hamilton Drive	The Moray Council	Morlich Homes	20		
M/EL/R/15/14	15/R14	Lesmurdie Fields		Robertsons	70		
Total Town Units					1430	Total Town Sites	15

EFFECTIVE HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	
FINDHORN						
M/FH/R/008	15/R2	FINDHORN DUNELANDS (PHASE 1)	Private	Duneland Ltd.	3	
M/FH/R/009	15/R1	Heathneuk		sold off for plots	6	
Total Town Units					9	Total Town Sites 2
FOCHABERS						
M/FO/R/07/01	15/R1	Ordiquish Road		Bob Milton Properties	49	
M/FO/R/15/OPP	OPP1	OPP1 High Street			7	
M/FO/R/15/R3	15/R3	East of Duncan Avenue		Morlich Homes	40	
Total Town Units					96	Total Town Sites 3
FORRES						
M/FR/R/058	15/OPP3	Former Health Centre, Brig Wynd	The Moray Council	The Moray Council	12	
M/FR/R/07/03	15/R3	FERRYLEA	Springfield Properties	Springfield Properties	257	
M/FR/R/07/04	15/R4	LOCHYHILL	White	Robertson Homes Ltd	229	
M/FR/R/07/08	15/R6	MANNACHY	Tullochs of Cummingston		40	
M/FR/R/15/08	15/R8	Balnageith			5	
M/FR/R/15/10	15/R10	Dallas Dhu	Altyre Estate		120	
Total Town Units					663	Total Town Sites 6
HOPEMAN						
M/HP/R/008	None	Forsyth Street		Springfield Properties	22	
M/HP/R/15/R1	15/R1	Manse Road	White	Tulloch of Cummingston	25	
Total Town Units					47	Total Town Sites 2

EFFECTIVE HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
KEITH							
M/KH/R/005	15/R1	NELSON TERRACE	Walker	Walker	4		
M/KH/R/015	15/R3	EDINDIACH ROAD/BALLOCH ROAD (A)	PRIVATE	PRIVATE	36		
M/KH/R/035		Keith Caravan Park, Dunnyduff Road	private	private	12		
M/KH/R/07/08	15/R6	Banff Road (North)			90		
M/KH/R/07/09	15/R8	Edindiach Road (east))		DEVERON HOMES	47		
Total Town Units					189	Total Town Sites	5
KINLOSS							
M/KN/R/003	15/R1	WOODLAND WEST OF SEAPARK HOUSE	PRIVATE	PRIVATE	6		
M/KN/R/008	15/R2	REAR OF WOODSIDE COTTAGE	PRIVATE	PRIVATE	1		
M/KN/R/009	15/R3	Findhorn Road, Kinloss			6		
M/KN/R/07/04	15/R4	DAMHEAD			25		
Total Town Units					38	Total Town Sites	4
LOSSIEMOUTH							
M/LS/R/023	15/R3	INCHBROOM RD/AVE	Tulloch of Cummingston	Tulloch of Cummingston	31		
M/LS/R/026	15/R2	STOTFIELD ROAD	PRIVATE	PRIVATE	2		
M/LS/R/039	Win	SOUTH QUAY, WEST BASIN, LOSSIEMOUTH HARBOUR			30		
M/LS/R/043		High Street			11		
M/LS/R/07/01	15/R1	SUNBANK/KINNEDAR		Tulloch of Cummingston	278		
Total Town Units					352	Total Town Sites	5

EFFECTIVE HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
MOSSTODLOCH							
M/MS/R/002	15/R1	STYNIE ROAD	CROWN ESTATE	PRIVATE	59		
					Total Town Units	59	Total Town Sites 1
PORTGORDON							
M/PG/R/07/04	15/R1	WEST OF REID TERRACE			40		
					Total Town Units	40	Total Town Sites 1
REMAINDER OF MORAY							
M/RM/R/999B		SITES BELOW 5 HOUSES	PRIVATE	PRIVATE	250		
					Total Town Units	250	Total Town Sites 1
Total Effective Housing Land Supply					3553	Total Sites	57

CONSTRAINED HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
ABERLOUR							
M/AB/R/010	15/R3	TOMBAIN	Simon Gibbs		12	Part Constrained	Marketability
M/AB/R/07/01	15/R1	CHIVAS FIELD	Chivas Brothes Ltd		20	Constrained	Physical
M/AB/R/07/03	15/R2	BRAES OF ALLACHIE A	Allachy Homes	Ken Mathieson Architectural Design	40	Constrained	Physical
M/AB/R/07/05	15/LONG	BRAES OF ALLACHIE B	Allachy Homes	Ken Matheson Architectural Design	50	Constrained	Programming
Total Town Units					122	Total Town Sites	4
ALVES							
M/AL/R/15/LON	15/LONG	Alves North	The Moray Council		250	Constrained	Programming
Total Town Units					250	Total Town Sites	1
ARCHIESTOWN							
M/AR/R/07/01	15/R1	EAST END	Mr Edward Aldridge		15	Constrained	Marketability
M/AR/R/15/02	15/R2	South Lane	McPherson Family & Mr Alan Williams		4	Constrained	Marketability
M/AR/R/15/03	15/R3	West End	Mrs Anne Ogg		6	Constrained	Marketability
M/AR/R/15/04	15/R4	South of Viewmount	McPherson Family & Mr Alan Williams		10	Constrained	Marketability
Total Town Units					35	Total Town Sites	4

CONSTRAINED HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
BUCKIE							
M/BC/R/015	15/R5	RATHBURN (NORTH)	Reidhaven Estate		60	Constrained	Physical
M/BC/R/038	15/OPP5	BUCKIE SHIPYARD	BUCKIE SHIPYARD	BUCKIE SHIPYARD	122	Constrained	Marketability
M/BC/R/041		Millbank Garage		Glenhomes (Aberdeen) LTD	20	Constrained	Marketability
M/BC/R/042	I6	19 Commercial Road			10	Constrained	Marketability
M/BC/R/07/07	15/R6	RATHBURN (S)	Reidhaven Estate		60	Constrained	Programming
M/BC/R/07/09	15/R3	ARCHIBALD GROVE			5	Constrained	Marketability
M/BC/R/07/10	15/R9	High Street(E)	J M Watt		170	Constrained	Marketability
M/BC/R/15/10	15/R10	HIGH STREET (W)	Seafield Estate/ Reidhaven Estate		115	Constrained	Marketability
Total Town Units					562	Total Town Sites	8
BURGHEAD							
M/BH/R/006	15/R1	GRANARY NORTH QUAY (A)	PRIVATE	PRIVATE	12	Constrained	Ownership
M/BH/R/012	08/R4	WEST FORESHORE		Tulloch of Cummington	40	Constrained	Ownership
Total Town Units					52	Total Town Sites	2
CRAIGELLACHIE							
M/CR/R/001	15/R1	Edward Terrace			5	Constrained	Marketability
M/CR/R/003	15/R4	BRICKFIELD	Strathdee Properties	Strathdee Properties	12	Constrained	Marketability
M/CR/R/004	15/R3	Former Brewery, Spey Road	John Dewar & Sons Distillers Ltd		5	Constrained	Marketability
M/CR/R/15/02	15/R2	Spey Road	Strathdee Properties	Strathdee Properties	20	Constrained	Marketability
Total Town Units					42	Total Town Sites	4

CONSTRAINED HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
CULLEN							
M/CL/R/07/01	08/R1	SEAFIELD PLACE	Seafield Estate		30	Constrained	Marketability
M/CL/R/15/02	15/R2	SEAFIELD ROAD	Seafield Estate		55	Constrained	Marketability
Total Town Units					85	Total Town Sites	2
DALLAS							
M/DA/R/001	15/R1	DALLAS SCHOOL WEST	Dallas Estate	Private	9	Constrained	Physical
M/DA/R/002	15/R3	Mormond Motors, Main Street, Dallas	Thomson?		5	Constrained	Marketability
Total Town Units					14	Total Town Sites	2
DUFFTOWN							
M/DF/R/07/02	15/R2	South of Conval Street	Mr John Gauld		30	Constrained	Physical
M/DF/R/15/03	15/R3	Hillside Farm	Mr James Wiseman	CM Design	100	Constrained	Marketability
M/DF/R/15/04	15/R4	Tomnamuidh	Mrs Sheena Robb		5	Constrained	Marketability
Total Town Units					135	Total Town Sites	3
Dyke							
M/DY/R/15/02	15/R2	South Darklass Road	Davidson?		5	Constrained	Ownership
Total Town Units					5	Total Town Sites	1

CONSTRAINED HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
ELGIN							
M/EL/R/048	15/R1	BILBOHALL NORTH	Robertsons	Robertsons	20	Constrained	Physical
M/EL/R/07/08	15/R6	HATTON HILL	Hawco family		20	Constrained	Physical
M/EL/R/07/10	15/R11	FINDRASSIE	Pitgaveny Estate		1170	Part Constrained	Effective 5yr +
M/EL/R/073	Win	Pinefield Stores, Pinefield Crescent, Elgin			6	Constrained	Marketability
M/EL/R/078	Win	164 High Street, Elgin			5	Constrained	Marketability
M/EL/R/079		Pinegrove			6	Constrained	Marketability
M/EL/R/081	Win	Newfield House, Lossiemouth Road			12	Constrained	Marketability
M/EL/R/082	Win	Palmers Cross			17	Constrained	Marketability
M/EL/R/083		Former Corn Mill, Wards Road			20	Constrained	Marketability
M/EL/R/088		Barmuckity	Robertson	Springfield	170	Constrained	Programming
M/EL/R/15/LNE	15/LONG NE	LONG NE	Pitgaveny Estate		1800	Constrained	Programming
M/EL/R/15/LS	15/LONG	South LONG		Springfield Properties	2650	Constrained	Programming
Total Town Units					5896	Total Town Sites	12
FINDOCHTY							
M/FN/R/009	15/R1	MORVEN CRESCENT SOUTH	Seafield Estate	Private	35	Constrained	Marketability
M/FN/R/07/02	15/R2	WEST OF PRIMARY SCHOOL	Seafield Estate		20	Constrained	Marketability
Total Town Units					55	Total Town Sites	2
FOCHABERS							
M/FO/R/07/02	15/R2	Ordiquish Road West			50	Constrained	Ownership
M/FO/R/15/LG	15/LONG	Ordiquish Road East			100	Constrained	Programming
Total Town Units					150	Total Town Sites	2

CONSTRAINED HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
FORRES							
M/FR/R/057	15/OPP7	Tytler Street, Auction rooms			24	Constrained	Deficit Funding
M/FR/R/07/01	15/R1	KNOCKOMIE SOUTH	Ellis		85	Constrained	Programming
M/FR/R/07/04	15/R4	LOCHYHILL	White	Robertson Homes Ltd	211	Part Constrained	Effective 5yr +
M/FR/R/07/11	LONG		White	Robertson Homes	640	Constrained	Programming
M/FR/R/07/14		Bank Lane			6	Constrained	Marketability
M/FR/R/15/09	15/R9	Plantation Cottage			25	Constrained	Marketability
M/FR/R/15/11	15/R11	Pilmuir Road West			40	Constrained	Marketability
M/FR/R/15/LN2	15/LONG2	DALLAS DHU	Altyre Estate		12	Constrained	Programming
M/FR/R/15/LON	15/LONG3	West Park Croft		Springfield Properties	0	Constrained	Programming
Total Town Units					1043	Total Town Sites	9
GARMOUTH/KINGSTON							
M/GM/R/15/01	15/R1	South of Innes Road			10	Constrained	Physical
Total Town Units					10	Total Town Sites	1
HOPEMAN							
M/HP/R/15/LON	15/LONG	LONG Manse Road south	Douglas White	Tulloch of Cummington	50	Constrained	Programming
Total Town Units					50	Total Town Sites	1

CONSTRAINED HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
KEITH							
M/KH/R/025	15/R5	SEAFIELD WALK	Private	Neil Murray Housebuilders	11	Constrained	Physical
M/KH/R/030	15/R4	BALLOCH ROAD	Peter Stott	Private	6	Constrained	Marketability
M/KH/R/07/10	15/R9	JESSIMANS BRAE			6	Constrained	Marketability
M/KH/R/07/14	15/R7	BANFF ROAD (SOUTH)			200	Constrained	Programming
M/KH/R/07/15	15/LONG	Edindiach Road LONG			70	Constrained	Programming
M/KH/R/15/036	15/OPP3	Newmill Road/Keith Builders Merchant	Keith Builders		12	Constrained	Marketability
Total Town Units					305	Total Town Sites	6
KINLOSS							
M/KN/R/004	RC	SEAPARK RESIDENTIAL CARAVAN PARK	Private	Private	12	Constrained	Programming
Total Town Units					12	Total Town Sites	1
LHANBRYDE							
M/LH/R/07/01	15/R1	WEST OF ST ANDREWS ROAD			65	Constrained	Ownership
Total Town Units					65	Total Town Sites	1
MOSSTODLOCH							
M/MS/R/15/02	15/R2	Garmouth Road			60	Constrained	Marketability
Total Town Units					60	Total Town Sites	1
NEWMILL							
M/NM/R/001	15/R1	ISLA ROAD	Private	Private	10	Constrained	Marketability
Total Town Units					10	Total Town Sites	1

CONSTRAINED HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
PORTGORDON							
M/PG/R/15/02	15/R2	Crown Street			55	Constrained	Marketability
Total Town Units					55	Total Town Sites	1
PORTKNOCKIE							
M/PK/R/004	15/R1	SEABRAES	Seafield Estate		50	Constrained	Marketability
Total Town Units					50	Total Town Sites	1
RAFFORD							
M/RF/R/07/01	15/R1	BROCHLOCH	Dallas Estate		10	Constrained	Ownership
Total Town Units					10	Total Town Sites	1
REMAINDER OF MORAY							
M/RM/R/999B		SITES BELOW 5 HOUSES	PRIVATE	PRIVATE	50	Part Constrained	Effective 5yr +
Total Town Units					50	Total Town Sites	1
ROTHES							
M/RS/R/07/01	15/R1	Spey Street	Mr & Mrs Scott		30	Constrained	Physical
M/RS/R/07/03	15/OPP1	Greens of Rothes	Sir Edward Mountain		50	Constrained	Programming
M/RS/R/15/02	15/R2	Green Street	Mr Charles Meldrum		40	Constrained	Marketability
Total Town Units					120	Total Town Sites	3

CONSTRAINED HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2018

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
ROTHIEMAY							
M/RT/R/001	15/R1	CASTLE TERRACE	Private	Private	12	Constrained	Marketability
M/RT/R/07/02	15/R2	ANDERSON DRIVE			5	Constrained	Marketability
M/RT/R/15/03	15/R3	Deveronside Road			10	Constrained	Marketability
Total Town Units					27	Total Town Sites	3
URQUHART							
M/UR/R/005	R1/LONG	Meft Road			20	Constrained	Programming
M/UR/R/15/L2	15/LONG2	Station Road			5	Constrained	Programming
Total Town Units					25	Total Town Sites	2
Total Constrained Housing Land Supply					9295	Total Sites	80

ABERLOUR

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
						0	2	3		2	12

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Simon Gibbs	Developer:	

LPR:	15/R3	SITE REF:	M/AB/R/010
Supply Type:	Part Constrained	LOCATION:	TOMBAIN

Capacity:		Projected 5yr Completion	7	Total Units	19
Units Not Built	19	Effective Land	7	Constrained Land	12

Extra Information:

Easting:	326134	Northing:	842321
Primary School:	Aberlour	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	2.18



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
16/01350	1	Full	Approved	20/10/2016		Plot 12
13/01619	7	Full	Approved	11/11/2013		Extend planning consent (07/01651)
13/01618	12	Full	Approved	31/10/2013		Extend planning consent (07/01634)
07/01651	7	Full	Appeal	05/09/2008		Approved on appeal
07/01634	12	Full	Appeal	15/04/2008		Approved on appeal
08/00808	7	Full	Withdrawn			

ABERLOUR

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											20

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Chivas Brothes Ltd	Developer:	

LPR:	15/R1	SITE REF:	M/AB/R/07/01
Supply Type:	Constrained	LOCATION:	CHIVAS FIELD

Capacity:	Projected 5yr Completion	Total Units	20
Units Not Built	20	Effective Land	0
		Constrained Land	20

Extra Information:

Easting:	326486	Northing:	842591
Primary School:	Aberlour	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	1.63



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ABERLOUR

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											40

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:	Road access		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Allachy Homes	Developer:	Ken Mathieson Architectural Desi

LPR:	15/R2	SITE REF:	M/AB/R/07/03
Supply Type:	Constrained	LOCATION:	BRAES OF ALLACHIE A

Capacity:	Projected 5yr Completion	Total Units	40
Units Not Built	40	Effective Land	0
		Constrained Land	40

Extra Information:

Easting:	327319	Northing:	842858
Primary School:	Aberlour	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	4.31



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/00841	1	Full	Withdrawn			

ABERLOUR

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											50

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG and road access		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Allachy Homes	Developer:	Ken Matheson Architectural Desig

LPR:

15/LONG

Supply Type:

Constrained

SITE REF:

M/AB/R/07/05

LOCATION:

BRAES OF ALLACHIE B

Capacity:

	Projected 5yr Completion	Total Units	50
Units Not Built	50	Effective Land	0
		Constrained Land	50

Extra Information:

Easting:	327016	Northing:	842605
Primary School:	Aberlour	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	5.23

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------



Copyright © 2018 The Moray Council

ABERLOUR

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
							16	16	10	10	48

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:	Large site with potential employment use		
Established Land:	2015	Effective Land:	2018
Dispute:		Windfall:	No
Owner:	Mr Rinnes Brown	Developer:	

LPR:	15/R4	SITE REF:	M/AB/R/15/04
Supply Type:	Effective	LOCATION:	Speyview

Capacity:		Projected 5yr Completion	52	Total Units	100
Units Not Built	100	Effective Land	100	Constrained Land	0

Extra Information:

Easting:	325787	Northing:	841856
Primary School:	Aberlour	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	13.1



Tenure:	
Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------

ALVES

The Moray Council Housing Land Audit 2018

Projected Completions:												
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+	
												250

Planning:			
Planning Consent:		Green/Brown:	Green
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:	The Moray Council	Developer:	

LPR:	15/LONG	SITE REF:	M/AL/R/15/LON
Supply Type:	Constrained	LOCATION:	Alves North

Capacity:			
	Projected 5yr Completion	Total Units	250
Units Not Built	250	Effective Land	0
		Constrained Land	250

Extra Information:			
Easting:	313512	Northing:	862570
Primary School:	Alves	Ward:	Heldon And Laich
Secondary School	Forres Academy	Area (Ha):	23.11



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ARCHIESTOWN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											15

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Mr Edward Aldridge	Developer:	

LPR:

15/R1

SITE REF:

M/AR/R/07/01

Supply Type:

Constrained

LOCATION:

EAST END

Capacity:

	Projected 5yr Completion	Total Units	15
Units Not Built	15	Effective Land	0
		Constrained Land	15

Extra Information:

Easting:	323338	Northing:	844110
Primary School:	Knockando	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	1.7

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------



ARCHIESTOWN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											4

Planning:

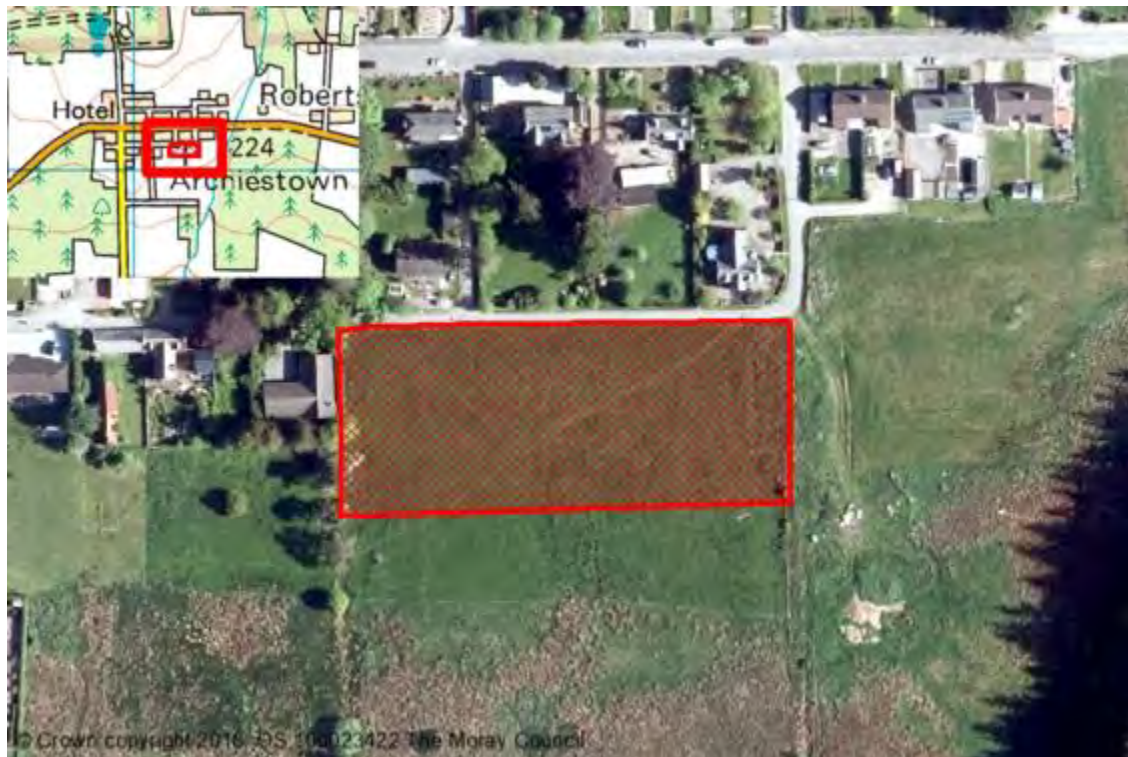
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:		Windfall:	
Owner:	McPherson Family & Mr Alan	Developer:	

LPR:	15/R2	SITE REF:	M/AR/R/15/02
Supply Type:	Constrained	LOCATION:	South Lane

Capacity:	Projected 5yr Completion	Total Units	4
Units Not Built	4	Effective Land	0
		Constrained Land	4

Extra Information:

Easting:	323201	Northing:	844079
Primary School:	Knockando	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	0.58



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
06/02500	1	Outline	Refused	18/12/2006		
05/01395	1	Full	Refused	18/11/2005		
05/01605	1	Outline	Refused	28/10/2005		
05/00780	1	Outline	Refused	21/07/2005		
06/00933	1	Full	Withdrawn			

ARCHIESTOWN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
							0	0			6

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	Mrs Anne Ogg	Developer:	

LPR:	15/R3	SITE REF:	M/AR/R/15/03
Supply Type:	Constrained	LOCATION:	West End

Capacity:	Projected 5yr Completion	Total Units	6
Units Not Built	6	Effective Land	0
		Constrained Land	6

Extra Information:

Easting:	322922	Northing:	843982
Primary School:	Knockando	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	0.76



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ARCHIESTOWN

The Moray Council Housing Land Audit 2018

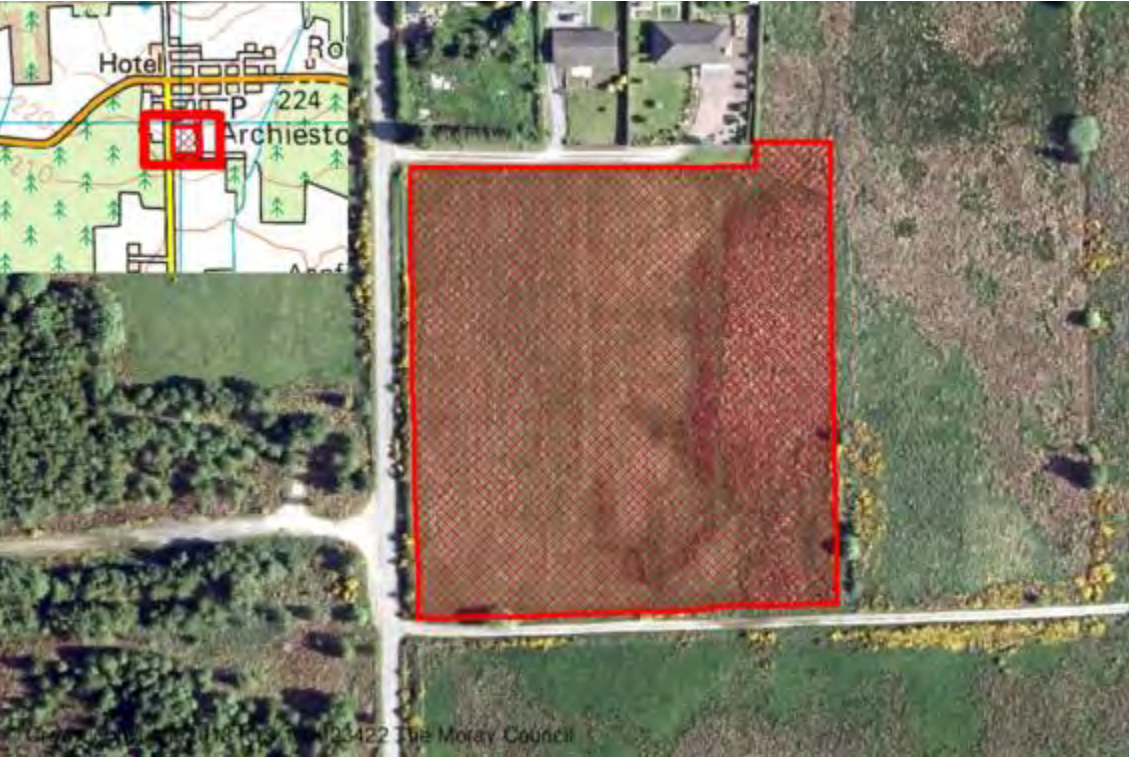
Projected Completions:											
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											10

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	McPherson Family & Mr Alan	Developer:	

LPR:	15/R4	SITE REF:	M/AR/R/15/04
Supply Type:	Constrained	LOCATION:	South of Viewmount

Capacity:	Projected 5yr Completion	Total Units	10
Units Not Built	10	Effective Land	0
		Constrained Land	10

Extra Information:			
Easting:	323022	Northing:	843927
Primary School:	Knockando	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	1.32



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

BUCKIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
1	1	0	0	1	1	1	1	1	1	1	11

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Packman	Developer:	Packman

LPR:	15/R1	SITE REF:	M/BC/R/002
Supply Type:	Effective	LOCATION:	Burnbank

Capacity:		Projected 5yr Completion	5	Total Units	129
Units Not Built	16	Effective Land	16	Constrained Land	0

Extra Information:

Easting:	342741	Northing:	864960
Primary School:	Cluny	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	3.05



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/02109	1	Full	Approved	10/12/2014		
00/000	104	Full	Approved			Application for larger area
INDIVIDS	92	Full	Approved			

BUCKIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
				8	5	8	11				

Planning:

Planning Consent:		Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:	Not to commence until only 10 left at R/002		
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Morlich Homes	Developer:	Private

LPR:	15/R4	SITE REF:	M/BC/R/003
Supply Type:	Effective	LOCATION:	Steibbeck Road / Highfield Gardens

Capacity:	Projected 5yr Completion	19	Total Units	32	
Units Not Built	19	Effective Land	19	Constrained Land	0

Extra Information:

Easting:	342623	Northing:	864723
Primary School:	Cluny	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	1.47



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
00/000	30	Outline	Approved			
INDIVIDS	3	Full	Approved			

BUCKIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											60

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:	Road access		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Reidhaven Estate	Developer:	

LPR:

15/R5

SITE REF:

M/BC/R/015

Supply Type:

Constrained

LOCATION:

RATHBURN (NORTH)

Capacity:

	Projected 5yr Completion	Total Units	60
Units Not Built	60	Effective Land	0
		Constrained Land	60

Extra Information:

Easting:	343832	Northing:	866134
Primary School:	Portessie	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	2.44



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------

BUCKIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											122

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Industry
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:	BUCKIE SHIPYARD	Developer:	BUCKIE SHIPYARD

LPR:	15/OPP5	SITE REF:	M/BC/R/038
Supply Type:	Constrained	LOCATION:	BUCKIE SHIPYARD

Capacity:	Projected 5yr Completion	Total Units	122
Units Not Built	122	Effective Land	0
		Constrained Land	122

Extra Information:

Easting:	343390	Northing:	866350
Primary School:	Portessie	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	1.99



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
06/02199	122	Full	Appeal	10/12/2007		Appeal upheld - expired
99/01956		Outline	Approved	09/10/2000		
14/00106		Full	Withdrawn			

BUCKIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											20

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2010	Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	Glenhomes (Aberdeen) LTD

LPR:

Supply Type: Constrained

SITE REF:

M/BC/R/041

LOCATION:

Millbank Garage

Capacity:

	Projected 5yr Completion	Total Units	20
Units Not Built	20	Effective Land	0
		Constrained Land	20

Extra Information:

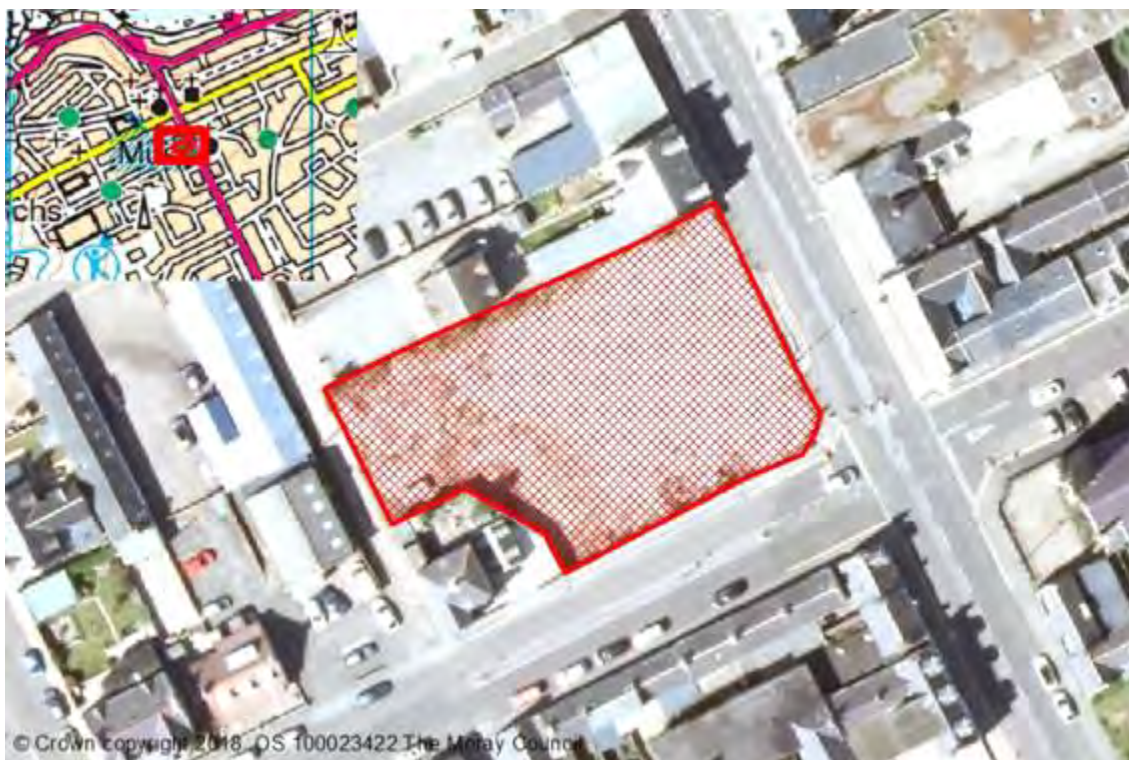
Easting:	342572	Northing:	865455
Primary School:	Cluny	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	0.18

Tenure:

Tenure Type **Units**

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
08/01098	20	Full	Approved	22/01/2009		



BUCKIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
						0	0				10

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2011	Effective Land:	2011
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:	I6	SITE REF:	M/BC/R/042
Supply Type:	Constrained	LOCATION:	19 Commercial Road

Capacity:	Projected 5yr Completion	Total Units	10
Units Not Built	10	Effective Land	0
		Constrained Land	10

Extra Information:

Easting:	342971	Northing:	865891
Primary School:	Millbank	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	0.05



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
09/02032	10	Full	Approved	05/10/2010		

BUCKIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
0					0	0	10	10	11	0	

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:	Springfield Properties	Developer:	Springfield Properties

LPR:	15/OPP1	SITE REF:	M/BC/R/043
Supply Type:	Effective	LOCATION:	Highland Yards, East Cathcart Street

Capacity:		Projected 5yr Completion	31	Total Units	31
Units Not Built	31	Effective Land	31	Constrained Land	0

Extra Information:

Easting:	342806	Northing:	865348
Primary School:	Millbank	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	1.11



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
13/01845	40	Full	Approved	07/02/2014		Renewal of consent
09/01782	40	Full	Approved	18/11/2010		32 houses & 8 flats
17/01468	31	Full	Pending			

BUCKIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											60

Planning:

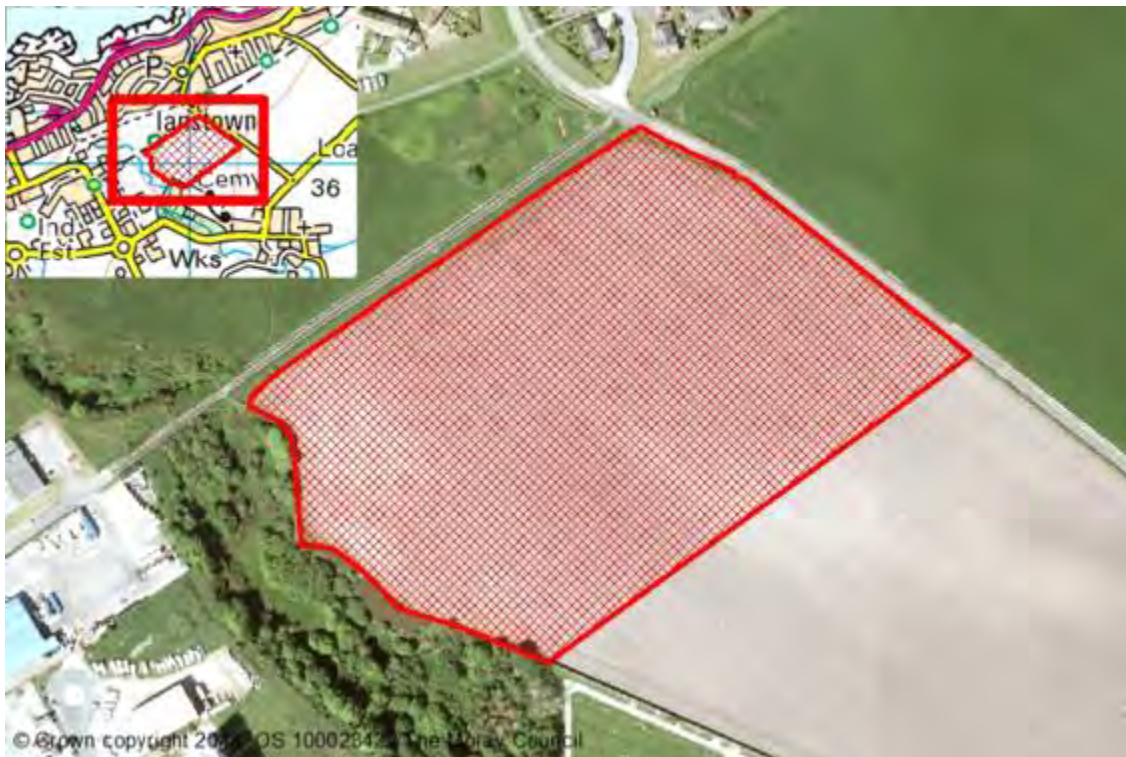
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	Develop when R5(N) is substantially complete		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Reidhaven Estate	Developer:	

LPR:	15/R6	SITE REF:	M/BC/R/07/07
Supply Type:	Constrained	LOCATION:	RATHBURN (S)

Capacity:	Projected 5yr Completion	Total Units	60
Units Not Built	60	Effective Land	0
		Constrained Land	60

Extra Information:

Easting:	344006	Northing:	866046
Primary School:	Portessie	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	5.88



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

BUCKIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
3	8	31	19	15	18	1					

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Springfield Properties	Developer:	Springfield Properties

LPR:	15/R7	SITE REF:	M/BC/R/07/08
Supply Type:	Effective	LOCATION:	Barhill Road (E)

Capacity:		Projected 5yr Completion	1	Total Units	133
Units Not Built	1	Effective Land	1	Constrained Land	0

Extra Information:

Easting:	341973	Northing:	864566
Primary School:	Cluny	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	7.43



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
07/00426	149	Full	Approved	03/09/2009		
10/01847	133	Full	Approved			Plot changes and reduction of total to 133

BUCKIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
0	0	0	0	0							5

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	
Owner:			

LPR:	15/R3	SITE REF:	M/BC/R/07/09
Supply Type:	Constrained	LOCATION:	ARCHIBALD GROVE

Capacity:	Projected 5yr Completion	Total Units	5
Units Not Built	5	Effective Land	0
		Constrained Land	5

Extra Information:

Easting:	343360	Northing:	864877
Primary School:	Millbank	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	0.75



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/00852	14	Full	Refused	02/07/2015		

BUCKIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											170

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	J M Watt	Developer:	

LPR:	15/R9	SITE REF:	M/BC/R/07/10
Supply Type:	Constrained	LOCATION:	High Street(E)

Capacity:	Projected 5yr Completion	Total Units	170
Units Not Built	170	Effective Land	0
		Constrained Land	170

Extra Information:

Easting:	343235	Northing:	864455
Primary School:	Millbank	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	8.28



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
08/00753	162		Withdrawn			

BUCKIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											115

Planning:

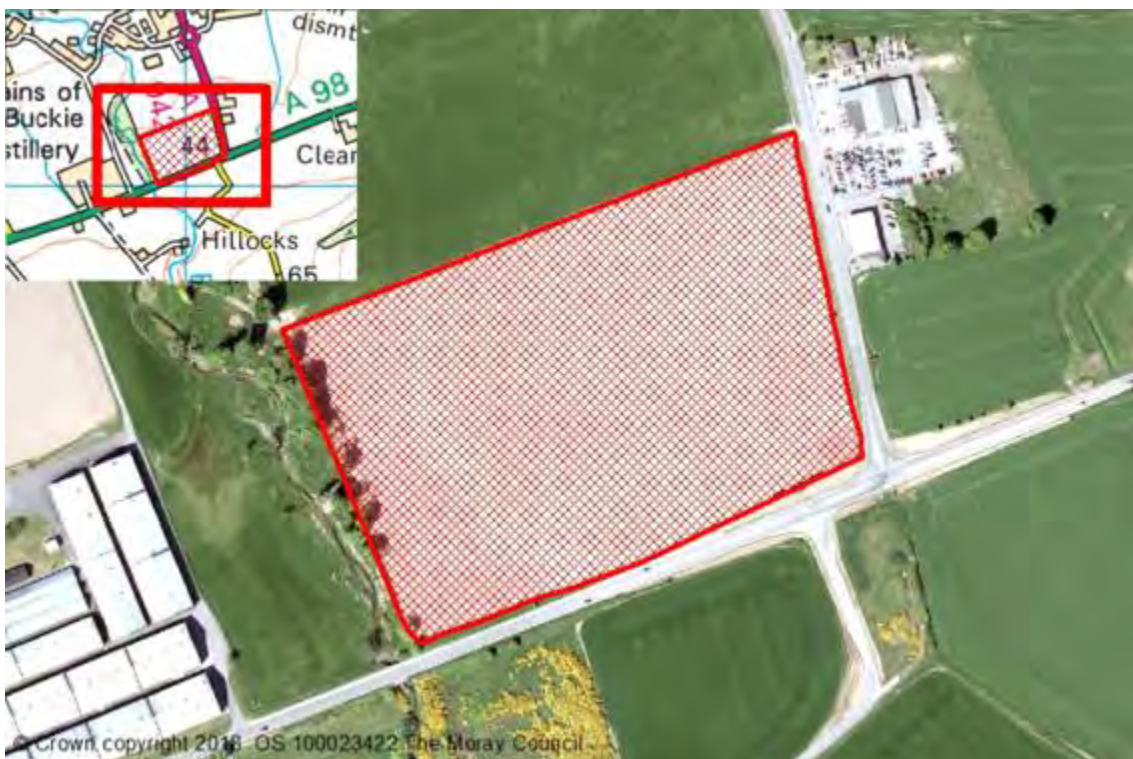
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Seaford Estate/ Reidhaven Est	Developer:	

LPR:	15/R10	SITE REF:	M/BC/R/15/10
Supply Type:	Constrained	LOCATION:	HIGH STREET (W)

Capacity:	Projected 5yr Completion	Total Units	115
Units Not Built	115	Effective Land	0
		Constrained Land	115

Extra Information:

Easting:	343083	Northing:	864193
Primary School:	Cluny	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	6.37



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

BUCKIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
						24	24	24	24	16	

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2016	Effective Land:	
Dispute:		Windfall:	No
Owner:	Moray Council/ Springfield	Developer:	Moray Council/ Springfield

LPR:	15/R11	SITE REF:	M/BC/R/15/11
Supply Type:	Effective	LOCATION:	Barhill Road (S)

Capacity:		Projected 5yr Completion	112	Total Units	112
Units Not Built	112	Effective Land	112	Constrained Land	0

Extra Information:

Easting:	342055	Northing:	864388
Primary School:	Cluny	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	5.51



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
16/00620	112	Full	Approved	28/03/2017		
18/00126		Full	Pending			Variation of house types on Plots 51, 57, 65 and 93

BURGHEAD

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
							0				12

Planning:

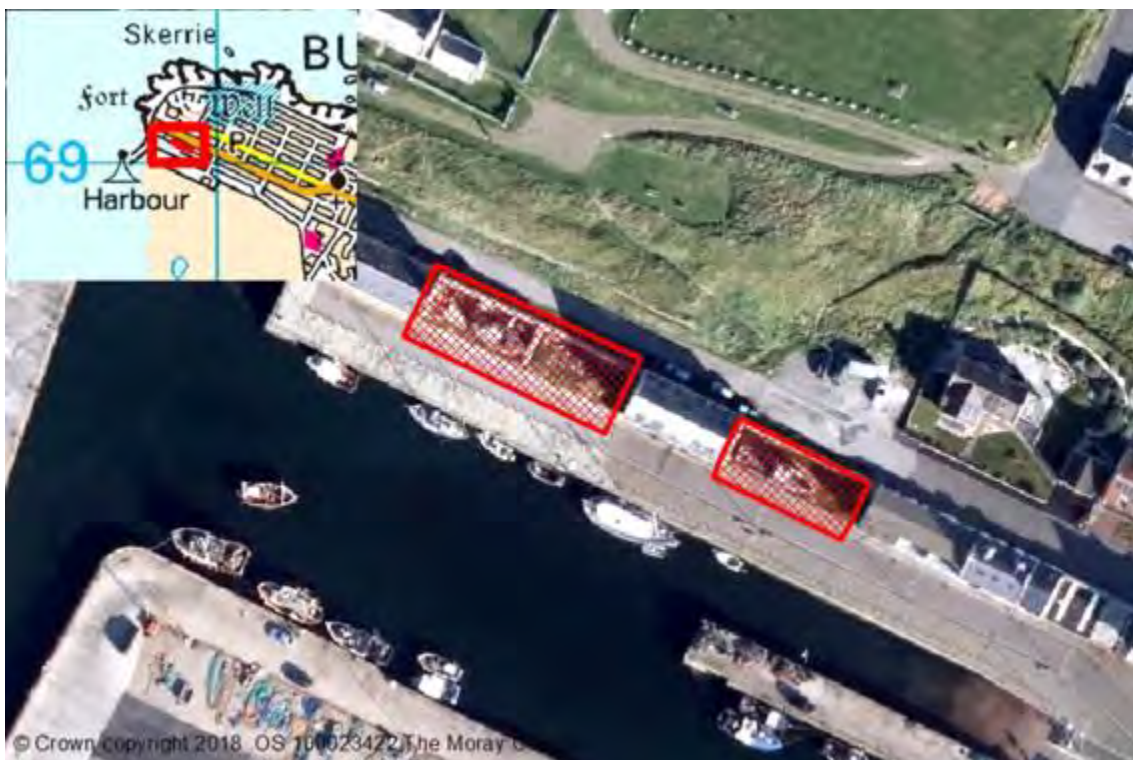
Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Ownership	Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE

LPR:	15/R1	SITE REF:	M/BH/R/006
Supply Type:	Constrained	LOCATION:	GRANARY NORTH QUAY (A)

Capacity:	Projected 5yr Completion	Total Units	18
Units Not Built	12	Effective Land	0
		Constrained Land	12

Extra Information:

Easting:	310870	Northing:	869062
Primary School:	Burghead	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	0.08



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/00221	6	Full	Approved	21/04/2015		
11/00065	6	Full	Approved	29/03/2012		5x 2 bed and 1x 1 bed
04/2099	4	Full	Approved	01/03/2005		
04/953	4	Full	Withdrawn	05/08/2004		
01/281	2	Full	Approved	02/09/2001		

BURGHEAD

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											40

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Ownership	Land Use Type:	Industry
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	Tulloch of Cummingston

LPR:

08/R4

SITE REF:

M/BH/R/012

Supply Type:

Constrained

LOCATION:

WEST FORESHORE

Capacity:

	Projected 5yr Completion	Total Units	40
Units Not Built	40	Effective Land	Constrained Land 40

Extra Information:

Easting:	311355	Northing:	868695
Primary School:	Burghead	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	0.99

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
98/681	40	Outline	Approved	13/08/1998		Pre-application discussions



BURGHEAD

The Moray Council Housing Land Audit 2018

Projected Completions:											
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
								10	10	10	30

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	Strathdee Properties	Developer:	Strathdee Properties

LPR:	15/R4	SITE REF:	M/BH/R/04
Supply Type:	Effective	LOCATION:	Clarkly Hill

Capacity:			
Projected 5yr Completion	30	Total Units	60
Units Not Built	60	Effective Land	60
		Constrained Land	0

Extra Information:			
Easting:	312292	Northing:	868516
Primary School:	Burghead	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	3.8



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

CRAIGELLACHIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											5

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	15/R1	SITE REF:	M/CR/R/001
Supply Type:	Constrained	LOCATION:	Edward Terrace

Capacity:	Projected 5yr Completion	Total Units	5
Units Not Built	5	Effective Land	0
		Constrained Land	5

Extra Information:

Easting:	329039	Northing:	844746
Primary School:	Craigellachie	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	0.55



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

CRAIGELLACHIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											12

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Strathdee Properties	Developer:	Strathdee Properties

LPR:	15/R4	SITE REF:	M/CR/R/003
Supply Type:	Constrained	LOCATION:	BRICKFIELD

Capacity:	Projected 5yr Completion	Total Units	12
Units Not Built	12	Effective Land	0
		Constrained Land	12

Extra Information:

Easting:	329232	Northing:	844452
Primary School:	Craigellachie	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	1



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
16/01558	3	Full	Approved	02/03/2017		
16/01559	4	Full	Approved	02/03/2017		
08/1974	8	Full	Approved	16/01/2010		
08/1973	4	Full	Approved	16/01/2010		

CRAIGELLACHIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											5

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Industry
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	John Dewar & Sons Distillers L	Developer:	

LPR:

15/R3

SITE REF:

M/CR/R/004

Supply Type:

Constrained

LOCATION:

Former Brewery, Spey Road

Capacity:

Capacity:		Projected 5yr Completion		Total Units	5
Units Not Built	5	Effective Land	0	Constrained Land	5

Extra Information:

Easting:	329172	Northing:	844818
Primary School:	Craigellachie	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	0.63

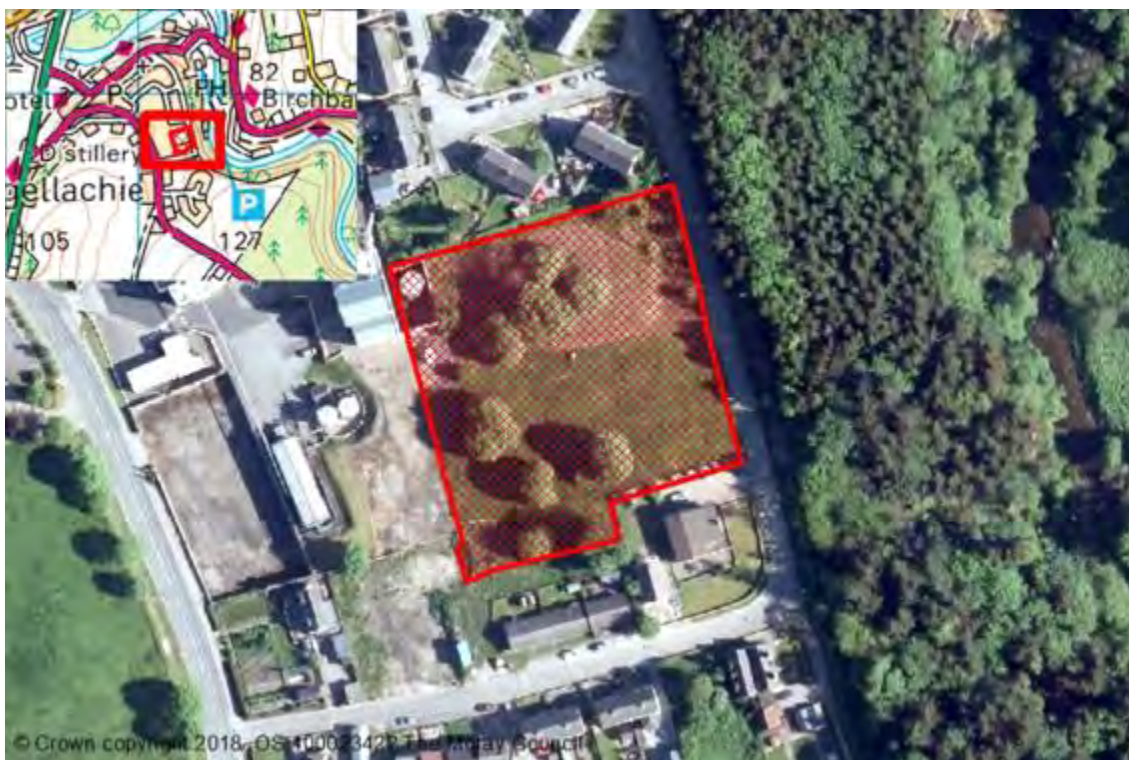
Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------



CRAIGELLACHIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
								0	0		20

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	
Constraint Notes:	Woodland		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:	Strathdee Properties	Developer:	Strathdee Properties

LPR:	15/R2	SITE REF:	M/CR/R/15/02
Supply Type:	Constrained	LOCATION:	Spey Road

Capacity:	Projected 5yr Completion	Total Units	20
Units Not Built	20	Effective Land	0
		Constrained Land	20

Extra Information:

Easting:	329231	Northing:	844869
Primary School:	Craigellachie	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	1.5



Tenure:	
Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

CULLEN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											30

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Seafield Estate	Developer:	

LPR:

08/R1

SITE REF:

M/CL/R/07/01

Supply Type:

Constrained

LOCATION:

SEAFIELD PLACE

Capacity:

Capacity:	Projected 5yr Completion			Total Units	30
Units Not Built	30	Effective Land	0	Constrained Land	30

Extra Information:

Easting:	351682	Northing:	867119
Primary School:	Cullen	Ward:	Keith And Cullen
Secondary School	Buckie High School	Area (Ha):	3.2

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------



CULLEN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											55

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Seafield Estate	Developer:	

LPR:

15/R2

Supply Type:

Constrained

SITE REF:

M/CL/R/15/02

LOCATION:

SEAFIELD ROAD

Capacity:

	Projected 5yr Completion	Total Units	55
Units Not Built	55	Effective Land	0
		Constrained Land	55

Extra Information:

Easting:	351598	Northing:	866706
Primary School:	Cullen	Ward:	Keith And Cullen
Secondary School	Buckie High School	Area (Ha):	2.94

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------



CUMMINGSTON

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
			1	0	0	1	1	1			

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2009	Effective Land:	2009
Dispute:	Agreed	Windfall:	
Owner:	Tulloch of Cummingston	Developer:	Tulloch of Cummingston

LPR:

R2

Supply Type:

Effective

SITE REF:

M/CM/R/02

LOCATION:

Seaview Road

Capacity:

Projected 5yr Completion	3	Total Units	4
Units Not Built	3	Effective Land	3
		Constrained Land	0

Extra Information:

Easting:	313549	Northing:	869102
Primary School:	Hopeman	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	0.77

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/00573	3	Full	Approved	16/07/2013		
10/02077	1	Full	Approved	17/03/2011		



DALLAS

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											9

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:	Waste water		
Established Land:	2003	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Dallas Estate	Developer:	Private



LPR:	15/R1	SITE REF:	M/DA/R/001
Supply Type:	Constrained	LOCATION:	DALLAS SCHOOL WEST

Capacity:	Projected 5yr Completion	Total Units	9
Units Not Built	9	Effective Land	0
		Constrained Land	9

Extra Information:

Easting:	312117	Northing:	852138
Primary School:	Dallas	Ward:	Speyside Glenlivet
Secondary School	Forres Academy	Area (Ha):	1.06

Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------

DALLAS

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											5

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Commercial
Constraint Notes:	Former garage site		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Thomson?	Developer:	

LPR:	15/R3	SITE REF:	M/DA/R/002
Supply Type:	Constrained	LOCATION:	Mormond Motors, Main Street, Dallas

Capacity:	Projected 5yr Completion	Total Units	5
Units Not Built	5	Effective Land	0
		Constrained Land	5

Extra Information:

Easting:	312216	Northing:	852274
Primary School:	Dallas	Ward:	Speyside Glenlivet
Secondary School	Forres Academy	Area (Ha):	0.25



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/00323	4	Full	Approved	10/05/2010		
05/00354	5	Outline	Approved			

DUFFTOWN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
0	0	1	1	0	2	2	2				

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Industry
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	WRFU Limited	Developer:	Black & Williams Build Ltd

LPR:	15/R1	SITE REF:	M/DF/R/005x
Supply Type:	Effective	LOCATION:	Corsemaul Drive

Capacity:		Projected 5yr Completion	6	Total Units	16
Units Not Built	6	Effective Land	6	Constrained Land	0

Extra Information:

Easting:	332896	Northing:	839955
Primary School:	Mortlach	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	2.25



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
13/01581	1	Full	Approved	18/12/2013		Amend 91/00929 (Plot 19)
11/00444	1	Full	Approved	04/08/2011		Plot 3
11/00445	1	Full	Approved	03/08/2011		Plot 4
05/00315	16	Full	Approved	11/01/2006		Amend 91/00929
91/00929	36	Full	Approved	15/01/1992		
08/01562	24	Full	Withdrawn			
09/01225	12	Full	Withdrawn			
18/00127	1	Full	Pending			Plots 7, 8 & 9

DUFFTOWN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											30

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:	Road access issues		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Mr John Gauld	Developer:	

LPR:	15/R2	SITE REF:	M/DF/R/07/02
Supply Type:	Constrained	LOCATION:	South of Conval Street

Capacity:	Projected 5yr Completion	Total Units	30
Units Not Built	30	Effective Land	0
		Constrained Land	30

Extra Information:

Easting:	332194	Northing:	839802
Primary School:	Mortlach	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	2.91



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

DUFFTOWN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											100

Planning:

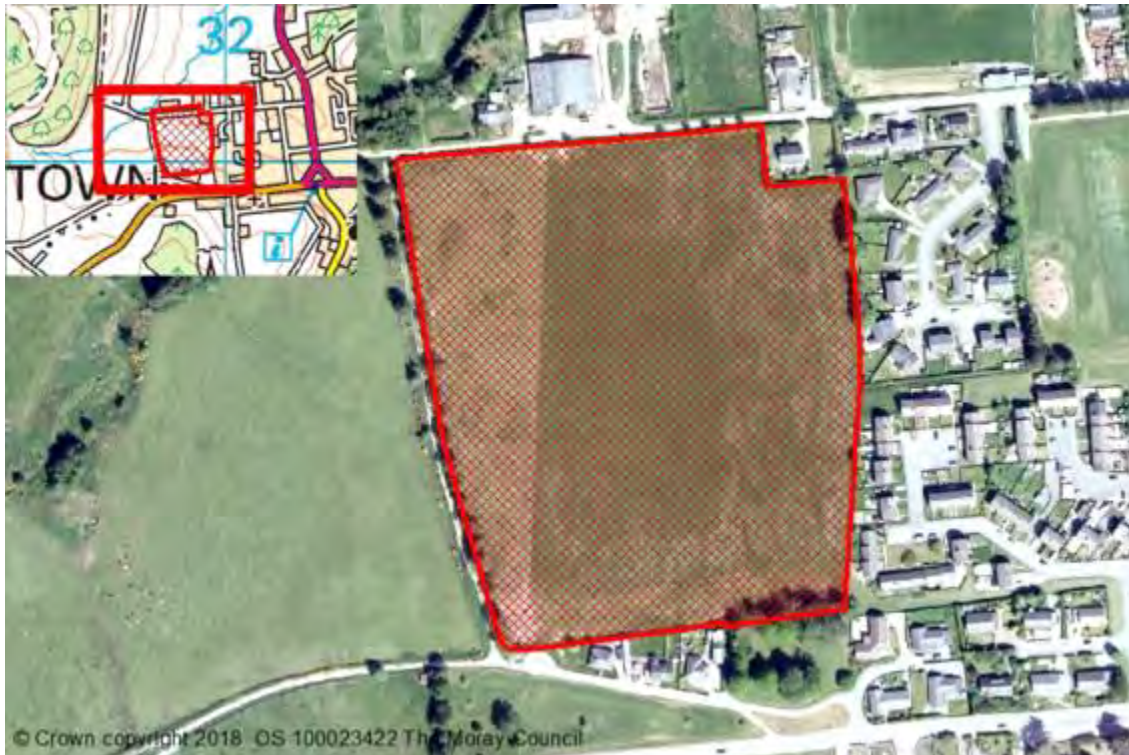
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:	Mr James Wiseman	Developer:	CM Design

LPR:	15/R3	SITE REF:	M/DF/R/15/03
Supply Type:	Constrained	LOCATION:	Hillside Farm

Capacity:	Projected 5yr Completion	Total Units	100
Units Not Built	100	Effective Land	0
		Constrained Land	100

Extra Information:

Easting:	331836	Northing:	840087
Primary School:	Mortlach	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	4.3



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

DUFFTOWN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											5

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	
Owner:		Developer:	

LPR:	15/R4	SITE REF:	M/DF/R/15/04
Supply Type:	Constrained	LOCATION:	Tomnamuidh

Capacity:	Projected 5yr Completion	Total Units	5
Units Not Built	5	Effective Land	0
		Constrained Land	5

Extra Information:

Easting:	332605	Northing:	840233
Primary School:	Mortlach	Ward:	Speyside Glenlivet
Secondary School:	Speyside High	Area (Ha):	0.5



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

DYKE

The Moray Council Housing Land Audit 2018

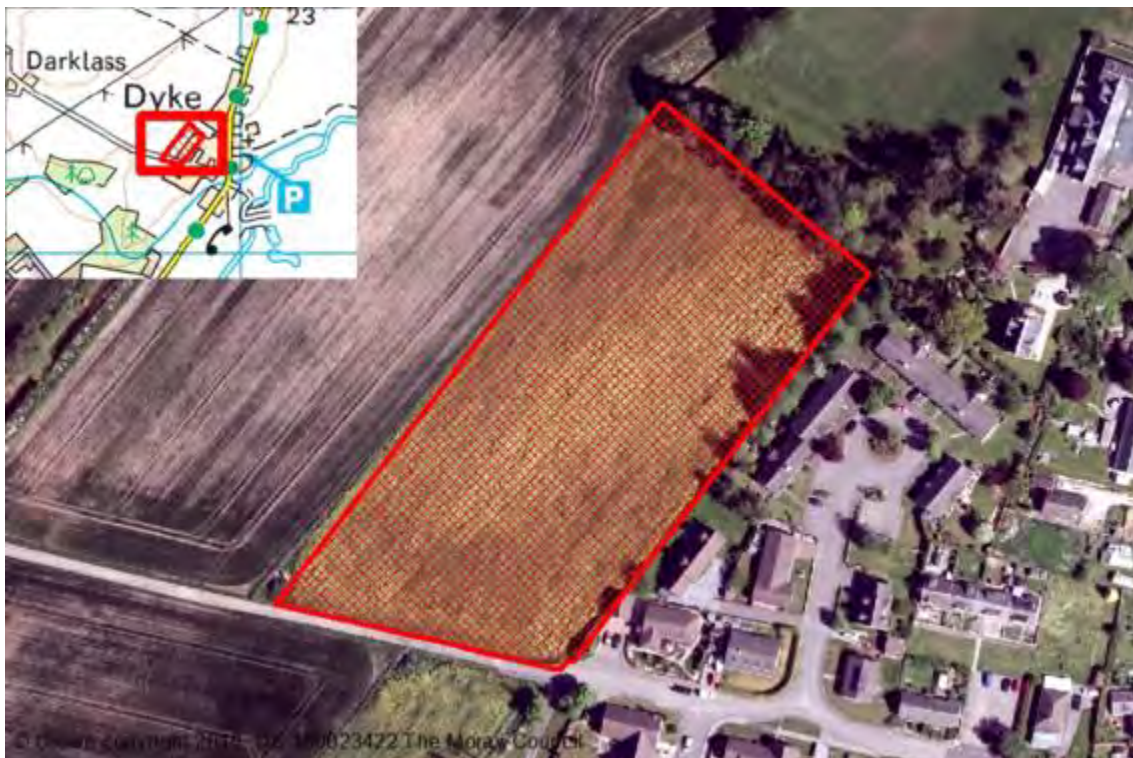
Projected Completions:											
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
				0			0	2	2	2	6

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Davidson	Developer:	

LPR:	15/R1	SITE REF:	M/DY/R/07/01
Supply Type:	Effective	LOCATION:	DARKLASS ROAD

Capacity:			
Projected 5yr Completion	6	Total Units	12
Units Not Built	12	Effective Land	12
		Constrained Land	0

Extra Information:			
Easting:	298772	Northing:	858429
Primary School:	Dyke	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	1.29



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
17/01233	12	Full	Approved	02/09/2016		Site being marketed for £350k
15/1909	12	Outline	Pending			

DYKE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											5

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	Davidson?	Developer:	

LPR:

15/R2

SITE REF:

M/DY/R/15/02

Supply Type:

Constrained

LOCATION:

South Darklass Road

Capacity:

	Projected 5yr Completion	Total Units	5
Units Not Built	5	Effective Land	0
		Constrained Land	5

Extra Information:

Easting:	298708	Northing:	858312
Primary School:	Dyke	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	0.44



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
0											20

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:	WLR		
Established Land:	2003	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Robertsons	Developer:	Robertsons

LPR:

15/R1

SITE REF:

M/EL/R/048

Supply Type:

Constrained

LOCATION:

BILBOHALL NORTH

Capacity:

	Projected 5yr Completion	Total Units	60
Units Not Built	20	Effective Land	0
		Constrained Land	20

Extra Information:

Easting:	320839	Northing:	862025
Primary School:	Greenwards	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	4.03

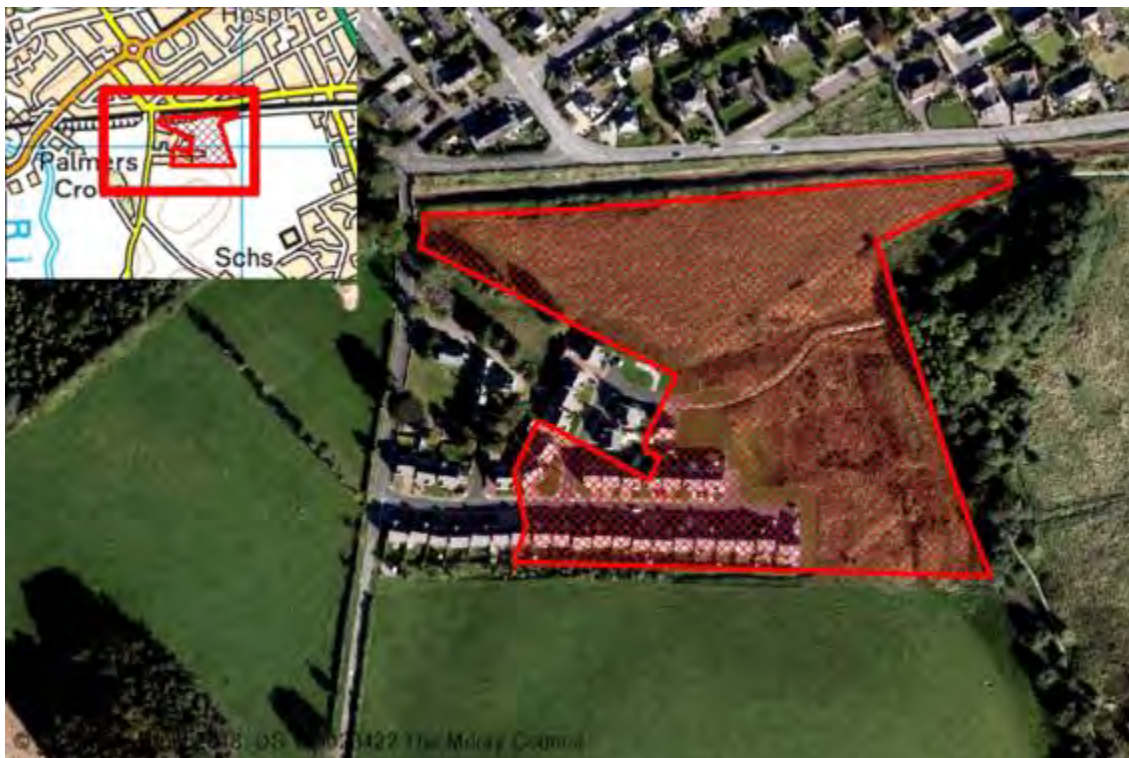
Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
06/00232		Full	Refused	10/08/2006		Appeal dismissed
04/00476	40	Full	Approved	22/09/2005		
09/01476	44	Full	Withdrawn			Amend condition to increase number



ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
							0	10	40	40	90

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:	WLR		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	15/R3	SITE REF:	M/EL/R/07/05
Supply Type:	Effective	LOCATION:	BILBOHALL SOUTH and CF2

Capacity:		Projected 5yr Completion	90	Total Units	180
Units Not Built	180	Effective Land	180	Constrained Land	0

Extra Information:

Easting:	320800	Northing:	861784
Primary School:	Greenwards	Ward:	Elgin City South
Secondary School	Elgin High School	Area (Ha):	10.25



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
									5	25	50

Planning:

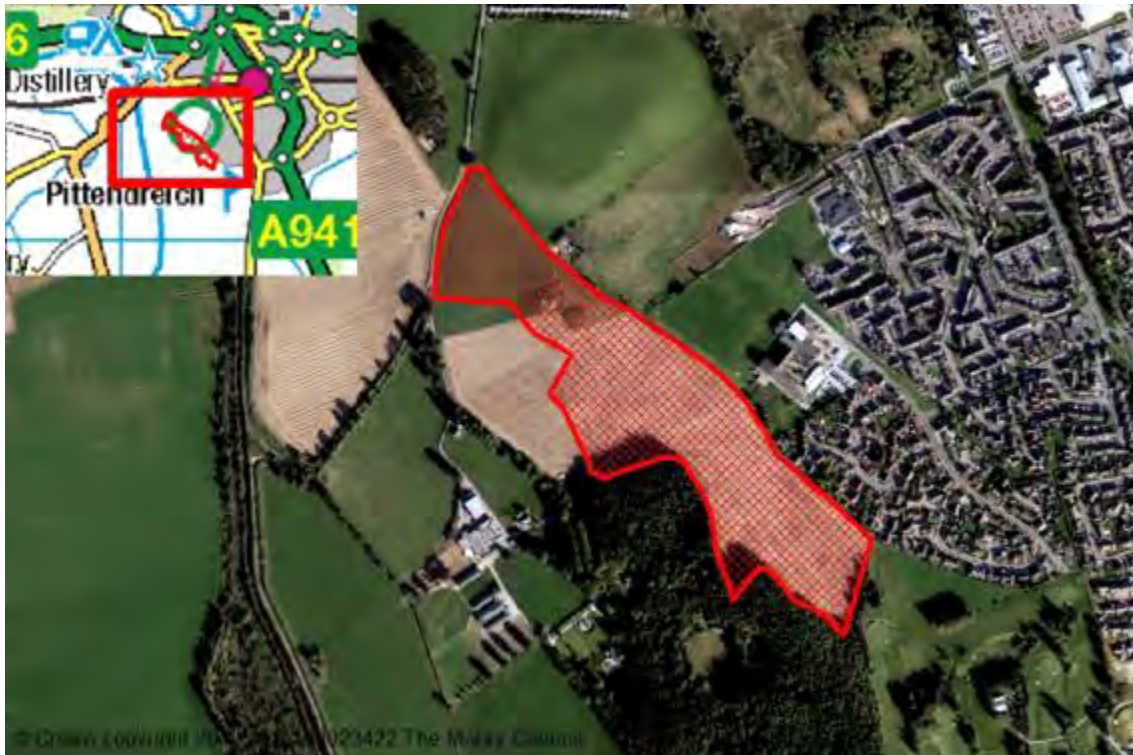
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:	WLR		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	Scotia Homes

LPR:	15/R4	SITE REF:	M/EL/R/07/06
Supply Type:	Effective	LOCATION:	SOUTH WEST OF ELGIN HIGH

Capacity:		Projected 5yr Completion	30	Total Units	80
Units Not Built	80	Effective Land	80	Constrained Land	0

Extra Information:

Easting:	320915	Northing:	861310
Primary School:	Greenwards	Ward:	Elgin City South
Secondary School	Elgin High School	Area (Ha):	14.17



Tenure:	
Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
						Masterplan

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
38	18	0	23	52	55	40	40	40	40	42	

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Robertsons / Scotia	Developer:	Robertsons / Scotia

LPR:	15/R5	SITE REF:	M/EL/R/07/07
Supply Type:	Effective	LOCATION:	SPYNIE HOSPITAL NORTH

Capacity:		Projected 5yr Completion	202	Total Units	435
Units Not Built	202	Effective Land	202	Constrained Land	0

Extra Information:

Easting:	320732	Northing:	864237
Primary School:	Bishopmill	Ward:	Heldon And Laich
Secondary School	Elgin Academy	Area (Ha):	21.63



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
08/2766	435	Full	Approved	08/12/2009		Scotia Homes Projected 2015 = 16 Units 2016 = 24 Units 2017 = 23 Units
17/00538			Approved			11 houses to replace 18 semis

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:											
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											20

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:	WLR		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Hawco family	Developer:	

LPR:	15/R6	SITE REF:	M/EL/R/07/08
Supply Type:	Constrained	LOCATION:	HATTON HILL

Capacity:		Projected 5yr Completion		Total Units	
Units Not Built	20	Effective Land	0	Constrained Land	20

Extra Information:			
Easting:	320260	Northing:	862564
Primary School:	Elgin West End	Ward:	Elgin City South
Secondary School	Elgin Academy	Area (Ha):	4.79



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
6	25	43	42	45	24	15					

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Springfield Properties	Developer:	

LPR:	15/R7/8	SITE REF:	M/EL/R/07/09
Supply Type:	Effective	LOCATION:	Glassgreen south

Capacity:	Projected 5yr Completion	15	Total Units	200	
Units Not Built	15	Effective Land	15	Constrained Land	0

Extra Information:

Easting:	321979	Northing:	860853
Primary School:	Greenwards	Ward:	Elgin City South
Secondary School	Elgin High School	Area (Ha):	10.82



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/02056	17	Full	Approved	01/11/2016		
15/00928	19	Full	Approved	03/11/2015		*20 added when new LDP
10/02115	180	Full	Approved	15/05/2012		
15/02056	17	Full	Approved			14 apartments & 3 homes (separate entry M/EL/R/090)

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
							25	40	40	40	1355

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:	Pitgaveny Estate	Developer:	

LPR:	15/R11	SITE REF:	M/EL/R/07/10
Supply Type:	Part Constrained	LOCATION:	FINDRASSIE

Capacity:		Projected 5yr Completion	145	Total Units	1500
Units Not Built	1500	Effective Land	330	Constrained Land	1170

Extra Information:

Easting:	321143	Northing:	864885
Primary School:	Seafield	Ward:	Heldon And Laich
Secondary School	Elgin Academy	Area (Ha):	98.72



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ELGIN

The Moray Council Housing Land Audit 2018

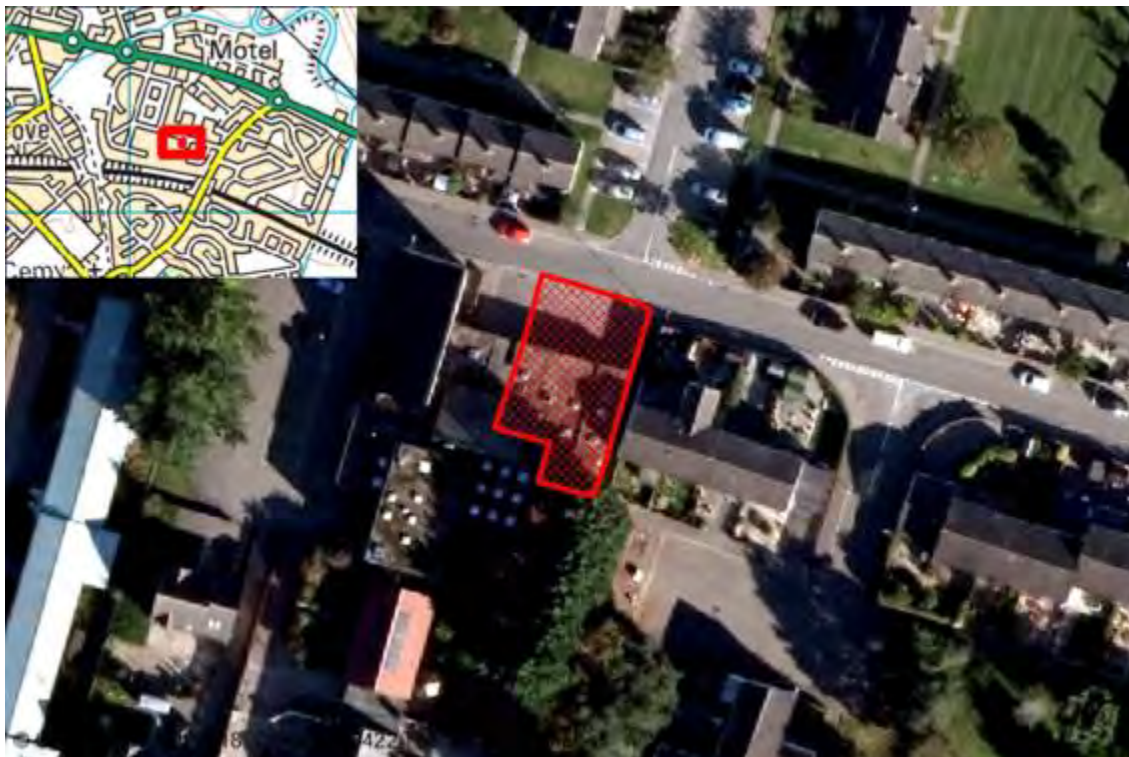
Projected Completions:											
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											6

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:	Win	SITE REF:	M/EL/R/073
Supply Type:	Constrained	LOCATION:	Pinefield Stores, Pinefield Crescent, Elgin

Capacity:			
	Projected 5yr Completion	Total Units	6
Units Not Built	6	Effective Land	0
		Constrained Land	6

Extra Information:			
Easting:	323210	Northing:	862278
Primary School:	Elgin East End	Ward:	Elgin City North
Secondary School:	Elgin Academy	Area (Ha):	0.04



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
05/01348	6	Full	Approved			Consent expired
07/01626		Full	Withdrawn			C/u from retail to office with first floor flats

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											5

Planning:

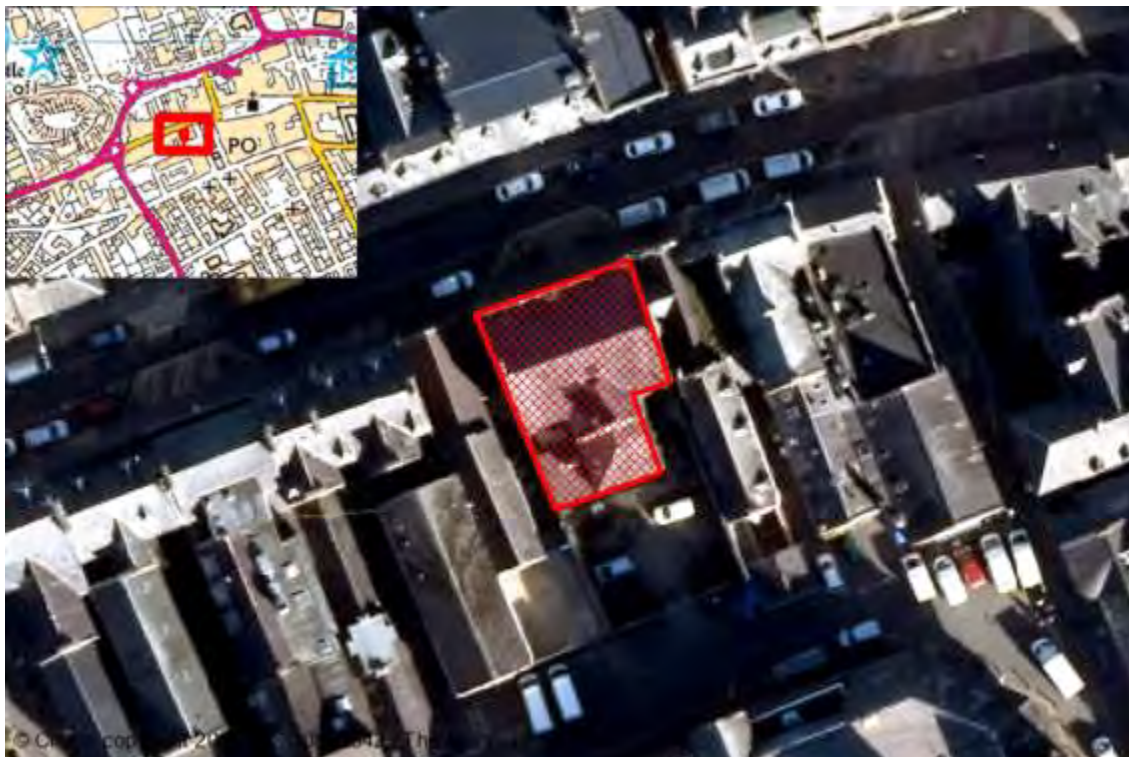
Planning Consent: ☐ Green/Brown: Brown
 Adopted Local Plan: ☐ House Programme: ☐
 Constraint Type: Marketability Land Use Type:
 Constraint Notes:
 Established Land: Effective Land:
 Dispute: Agreed Windfall: Yes
 Owner: Developer:

LPR:	Win	SITE REF:	M/EL/R/078
Supply Type:	Constrained	LOCATION:	164 High Street, Elgin

Capacity:	Projected 5yr Completion	Total Units	5
Units Not Built	5	Effective Land	0
		Constrained Land	5

Extra Information:

Easting: 321431 Northing: 862792
 Primary School: Elgin West End Ward: Elgin City South
 Secondary School: Elgin Academy Area (Ha): 0.03



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
07/00870	6	Full	Refused	30/10/2007		
06/02182	5	Full	Approved	01/02/2007		Consent expired

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											6

Planning:

Planning Consent:	Detail	Green/Brown:	
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:

Supply Type: Constrained

SITE REF:

M/EL/R/079

LOCATION:

Pinegrove

Capacity:

Projected 5yr Completion	Total Units	6
Units Not Built	Effective Land	0
Constrained Land		6

Extra Information:

Easting:	323440	Northing:	862458
Primary School:	Elgin East End	Ward:	Elgin City North
Secondary School:	Elgin Academy	Area (Ha):	0.12

Tenure:

Tenure Type Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
07/02371	6	Full	Approved	02/06/2008		Ste cleared



ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:												
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+	
												12

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2011	Effective Land:	2011
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:	Win	SITE REF:	M/EL/R/081
Supply Type:	Constrained	LOCATION:	Newfield House, Lossiemouth Road

Capacity:			
	Projected 5yr Completion	Total Units	12
Units Not Built	12	Effective Land	0
		Constrained Land	12

Extra Information:			
Easting:	321852	Northing:	864506
Primary School:	Seafeld	Ward:	Elgin City North
Secondary School:	Elgin Academy	Area (Ha):	0.22



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
11/0233	4	Full	Approved	26/08/2011		
09/02161	8	Full	Approved	11/08/2010		

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											17

Planning:

Planning Consent:	Outline	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Residential
Constraint Notes:			
Established Land:	2013	Effective Land:	2013
Dispute:		Windfall:	Yes
Owner:		Developer:	

LPR:	Win	SITE REF:	M/EL/R/082
Supply Type:	Constrained	LOCATION:	Palmers Cross

Capacity:	Projected 5yr Completion	Total Units	17
Units Not Built	17	Effective Land	0
		Constrained Land	17

Extra Information:

Easting:	320265	Northing:	862010
Primary School:	Elgin West End	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	2.52



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/02172	29	Full	Approved	22/12/2014		Renewal
11/01882/APP		Outline	Approved	16/01/2012		Extend outline application 06/02897/OUT
06/02897/OUT	29	Outline	Approved	18/03/2009		9 houses & 2x10 apartments demolish 14 houses
17/01933	28	Full	Pending			Includes demolition of 11

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											20

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	
Constraint Notes:			
Established Land:	2014	Effective Land:	2014
Dispute:		Windfall:	Yes
Owner:		Developer:	

LPR:

Supply Type: Constrained

SITE REF:

M/EL/R/083

LOCATION:

Former Corn Mill, Wards Road

Capacity:

Projected 5yr Completion	Total Units	20
Units Not Built	Effective Land	Constrained Land
20		20

Extra Information:

Easting:	321408	Northing:	862198
Primary School:	Elgin West End	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	0.18

Tenure:

Tenure Type **Units**

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/00343	20	Full	Approved	28/02/2013		15 new flats, 4 in conversion and one maisonette Site cleared



ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
				0			6	2			

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2014	Effective Land:	2014
Dispute:		Windfall:	Yes
Owner:		Developer:	

LPR:

Supply Type: Effective

SITE REF:

M/EL/R/084

LOCATION:

13 /13A South Street

Capacity:

Projected 5yr Completion	8	Total Units	8
Units Not Built	8	Effective Land	8
		Constrained Land	0

Extra Information:

Easting:	321679	Northing:	862786
Primary School:	Elgin West End	Ward:	Elgin City South
Secondary School	Elgin Academy	Area (Ha):	0.05

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
08/01425	8	Full		07/06/2013		



ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:												
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+	
												170

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2017	Effective Land:	2017
Dispute:		Windfall:	Yes
Owner:	Robertson	Developer:	Springfield

LPR:		SITE REF:	M/EL/R/088
Supply Type:	Constrained	LOCATION:	Barmuckity

Capacity:			
Projected 5yr Completion		Total Units	170
Units Not Built	170	Effective Land	0
		Constrained Land	170

Extra Information:			
Easting:	324048	Northing:	861924
Primary School:	Linkwood	Ward:	Fochabers Lhanbryde
Secondary School:	Elgin High School	Area (Ha):	13.18



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
								36	36	36	42

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2016	Effective Land:	2016
Dispute:		Windfall:	No
Owner:		Developer:	Springfield Properties

LPR:	LONG2	SITE REF:	M/EL/R/089
Supply Type:	Effective	LOCATION:	Elgin South - Released through HLA 2016

Capacity:		Projected 5yr Completion	108	Total Units	150
Units Not Built	150	Effective Land	150	Constrained Land	0

Extra Information:

Easting:	323210	Northing:	860882
Primary School:	Linkwood	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	31.22



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
16/01244	870		Pending			

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
						17					

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2017	Effective Land:	2017
Dispute:		Windfall:	Yes
Owner:	Springfield Properties	Developer:	Springfield Properties

LPR:	R7	SITE REF:	M/EL/R/090
Supply Type:	Effective	LOCATION:	Duncanshill (part of R7 in 2015 LDP)

Capacity:		Projected 5yr Completion	17	Total Units	17
Units Not Built	17	Effective Land	17	Constrained Land	0

Extra Information:

Easting:	321708	Northing:	860886
Primary School:	Greenwards	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	0.92



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/02056	17	Full	Approved	02/11/2016		

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
						16					

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Woodlands
Constraint Notes:			
Established Land:	2018	Effective Land:	2018
Dispute:	Agreed	Windfall:	Yes
Owner:	Springfield Properties	Developer:	Springfield Properties

LPR:

Supply Type: Effective

SITE REF:

M/EL/R/091

LOCATION:

Stonecross / Waulkmill

Capacity:

Projected 5yr Completion	16	Total Units	16
Units Not Built	16	Effective Land	16
		Constrained Land	

Extra Information:

Easting:	323607	Northing:	862252
Primary School:	Linkwood	Ward:	Elgin City North
Secondary School:	Elgin High School	Area (Ha):	0.82

Tenure:

Tenure Type Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
16/01074	16	Full	Approved	27/03/2017		Following appeal



ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
14											

Planning:

Planning Consent:	Detail
<p>1. Planning Consent: The project requires planning consent from the local planning authority. The applicant must submit a planning application, including a site plan, a description of the proposed development, and an assessment of the impact on the surrounding environment. The planning authority will consider the application and may require further information or a public consultation period before granting consent.</p>	<p>1. Detail: The planning application should include a detailed site plan showing the location of the proposed development, the boundaries of the site, and any existing or proposed infrastructure. The applicant should also provide a description of the proposed development, including the type of development, the number of units, and the estimated cost. An assessment of the impact on the surrounding environment should also be included, covering topics such as traffic, noise, and air quality.</p>

Adopted Local Plan: ☐

Constraint Type:

Constraint Notes:

Established Land: 2018

Dispute:	Agreed
----------	--------

Owner:

Green/Brown: Brown

House Programme: ☐

Land Use Type: Commercial

Effective Land: 2018

Windfall: Yes

Developer:

LPR:

Supply Type:	Effective
---------------------	-----------

SITE REF:

M/EL/R/092

LOCATION:

Former Jailhouse

Capacity:

Projected 5yr Completion

14

Total Units

14

Units Not Built	14
-----------------	----

Effective Land

14

Constrained Land 0

Extra Information:

Easting: 321534

Northing: 862779

Primary School: Elgin West End

Ward: Elgin City South

Secondary School Elgin Academy

Area (Ha): 0.06

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
17/00963	14	Full	Approved	01/03/2018		c/u nightclub to 14 serviced apartments, 8x1bed and 6x 2bed



ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:											
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
					0	25	25	25	25	25	7

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Privately or publicly owned open
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	Springfield Properties	Developer:	Springfield Properties

LPR:	15/R9	SITE REF:	M/EL/R/15/09
Supply Type:	Effective	LOCATION:	Driving Range site

Capacity:			
Projected 5yr Completion	125	Total Units	132
Units Not Built	132	Effective Land	132
		Constrained Land	0

Extra Information:			
Easting:	321862	Northing:	860750
Primary School:	Greenwards	Ward:	Elgin City South
Secondary School	Elgin High School	Area (Ha):	4.81



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/02020	132	Full				

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
						30	30	30	21	0	

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Building
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	Springfield Properties	Developer:	Springfield Properties

LPR:	15/R10	SITE REF:	M/EL/R/15/10
Supply Type:	Effective	LOCATION:	Linkwood Steading

Capacity:		Projected 5yr Completion	111	Total Units	111
Units Not Built	111	Effective Land	111	Constrained Land	0

Extra Information:

Easting:	323267	Northing:	861566
Primary School:	Linkwood	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	3.49



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
16/01815/ AP	7	Full	Approved	06/06/2017	5	redev 2 existing for 7 new dwellings
15/02032	106	Full	Approved	09/11/2016		Jan'17 groundworks, buildings removed.

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
								10	25	25	25

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:	WLR		
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	Scotia Homes

LPR:	15/R12	SITE REF:	M/EL/R/15/12
Supply Type:	Effective	LOCATION:	Knockmasting Wood

Capacity:		Projected 5yr Completion	60	Total Units	85
Units Not Built	85	Effective Land	85	Constrained Land	0

Extra Information:

Easting:	320540	Northing:	861886
Primary School:	Greenwards	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	5.39



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/01330	1	Full	Refused	29/09/2015		Refuse on review by LRB in January 2016
05/00758	80	Full	Withdrawn			Masterplan in preparation

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
							3	6	6	5	

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Public building
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	The Moray Council	Developer:	Morlich Homes

LPR:	15/R13	SITE REF:	M/EL/R/15/13
Supply Type:	Effective	LOCATION:	Hamilton Drive

Capacity:		Projected 5yr Completion	20	Total Units	20
Units Not Built	20	Effective Land	20	Constrained Land	0

Extra Information:

Easting:	320812	Northing:	863708
Primary School:	Bishopmill	Ward:	Elgin City North
Secondary School	Elgin Academy	Area (Ha):	1.18



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:											
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
							15	15	15	15	10

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	Robertsons

LPR:	15/R14	SITE REF:	M/EL/R/15/14
Supply Type:	Effective	LOCATION:	Lesmurdie Fields

Capacity:		Projected 5yr Completion	60	Total Units	70
Units Not Built	70	Effective Land	70	Constrained Land	0

Extra Information:			
Easting:	322746	Northing:	863777
Primary School:	Seafeld	Ward:	Fochabers Lhanbryde
Secondary School	Elgin Academy	Area (Ha):	5.9



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
						Robertsons indicate 20,24,23,33 build out

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:											
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											1800

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	Programming, ownership, LONG		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:	Pitgaveny Estate	Developer:	

LPR:	15/LONG NE	SITE REF:	M/EL/R/15/LNE
Supply Type:	Constrained	LOCATION:	LONG NE

Capacity:			
Projected 5yr Completion		Total Units	1800
Units Not Built	1800	Effective Land	0
		Constrained Land	1800

Extra Information:			
Easting:	322639	Northing:	864449
Primary School:	Seafeld	Ward:	Fochabers Lhanbryde
Secondary School	Elgin Academy	Area (Ha):	110



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ELGIN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											2650

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:		Developer:	Springfield Properties

LPR:	15/LONG	SITE REF:	M/EL/R/15/LS
Supply Type:	Constrained	LOCATION:	South LONG

Capacity:	Projected 5yr Completion	Total Units	2800
Units Not Built	2650	Effective Land	0
		Constrained Land	2650

Extra Information:

Easting:	323050	Northing:	860700
Primary School:	Linkwood	Ward:	Fochabers Lhanbryde
Secondary School:	Elgin High School	Area (Ha):	178.61



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
16/01244	870	Full	Pending			S.75 progressing, recommended approval

FINDHORN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
0	25	0	0	0	17	3					

Planning:

Planning Consent:	Outline	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:			
Established Land:	2003	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Private	Developer:	Duneland Ltd.

LPR:	15/R2	SITE REF:	M/FH/R/008
Supply Type:	Effective	LOCATION:	FINDHORN DUNELANDS (PHASE 1)

Capacity:		Projected 5yr Completion	3	Total Units	45
Units Not Built	3	Effective Land	3	Constrained Land	0

Extra Information:

Easting:	305003	Northing:	863811
Primary School:	Kinloss	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	2.83



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
16/01377	3	Full	Approved	05/10/2016		
16/01265	6	Full	Approved	15/09/2016		
16/01161	1	Full	Approved	25/08/2016		
14/00757	20	Outline	Approved	05/11/2014		
12/00483	20	Full	Approved	25/04/2013		
10/00731/AMC	25		Approved	06/05/2011		
07/00765	40	Outline	Approved	22/02/2008		

Several houses under construction jan '17

FINDHORN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
0			0	0	0	2	2	2			

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	sold off for plots

LPR:	15/R1	SITE REF:	M/FH/R/009
Supply Type:	Effective	LOCATION:	Heathneuk

Capacity:		Projected 5yr Completion	6	Total Units	6
Units Not Built	6	Effective Land	6	Constrained Land	0

Extra Information:

Easting:	304579	Northing:	863949
Primary School:	Kinloss	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	0.9



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
17/00333	1	Full	Approved	07/05/2017		Sub division
14/00864	5	Full	Approved	07/07/2014		Sites marketed and sold
13/01568/PE						Site cleared, serviced plots sold

FINDOCHTY

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											35

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Seafield Estate	Developer:	Private

LPR:

15/R1

SITE REF:

M/FN/R/009

Supply Type:

Constrained

LOCATION:

MORVEN CRESCENT SOUTH

Capacity:

	Projected 5yr Completion	Total Units	35
Units Not Built	35	Effective Land	0
		Constrained Land	35

Extra Information:

Easting:	346362	Northing:	867676
Primary School:	Findochty	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	2.82

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/00419/SCN				19/03/2010		



FINDOCHTY

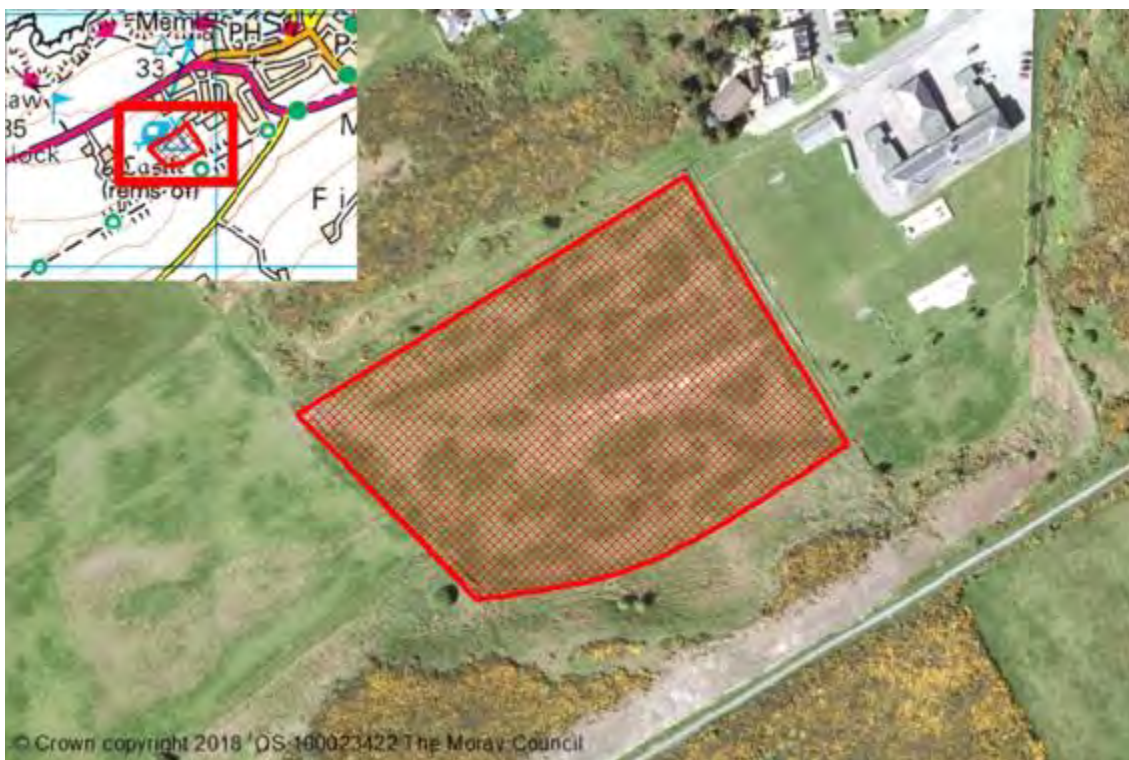
The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											20

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	
Constraint Notes:	75% of 009 to be complete	Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	
Owner:	Seaford Estate		



LPR:	15/R2	SITE REF:	M/FN/R/07/02
Supply Type:	Constrained	LOCATION:	WEST OF PRIMARY SCHOOL

Capacity:	Projected 5yr Completion	Total Units	20
Units Not Built	20	Effective Land	0
		Constrained Land	20

Extra Information:

Easting:	345847	Northing:	867474
Primary School:	Findochty	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	2

Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

FOCHABERS

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
			0	0	0	0	0	10	10	10	19

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	Bob Milton Properties
Owner:			

LPR:	15/R1	SITE REF:	M/FO/R/07/01
Supply Type:	Effective	LOCATION:	Ordiquish Road

Capacity:		Projected 5yr Completion	30	Total Units	49
Units Not Built	49	Effective Land	49	Constrained Land	0

Extra Information:

Easting:	334366	Northing:	858015
Primary School:	Milne's	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	2.62



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/00244	49	Full	Approved	26/11/2015		Ste cleared and early groundworks
12/01577	50	Outline	Approved	10/02/2014		

FOCHABERS

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											50

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2008	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:

15/R2

SITE REF:

M/FO/R/07/02

Supply Type:

Constrained

LOCATION:

Ordiquish Road West

Capacity:

	Projected 5yr Completion	Total Units	50
Units Not Built	50	Effective Land	0
		Constrained Land	50

Extra Information:

Easting:	334241	Northing:	858099
Primary School:	Milne's	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	2.2

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------



FOCHABERS

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											100

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:	15/LONG	SITE REF:	M/FO/R/15/LG
Supply Type:	Constrained	LOCATION:	Ordiquish Road East

Capacity:	Projected 5yr Completion	Total Units	100
Units Not Built	100	Effective Land	0
		Constrained Land	100

Extra Information:

Easting:	334547	Northing:	857900
Primary School:	Milne's	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	4.3



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

FOCHABERS

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
					1	7					

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2018	Effective Land:	2018
Dispute:		Windfall:	
Owner:		Developer:	

LPR:	OPP1	SITE REF:	M/FO/R/15/OPP
Supply Type:	Effective	LOCATION:	OPP1 High Street

Capacity:		Projected 5yr Completion	7	Total Units	8
Units Not Built	7	Effective Land	7	Constrained Land	0

Extra Information:

Easting:	334733	Northing:	858693
Primary School:	Milne's	Ward:	Fochabers Lhanbryde
Secondary School	Milnes High School	Area (Ha):	0.12

Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/00207	8	Full	Approved	31/03/2015		Demolish garage and erect retail 4 maisonettes and 4 flats



FOCHABERS

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
				0	2	16	12	12			

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	Morlich Homes

LPR:

15/R3

SITE REF:

M/FO/R/15/R3

Supply Type:

Effective

LOCATION:

East of Duncan Avenue

Capacity:

Projected 5yr Completion	40	Total Units	42
Units Not Built	40	Effective Land	40
		Constrained Land	0

Extra Information:

Easting:	335052	Northing:	858607
Primary School:	Milne's	Ward:	Fochabers Lhanbryde
Secondary School	Milnes High School	Area (Ha):	3.4

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
16/00308	42	Full	Approved			38 houses and 4 flats



FORRES

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											24

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Deficit Funding	Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2011	Effective Land:	yes
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:	15/OPP7	SITE REF:	M/FR/R/057
Supply Type:	Constrained	LOCATION:	Tytler Street, Auction rooms

Capacity:	Projected 5yr Completion	Total Units	24
Units Not Built	24	Effective Land	0
		Constrained Land	24

Extra Information:

Easting:	303070	Northing:	858829
Primary School:	Andersons	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	0.2



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
13/00347		Full	Approved	25/09/2013		Appeal to extend planning consent
08/01954	24	Full	Approved	21/05/2010		
15/0037/LBC		Full				Appeal to extend LBC Only façade remaining

FORRES

The Moray Council Housing Land Audit 2018

Projected Completions:											
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
12											

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2016	Effective Land:	2016
Dispute:		Windfall:	Yes
Owner:	The Moray Council	Developer:	The Moray Council

LPR:	15/OPP3	SITE REF:	M/FR/R/058
Supply Type:	Effective	LOCATION:	Former Health Centre, Brig Wynd

Capacity:		Projected 5yr Completion	12	Total Units	12
Units Not Built	12	Effective Land	12	Constrained Land	0

Extra Information:			
Easting:	303459	Northing:	858686
Primary School:	Applegrove	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	0.24



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/01446	12		Approved	15/12/2015		Site cleared Jan '17

FORRES

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											85

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Ellis	Developer:	

LPR:	15/R1	SITE REF:	M/FR/R/07/01
Supply Type:	Constrained	LOCATION:	KNOCKOMIE SOUTH

Capacity:	Projected 5yr Completion	Total Units	85
Units Not Built	85	Effective Land	Constrained Land 85

Extra Information:

Easting:	302607	Northing:	857150
Primary School:	Pilmuir	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	6.68



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
07/02733	90	Full	Refused	18/06/2009		Appeal dismissed
08/02367	90	Full	Withdrawn			Development brief being marketed by owner, some interest from smaller developer

FORRES

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
	12	65	16	4	26	24	24	24	24	24	137

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Springfield Properties	Developer:	Springfield Properties



LPR:	15/R3	SITE REF:	M/FR/R/07/03
Supply Type:	Effective	LOCATION:	FERRYLEA

Capacity:		Projected 5yr Completion	120	Total Units	380
Units Not Built	257	Effective Land	257	Constrained Land	0

Extra Information:

Easting:	303071	Northing:	857255
Primary School:	Applegrove	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	25.57

Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/01923	10	Full	Approved	24/02/2016		Increase from 5 to 10
12/01110	129	Full	Approved	01/12/2012		Total masterplan 380

FORRES

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
									20	20	400

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	White	Developer:	Robertson Homes Ltd

LPR:

15/R4

SITE REF:

M/FR/R/07/04

Supply Type:

Part Constrained

LOCATION:

LOCHYHILL

Capacity:

Projected 5yr Completion	40	Total Units	440
Units Not Built	440	Effective Land	229
		Constrained Land	211

Extra Information:

Easting:	305444	Northing:	859531
Primary School:	Andersons	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	12.04

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
09/02364	229	Full	Approved	02/07/2015		



FORRES

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
					0	0	6	8	8	8	10

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Vacant
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Tullochs of Cummingston	Developer:	

LPR:	15/R6	SITE REF:	M/FR/R/07/08
Supply Type:	Effective	LOCATION:	MANNACHY

Capacity:		Projected 5yr Completion	30	Total Units	40
Units Not Built	40	Effective Land	40	Constrained Land	0

Extra Information:

Easting:	303519	Northing:	857461
Primary School:	Applegrove	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	3.4



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

FORRES

The Moray Council Housing Land Audit 2018

Projected Completions:											
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											640

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	
Constraint Notes:	LONG		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	White	Developer:	Robertson Homes

LPR:	LONG	SITE REF:	M/FR/R/07/11
Supply Type:	Constrained	LOCATION:	LOCHYHILL

Capacity:		Projected 5yr Completion		Total Units	
Units Not Built	640	Effective Land	0	Constrained Land	640

Extra Information:			
Easting:	305499	Northing:	859142
Primary School:	Andersons	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	31.66



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
09/02364	229	Full	Approved	02/07/2015		

FORRES

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											6

Planning:

Planning Consent:	Detail	Green/Brown:	
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	
Constraint Notes:			
Established Land:	2014	Effective Land:	2014
Dispute:		Windfall:	Yes
Owner:		Developer:	

LPR:

Supply Type: Constrained

SITE REF:

M/FR/R/07/14

LOCATION:

Bank Lane

Capacity:

	Projected 5yr Completion	Total Units	6
Units Not Built	6	Effective Land	0
		Constrained Land	6

Extra Information:

Easting:	303753	Northing:	858748
Primary School:	Applegrove	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	0.06

Tenure:

Tenure Type **Units**

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
07/02281	6	Full	Approved	25/11/2008		Lapsed



FORRES

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
								5			

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:	15/R8	SITE REF:	M/FR/R/15/08
Supply Type:	Effective	LOCATION:	Balnageith

Capacity:		Projected 5yr Completion	5	Total Units	5
Units Not Built	5	Effective Land	5	Constrained Land	0

Extra Information:

Easting:	302147	Northing:	857332
Primary School:	Pilmuir	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	1.15



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

FORRES

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											25

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Woodlands
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:	15/R9	SITE REF:	M/FR/R/15/09
Supply Type:	Constrained	LOCATION:	Plantation Cottage

Capacity:	Projected 5yr Completion	Total Units	25
Units Not Built	25	Effective Land	0
		Constrained Land	25

Extra Information:

Easting:	302369	Northing:	857421
Primary School:	Pilmuir	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	3



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
						MIR proposes to delete site

FORRES

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
								10	10	10	90

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	Altyre Estate	Developer:	

LPR:	15/R10	SITE REF:	M/FR/R/15/10
Supply Type:	Effective	LOCATION:	Dallas Dhu

Capacity:		Projected 5yr Completion	30	Total Units	120
Units Not Built	120	Effective Land	120	Constrained Land	0

Extra Information:

Easting:	303498	Northing:	857097
Primary School:	Applegrove	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	8.4



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
						Masterplan shows site capacity 120

FORRES

The Moray Council Housing Land Audit 2018

Projected Completions:											
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											40

Planning:			
Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:	15/R11	SITE REF:	M/FR/R/15/11
Supply Type:	Constrained	LOCATION:	Pilmuir Road West

Capacity:		Projected 5yr Completion		Total Units	
Units Not Built	40	Effective Land	0	Constrained Land	40

Extra Information:			
Easting:	302493	Northing:	857809
Primary School:	Pilmuir	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	2.5



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

FORRES

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											12

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	
Constraint Notes:	LONG		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Altyre Estate	Developer:	

LPR:	15/LONG2	SITE REF:	M/FR/R/15/LN2
Supply Type:	Constrained	LOCATION:	DALLAS DHU

Capacity:	Projected 5yr Completion	Total Units	50
Units Not Built	12	Effective Land	0
		Constrained Land	12

Extra Information:

Easting:	303511	Northing:	857067
Primary School:	Applegrove	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	7.69



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
05/01470/EIA		Full	Approved	21/12/2006		Construct the Forres (Burn of Mosset) flood alleviation scheme

FORRES

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											0

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:		Developer:	Springfield Properties

LPR:	15/LONG3	SITE REF:	M/FR/R/15/LON
Supply Type:	Constrained	LOCATION:	West Park Croft

Capacity:	Projected 5yr Completion	Total Units	0
Units Not Built	0	Effective Land	0
		Constrained Land	0

Extra Information:

Easting:	303181	Northing:	857044
Primary School:	Applegrove	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	5.35



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
						Capacity to be determined through discussion with HSE and placemaking

GARMOUTH/KINGSTON

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											10

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:	Infrastructure issues		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:

15/R1

SITE REF:

M/GM/R/15/01

Supply Type:

Constrained

LOCATION:

South of Innes Road

Capacity:

	Projected 5yr Completion	Total Units	10
Units Not Built	10	Effective Land	0
		Constrained Land	10

Extra Information:

Easting:	333689	Northing:	863934
Primary School:	Mosstodloch	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	0.65

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------



HOPEMAN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
							10	12			

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2018	Effective Land:	2018
Dispute:		Windfall:	Yes
Owner:		Developer:	Springfield Properties



© Crown copyright 2018 OS 100023422 The Moray Council

LPR:	None	SITE REF:	M/HP/R/008
Supply Type:	Effective	LOCATION:	Forsyth Street

Capacity:	Projected 5yr Completion	22	Total Units	22
Units Not Built	22	Effective Land	22	Constrained Land 0

Extra Information:

Easting:	314477	Northing:	869191
Primary School:	Hopeman	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	0.86

Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
16/01663	22	Full	Approved	11/10/2017		Approved on appeal

HOPEMAN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											50

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:	Douglas White	Developer:	Tulloch of Cummingston

LPR:	15/LONG	SITE REF:	M/HP/R/15/LON
Supply Type:	Constrained	LOCATION:	LONG Manse Road south

Capacity:	Projected 5yr Completion	Total Units	50
Units Not Built	50	Effective Land	0
		Constrained Land	50

Extra Information:

Easting:	314150	Northing:	869442
Primary School:	Hopeman	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	2.1



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------

HOPEMAN

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
							5	5	5	10	

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	White	Developer:	Tulloch of Cummingston

LPR:	15/R1	SITE REF:	M/HP/R/15/R1
Supply Type:	Effective	LOCATION:	Manse Road

Capacity:	Projected 5yr Completion	25	Total Units	25	
Units Not Built	25	Effective Land	25	Constrained Land	0

Extra Information:

Easting:	314231	Northing:	869272
Primary School:	Hopeman	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	2.3



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------

KEITH

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
0	0	0	0	0	1	1	2	1			

Planning:

Planning Consent:		Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Walker	Developer:	Walker

LPR:	15/R1	SITE REF:	M/KH/R/005
Supply Type:	Effective	LOCATION:	NELSON TERRACE

Capacity:		Projected 5yr Completion	4	Total Units	21
Units Not Built	4	Effective Land	4	Constrained Land	0

Extra Information:

Easting:	342443	Northing:	850471
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	0.51



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/02313	1	Full	Approved	30/01/2015		
76/752	18	Outline	Approved			
INDIVIDS	18	Full	Approved			

KEITH

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
1	3	0	0	0	0	2	2	2	2	2	26

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE

LPR:	15/R3	SITE REF:	M/KH/R/015
Supply Type:	Effective	LOCATION:	EDINDIACH ROAD/BALLOCH ROAD (A)

Capacity:		Projected 5yr Completion	10	Total Units	40
Units Not Built	36	Effective Land	36	Constrained Land	0

Extra Information:

Easting:	343505	Northing:	850033
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	3.22



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/00841	1	Outline	Refused	01/07/2015		
07/01549	1	Full	Approved	22/02/2008		
03/298	6	Outline	Refused	13/11/2003		
INDIVIDS	3	Full	Approved			
97/2052	1	Full	Approved			

KEITH

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											11

Planning:

Planning Consent:	Outline	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Private	Developer:	Neil Murray Housebuilders

LPR:	15/R5	SITE REF:	M/KH/R/025
Supply Type:	Constrained	LOCATION:	SEAFIELD WALK

Capacity:	Projected 5yr Completion	Total Units	11
Units Not Built	11	Effective Land	0
		Constrained Land	11

Extra Information:

Easting:	342895	Northing:	850036
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	0.78



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
11/00290	11	Full	Refused	07/11/2012		
04/01742	12	Outline	Refused			Appeal upheld

KEITH

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											6

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Residential
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Peter Stott	Developer:	Private

LPR:	15/R4	SITE REF:	M/KH/R/030
Supply Type:	Constrained	LOCATION:	BALLOCH ROAD

Capacity:	Projected 5yr Completion	Total Units	6
Units Not Built	6	Effective Land	0
		Constrained Land	6

Extra Information:

Easting:	343374	Northing:	850030
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	0.26



Tenure:	
Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
04/2978	7	Full	Withdrawn			

KEITH

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
							6	6			

Planning:

Planning Consent:	Outline	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:	Agreed	Windfall:	Yes
Owner:	private	Developer:	private

LPR:

Supply Type: Effective

SITE REF:

M/KH/R/035

LOCATION:

Keith Caravan Park, Dunnyduff Road

Capacity:

Projected 5yr Completion	12	Total Units	12
Units Not Built	12	Effective Land	12
		Constrained Land	0

Extra Information:

Easting:	343425	Northing:	849920
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	0.67

Tenure:

Tenure Type **Units**

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
13/01769	12	Outline	Approved	28/02/2014		*capacity figure inserted by officer, no figures on site layout



KEITH

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
						5	15	15	15	15	25

Planning:

Planning Consent:	None	Green/Brown:	
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:	Programming		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	15/R6	SITE REF:	M/KH/R/07/08
Supply Type:	Effective	LOCATION:	Banff Road (North)

Capacity:		Projected 5yr Completion	65	Total Units	90
Units Not Built	90	Effective Land	90	Constrained Land	0

Extra Information:

Easting:	343561	Northing:	851304
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	8.52



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
17/00009	90	Full	Approved	15/09/2017		Amend 10/01492
10/01492	76	Full	Approved	19/09/2013		No longer owned by Springfield

KEITH

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
				14	24	10	10	10	10	7	

Planning:

Planning Consent:	None	Green/Brown:	
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:	Programming	Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	DEVERON HOMES

LPR:	15/R8	SITE REF:	M/KH/R/07/09
Supply Type:	Effective	LOCATION:	Edindiach Road (east))

Capacity:	Projected 5yr Completion	47	Total Units	85	
Units Not Built	47	Effective Land	47	Constrained Land	0

Extra Information:

Easting:	343802	Northing:	849927
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	5.38



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/01114	55	Full	Approved	16/09/2014		Amend 13/01735
13/01735	55	Full	Approved	13/12/2013		Extend consent 07/01419
07/01419	55	Full	Approved	13/03/2009		

KEITH

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											6

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	
Constraint Notes:	Market		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:

15/R9

SITE REF:

M/KH/R/07/10

Supply Type:

Constrained

LOCATION:

JESSIMANS BRAE

Capacity:

	Projected 5yr Completion	Total Units	6
Units Not Built	6	Effective Land	0
		Constrained Land	6

Extra Information:

Easting:	342874	Northing:	851032
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	0.4

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------



KEITH

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											200

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	
Constraint Notes:	LONG		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	15/R7	SITE REF:	M/KH/R/07/14
Supply Type:	Constrained	LOCATION:	BANFF ROAD (SOUTH)

Capacity:	Projected 5yr Completion	Total Units	200
Units Not Built	200	Effective Land	0
		Constrained Land	200

Extra Information:

Easting:	343860	Northing:	850947
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	16.66



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

KEITH

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											70

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	15/LONG	SITE REF:	M/KH/R/07/15
Supply Type:	Constrained	LOCATION:	Edindiach Road LONG

Capacity:	Projected 5yr Completion	Total Units	70
Units Not Built	70	Effective Land	0
		Constrained Land	70

Extra Information:

Easting:	343940	Northing:	849867
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	5.13



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

KEITH

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											12

Planning:

Planning Consent:	Outline	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2016	Effective Land:	
Dispute:		Windfall:	
Owner:	Keith Builders	Developer:	

LPR:	15/OPP3	SITE REF:	M/KH/R/15/036
Supply Type:	Constrained	LOCATION:	Newmill Road/Keith Builders Merchant

Capacity:	Projected 5yr Completion	Total Units	12
Units Not Built	12	Effective Land	0
		Constrained Land	12

Extra Information:

Easting:	343047	Northing:	851430
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	0.85



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/00998	12	Outline	Approved	31/07/2015		

KINLOSS

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
							3	3			

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Woodlands
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE

LPR:	15/R1	SITE REF:	M/KN/R/003
Supply Type:	Effective	LOCATION:	WOODLAND WEST OF SEAPARK HOUSE

Capacity:		Projected 5yr Completion	6	Total Units	6
Units Not Built	6	Effective Land	6	Constrained Land	0

Extra Information:

Easting:	306068	Northing:	861556
Primary School:	Kinloss	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	1.61



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/01605	6	Outline	Approved	03/08/2007		
91/00867	6	Outline	Approved	02/08/2001		

KINLOSS

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											12

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Commercial
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Private	Developer:	Private

LPR:

RC

SITE REF:

M/KN/R/004

Supply Type:

Constrained

LOCATION:

SEAPARK RESIDENTIAL CARAVAN PARK

Capacity:

		Projected 5yr Completion		Total Units	12
Units Not Built	12	Effective Land	0	Constrained Land	12

Extra Information:

Easting:	306224	Northing:	861644
Primary School:	Kinloss	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	0.64



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------

KINLOSS

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
0		0	0		0	1					

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Woodlands
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE

LPR:	15/R2	SITE REF:	M/KN/R/008
Supply Type:	Effective	LOCATION:	REAR OF WOODSIDE COTTAGE

Capacity:		Projected 5yr Completion	1	Total Units	8
Units Not Built	1	Effective Land	1	Constrained Land	0

Extra Information:

Easting:	308050	Northing:	862636
Primary School:	Kinloss	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	1.4



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
06/02263	8	Full	Approved	18/01/2007		REVISION OF 05/02248
05/02248	6	Full	Approved	03/03/2006		
02/01423	6	Outline	Approved	26/11/2002		

KINLOSS

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
							3	3			

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	15/R3	SITE REF:	M/KN/R/009
Supply Type:	Effective	LOCATION:	Findhorn Road, Kinloss

Capacity:		Projected 5yr Completion	6	Total Units	6
Units Not Built	6	Effective Land	6	Constrained Land	0

Extra Information:

Easting:	306149	Northing:	861831
Primary School:	Kinloss	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	0.6



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/01588	6	Full	Approved	01/03/2013		
07/02082		Full	Refused			
16/00286	6	Full	Withdrawn			
17/01906	6	Full	Pending			

KINLOSS

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
	0					0	0	0	3	3	19

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:

15/R4

SITE REF:

M/KN/R/07/04

Supply Type:

Effective

LOCATION:

DAMHEAD

Capacity:

Capacity:		Projected 5yr Completion	6	Total Units	25
Units Not Built	25	Effective Land	25	Constrained Land	0

Extra Information:

Easting:	308097	Northing:	862481
Primary School:	Kinloss	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	3.38

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------



LHANBRYDE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
		0	0	0	0	0	0	0			65

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input checked="" type="checkbox"/>
Constraint Type:	Ownership	Land Use Type:	
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	
Owner:			

LPR:	15/R1	SITE REF:	M/LH/R/07/01
Supply Type:	Constrained	LOCATION:	WEST OF ST ANDREWS ROAD

Capacity:	Projected 5yr Completion	Total Units	65
Units Not Built	65	Effective Land	0
		Constrained Land	65

Extra Information:

Easting:	326793	Northing:	861219
Primary School:	Lhanbryde	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	6.92



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
						Effectiveness?

LOSSIEMOUTH

The Moray Council Housing Land Audit 2018

Projected Completions:											
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
3	10	5	6	2	6	6	6	6	6	7	

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Woodlands
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Tulloch of Cummingston	Developer:	Tulloch of Cummingston

LPR:	15/R3	SITE REF:	M/LS/R/023
Supply Type:	Effective	LOCATION:	INCHBROOM RD/AVE

Capacity:		Projected 5yr Completion	31	Total Units	67
Units Not Built	31	Effective Land	31	Constrained Land	0

Extra Information:			
Easting:	323496	Northing:	869622
Primary School:	St Geradine	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	7.31



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
11/01215	10	Full	Approved	28/02/2012		6 flats and 4 semis
08/01685	57	Full	Approved	10/02/2010		
08/01692	3	Full	Approved	11/02/2009		
05/01755	79	Full	Refused	09/11/2007		
						10u/c jan 2013

LOSSIEMOUTH

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
1	0	1	0	1	0	1	1				

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE

LPR:	15/R2	SITE REF:	M/LS/R/026
Supply Type:	Effective	LOCATION:	STOTFIELD ROAD

Capacity:		Projected 5yr Completion	2	Total Units	5
Units Not Built	2	Effective Land	2	Constrained Land	0

Extra Information:

Easting:	322340	Northing:	870339
Primary School:	Hythehill	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	0.47



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
12/01501	1	Full	Approved	16/11/2012		
10/00256	1	Full	Approved	13/09/2010		
08/00285	1	Full	Approved	12/08/2008		

LOSSIEMOUTH

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
	0	0	0	0			5	5	5	5	10

Planning:

Planning Consent:	Outline	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	Yes
Dispute:	Agreed	Developer:	
Owner:			

LPR:	Win	SITE REF:	M/LS/R/039
Supply Type:	Effective	LOCATION:	SOUTH QUAY, WEST BASIN, LOSSIEMOUTH HARBOUR

Capacity:	Projected 5yr Completion	20	Total Units	30	
Units Not Built	30	Effective Land	30	Constrained Land	0

Extra Information:

Easting:	323711	Northing:	871205
Primary School:	St Geradine	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	0.35



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
13/01640	30	Full	Approved	05/08/2014		
07/02022	21	Full	Approved	28/07/2008		
04/00974	20	Outline	Approved	24/10/2005		

LOSSIEMOUTH

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
0	0	0	0	0	0	4	4	3			

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2010	Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:

Supply Type: Effective

SITE REF:

M/LS/R/043

LOCATION:

High Street

Capacity:

Projected 5yr Completion	11	Total Units	11
Units Not Built	11	Effective Land	11
		Constrained Land	0

Extra Information:

Easting:	323803	Northing:	871126
Primary School:	St Geradine	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	0.07

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
12/01935	11	Full	Approved	10/01/2011		
07/00943	11	Full	Approved	09/12/2009		



LOSSIEMOUTH

The Moray Council Housing Land Audit 2018

Projected Completions:											
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
		0	0	0	0	10	10	20	20	20	198

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	Tulloch of Cummingston
Owner:			

LPR:	15/R1	SITE REF:	M/LS/R/07/01
Supply Type:	Effective	LOCATION:	SUNBANK/KINNEDAR

Capacity:			
Projected 5yr Completion	80	Total Units	278
Units Not Built	278	Effective Land	278
		Constrained Land	0

Extra Information:			
Easting:	322651	Northing:	869442
Primary School:	Hythehill	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	14.89



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/01486	278	Full	Approved	11/04/2017		Pre-application carried out 2012

MOSSTODLOCH

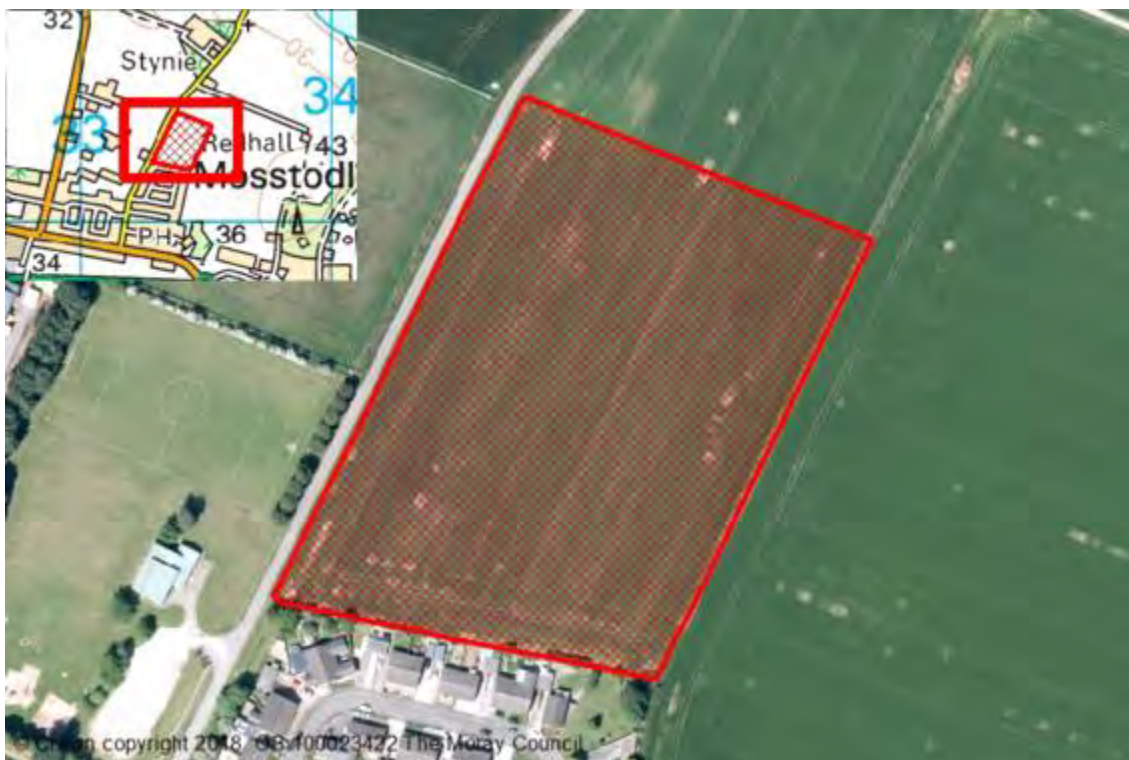
The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
		0	0	0	0	0	15	15	15	14	

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	CROWN ESTATE	Developer:	PRIVATE



LPR:	15/R1	SITE REF:	M/MS/R/002
Supply Type:	Effective	LOCATION:	STYNIE ROAD

Capacity:		Projected 5yr Completion	59	Total Units	59
Units Not Built	59	Effective Land	59	Constrained Land	0

Extra Information:

Easting:	333403	Northing:	860314
Primary School:	Mosstodloch	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	3.14

Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
16/00083		Full	Approved	12/03/2018		Vary conditions 5, 6, 11 and 15 of 10/01267
10/01267	59	Full	Approved	08/02/2013		

MOSSTODLOCH

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											60

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:	15/R2	SITE REF:	M/MS/R/15/02
Supply Type:	Constrained	LOCATION:	Garmouth Road

Capacity:	Projected 5yr Completion	Total Units	60
Units Not Built	60	Effective Land	0
		Constrained Land	60

Extra Information:

Easting:	332766	Northing:	860237
Primary School:	Mosstodloch	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	3.2



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

NEWMILL

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											10

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Private	Developer:	Private

LPR:	15/R1	SITE REF:	M/NM/R/001
Supply Type:	Constrained	LOCATION:	ISLA ROAD

Capacity:	Projected 5yr Completion	Total Units	10
Units Not Built	10	Effective Land	0
		Constrained Land	10

Extra Information:

Easting:	343411	Northing:	852366
Primary School:	Newmill	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	0.36



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

PORTGORDON

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
0	0	0	0	0			5	5	5	5	20

Planning:

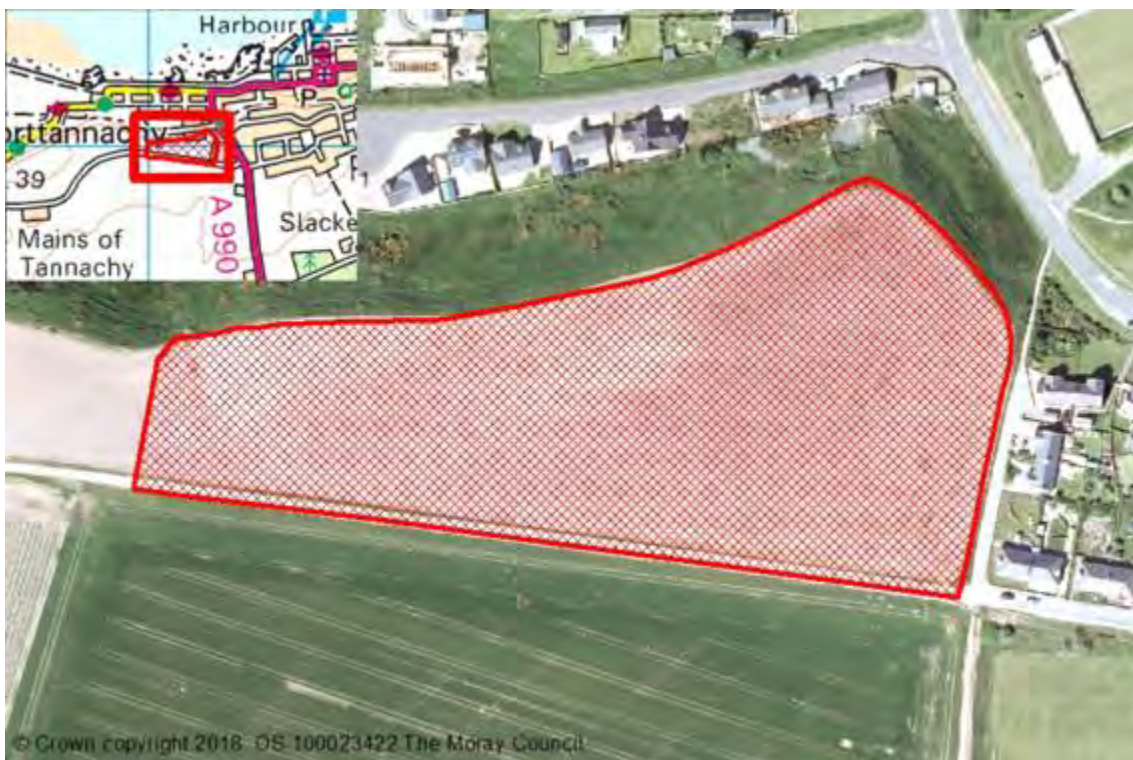
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	
Owner:			

LPR:	15/R1	SITE REF:	M/PG/R/07/04
Supply Type:	Effective	LOCATION:	WEST OF REID TERRACE

Capacity:		Projected 5yr Completion	20	Total Units	40
Units Not Built	40	Effective Land	40	Constrained Land	0

Extra Information:

Easting:	339152	Northing:	863989
Primary School:	Portgordon	Ward:	Fochabers Lhanbryde
Secondary School	Buckie High School	Area (Ha):	2.43



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

PORTGORDON

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											55

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:	15/R2	SITE REF:	M/PG/R/15/02
Supply Type:	Constrained	LOCATION:	Crown Street

Capacity:	Projected 5yr Completion	Total Units	55
Units Not Built	55	Effective Land	0
		Constrained Land	55

Extra Information:

Easting:	339494	Northing:	863776
Primary School:	Portgordon	Ward:	Fochabers Lhanbryde
Secondary School	Buckie High School	Area (Ha):	3.47



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

PORTKNOCKIE

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
0	0	0	0								50

Planning:

Planning Consent:		Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Query	Windfall:	No
Owner:	Seaford Estate	Developer:	

LPR:	15/R1	SITE REF:	M/PK/R/004
Supply Type:	Constrained	LOCATION:	SEABRAES

Capacity:	Projected 5yr Completion	Total Units	50
Units Not Built	50	Effective Land	0
		Constrained Land	50

Extra Information:

Easting:	349342	Northing:	868486
Primary School:	Portknockie	Ward:	Keith And Cullen
Secondary School	Buckie High School	Area (Ha):	3.01



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
00/00231	1	Full	Approved	13/06/2000		
04/00799		Outline	Refused			
10/00418						Screening opinion

RAFFORD

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											10

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	No indication of owner progressing site		
Established Land:		Effective Land:	2011
Dispute:	Agreed	Windfall:	No
Owner:	Dallas Estate	Developer:	

LPR:	15/R1	SITE REF:	M/RF/R/07/01
Supply Type:	Constrained	LOCATION:	BROCHLOCH

Capacity:	Projected 5yr Completion	Total Units	10
Units Not Built	10	Effective Land	0
		Constrained Land	10

Extra Information:

Easting:	306752	Northing:	855597
Primary School:	Andersons	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	1.69



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ROTHES

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											30

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Mr & Mrs Scott	Developer:	

LPR:

15/R1

SITE REF:

M/RS/R/07/01

Supply Type:

Constrained

LOCATION:

Spey Street

Capacity:

	Projected 5yr Completion	Total Units	30
Units Not Built	30	Effective Land	0
		Constrained Land	30

Extra Information:

Easting:	328005	Northing:	849124
Primary School:	Roths	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	2.12

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------



ROTHES

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											50

Planning:

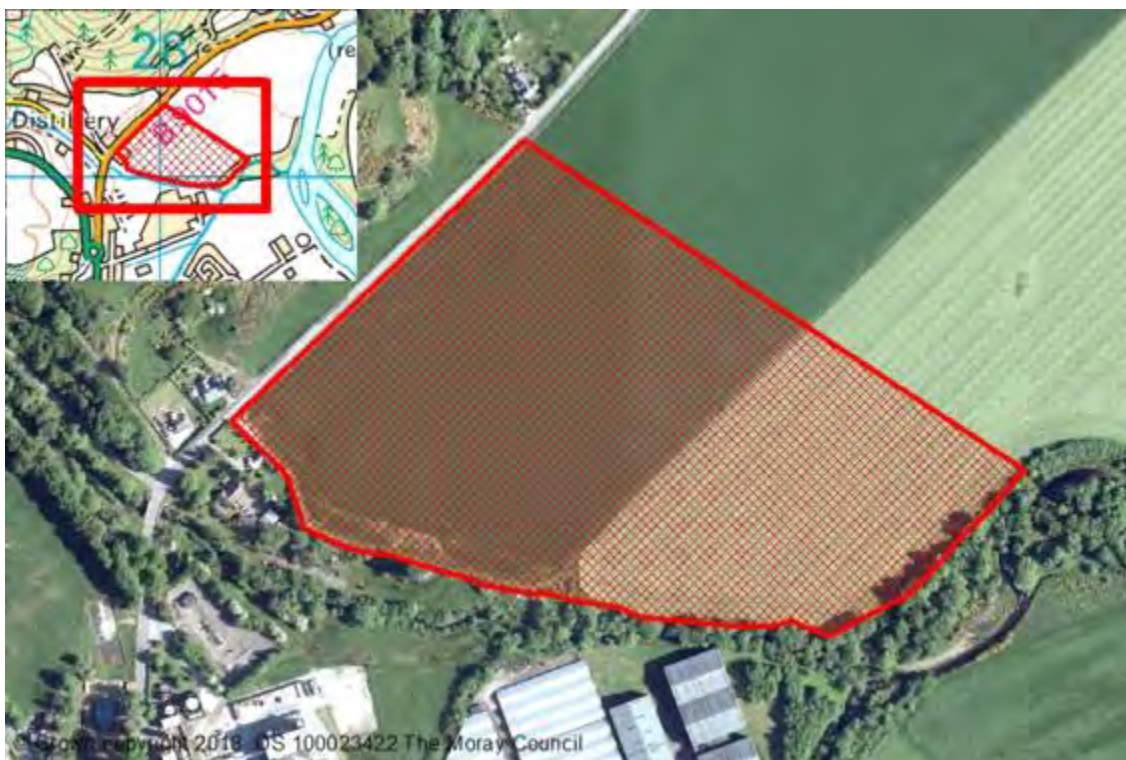
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	OPP1		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Sir Edward Mountain	Developer:	

LPR:	15/OPP1	SITE REF:	M/RS/R/07/03
Supply Type:	Constrained	LOCATION:	Greens of Rothes

Capacity:	Projected 5yr Completion	Total Units	50
Units Not Built	50	Effective Land	0
		Constrained Land	50

Extra Information:

Easting:	327998	Northing:	850073
Primary School:	Roths	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	3.78



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ROTHES

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											40

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Building
Constraint Notes:			
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:	Mr Charles Meldrum	Developer:	

LPR:

15/R2

SITE REF:

M/RS/R/15/02

Supply Type:

Constrained

LOCATION:

Green Street

Capacity:

Capacity:	Projected 5yr Completion			Total Units	40
Units Not Built	40	Effective Land	0	Constrained Land	40

Extra Information:

Easting:	328284	Northing:	849451
Primary School:	Roths	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	1.8

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
-------------	-------	------	----------	---------------	----------	-------



ROTHIEMAY

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											12

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Private	Developer:	Private

LPR:	15/R1	SITE REF:	M/RT/R/001
Supply Type:	Constrained	LOCATION:	CASTLE TERRACE

Capacity:	Projected 5yr Completion	Total Units	12
Units Not Built	12	Effective Land	0
		Constrained Land	12

Extra Information:

Easting:	354852	Northing:	848410
Primary School:	Rothiemay	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	1.11



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/01013	1	Full	Approved	29/07/2015		
11/00991	12	Full	Approved	19/08/2011		
07/02477		Outline	Approved	17/07/2008		
14/00626		Full	Withdrawn			

ROTHIEMAY

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											5

Planning:

Planning Consent: None
 Adopted Local Plan: ☒
 Constraint Type: Marketability
 Constraint Notes:
 Established Land:
 Dispute: Agreed
 Owner:
 Green/Brown: Green
 House Programme: ☐
 Land Use Type:
 Effective Land:
 Windfall: No
 Developer:

LPR:	15/R2	SITE REF:	M/RT/R/07/02
Supply Type:	Constrained	LOCATION:	ANDERSON DRIVE

Capacity:	Projected 5yr Completion	Total Units	5
Units Not Built	5	Effective Land	0
		Constrained Land	5

Extra Information:

Easting: 354630
 Northing: 848689
 Primary School: Rothiemay
 Ward: Keith And Cullen
 Secondary School: Keith Grammar School
 Area (Ha): 0.61



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ROTHIEMAY

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											10

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:	15/R3	SITE REF:	M/RT/R/15/03
Supply Type:	Constrained	LOCATION:	Deveronside Road

Capacity:	Projected 5yr Completion	Total Units	10
Units Not Built	10	Effective Land	0
		Constrained Land	10

Extra Information:

Easting:	354666	Northing:	848375
Primary School:	Rothiemay	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	1



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

URQUHART

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											20

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	
Constraint Notes:	LONG		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	R1/LONG	SITE REF:	M/UR/R/005
Supply Type:	Constrained	LOCATION:	Meft Road

Capacity:	Projected 5yr Completion	Total Units	20
Units Not Built	20	Effective Land	0
		Constrained Land	20

Extra Information:

Easting:	328463	Northing:	862741
Primary School:	Lhanbryde	Ward:	Fochabers Lhanbryde
Secondary School	Milnes High School	Area (Ha):	1.64



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

URQUHART

The Moray Council Housing Land Audit 2018

Projected Completions:

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023+
											5

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:	15/LONG2	SITE REF:	M/UR/R/15/L2
Supply Type:	Constrained	LOCATION:	Station Road

Capacity:	Projected 5yr Completion	Total Units	5
Units Not Built	5	Effective Land	0
		Constrained Land	5

Extra Information:

Easting:	328904	Northing:	862804
Primary School:	Lhanbryde	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	0.5



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes