



STRATEGIC FLOOD RISK ASSESSMENT

Proposed Plan

MORAY LOCAL DEVELOPMENT PLAN 2020

DECEMBER 2018

1 INTRODUCTION

Moray Council is in the process of preparing the Moray Local Development Plan (MLDP) 2020. The MLDP has been informed and supported by the preparation of this Strategic Flood Risk Assessment (SFRA).

2 AIMS AND OBJECTIVES

This SFRA sets out strategic flood risk across Moray to support sustainable land allocation in the emerging MLDP by identifying areas of land that are most suitable for accommodating future development.

The main objectives of this SFRA are to:

- Provide a strategic outline on flooding issues to contribute to allocation of land;
- Identify flood risk areas in line with Scottish Planning Policy (SPP) risk framework;
- Provide an evidence base to inform the LDP;
- Develop new policies on flood risk as necessary.

3 NATIONAL AND LOCAL POLICY FRAMEWORK

Flood Risk Management (Scotland) Act 2009

The Flood Risk Management (Scotland) Act 2009 sets out a statutory framework for delivering a sustainable and risk-based approach to managing flooding. The Act also sets duties on SEPA and local authorities to exercise their flood related functions to reduce overall risk of flooding and promote sustainable flood risk management.

The Act promotes a risk-based, plan-led approach to managing flood risk and requires SEPA, in partnership with responsible authorities to develop and implement flood risk management strategies and plans.

The Local Flood Risk Management Plans set out how and when actions to reduce the impact of flooding in the Local Plan Districts identified in the Flood Risk Management Strategy will be delivered. The Strategy identifies where the risk of flooding and benefit of investment is greatest and the Plan says how and when prioritised actions will be delivered. Plans will be delivered over six-year cycles starting with the first cycle running from 2016 to 2022.

To date Moray Council has invested in a number of flood schemes and substantial mitigation works throughout the region. These schemes/works include:

- Elgin Flood Prevention Scheme
- Forres (Burn of Mosset) Flood Prevention Scheme
- Forres (River Findhorn) Flood Prevention Scheme
- Rothes Flood Prevention Scheme
- Lhanbryde Flood Prevention Scheme
- Newmill Flood Protection Scheme
- Dallas mitigation works
- Arradoul drainage works

- Longmorn mitigation works

Local Flood Risk Management Plans for the Findhorn Nairn and Speyside Local Plan District and the North East Local Plan District have been prepared and identified potential flood protection schemes at Portgordon and Lossiemouth Seatown. Moray Council is currently undertaking studies to identify potential flood protection options for these areas.

A Surface Water Management Plan is currently being developed for Moray. Five priority areas have been identified within this plan, based on known flood risk. These areas are Elgin, Forres, Rothes, Keith and Buckie. These plans will then be used to inform future planning advice regarding flood risk.

Scottish Planning Policy (SPP)

Scottish Planning Policy sets out a risk framework that aims to direct land allocation for development to areas with the lowest flood risk. Generally the areas of high risk are considered not suitable for most types of development.

Moray Local Development Plan 2020

Policy, EP7 Control of Development in Flood Risk Areas in the Moray Local Development Plan 2015 meets the requirements of SPP. The policy is however being revised to be more specific regarding the different levels of flood risk assessment required depending on the nature of flood risk. The revised policy will be supported by detailed Supplementary Guidance providing advice to developers on the information required to support a planning application and makes clear that flood risk and drainage must be assessed at an early stage in the development process by a competent and experienced professional.

In addition to this, the emerging policy framework seeks to deliver multi benefit green spaces with a strong emphasis on the creation of green and blue networks to assist in natural flood management and creation of attractive SUDs features to bring character and distinctiveness to new developments.

4 FLOOD RISK DATA

This assessment considers flood risk from all sources, coastal, fluvial, pluvial, groundwater, sewer (drainage) systems and small urban watercourses. The SFRA incorporates information and mapping obtained from SEPA and Moray Council Flood Risk Management team that was readily available at the time of preparing this assessment. Sources of flooding are described in Table 1.

Table 1:

| Source | Description |
|---------|--|
| Coastal | Flooding as a result of low lying coastal land being inundated by sea-water. Flooding can be caused by astronomical tides, storm surge and/or wave action. |
| Fluvial | Flooding as a result of rainfall run-off over a period of time which causes a river or burn to exceed its natural capacity and water then flow onto the floodplain. A floodplain is often defined as the flood extent for a 1 in 200 year return |

| | |
|---|---|
| | period. |
| Pluvial | Flooding as a result of rainfall runoff flowing or ponding over the ground before it enters a natural (e.g. watercourse) or artificial (e.g. sewer) drainage system or when it cannot enter a drainage system (e.g. because the system is already full to capacity or the drainage inlets have a limited capacity). |
| Groundwater | Flooding as a result of the water table rising to the surface. |
| Sewer and other artificial drainage system | Flooding as a result of the sewer or other artificial drainage system (e.g. road drainage) capacity being exceeded by rainfall runoff or the drainage system cannot discharge water at the outfall due to high water levels (river and sea levels) in receiving waters. |
| Small urban watercourses (including culverted watercourses) | Flooding which occurs from small watercourses (including culverted watercourses) that receive most of their flow from inside the urban area and perform an urban drainage function. |

5 ASSESSMENT OF SITES PROPOSED FOR INCLUSION WITHIN MORAY LOCAL DEVELOPMENT PLAN 2020

An assessment was undertaken to review existing known information against preferred bid sites submitted for inclusion in the Moray Local Development Plan 2020. Assessments were primarily a desk based exercise however sites visits were carried out where required. The assessment process used information from SEPA's Flood Risk Hazard Maps, recorded Moray Council information and technical comments from the Moray Council's Flood Risk Management team and SEPA.

The tables set out within this assessment consider each settlement in turn and present information relating to flood risk and drainage for preferred bid sites. Mapping has been prepared showing bid sites and their status and the SEPA 1 in 200 year flood maps for fluvial, pluvial and coastal flooding. Further tables and mapping have also been prepared to demonstrate how flood risk information has been amended/updated for existing allocated sites being carried forward to the Moray Local Development Plan 2020. The final set of tables and maps amalgamates all information to provide an overview of flooding for each settlement and each site identified for inclusion within the Moray Local Development Plan Proposed Plan 2020.

It should be noted that there are settlements that have not been included in the assessment. Alves as there is no identified flood risk and Kingston on Spey as the area's susceptibility to flooding means there are no greenfield or redevelopment sites identified.

SEPA's latest flood risk maps have been used to give an indication of potential flood risk for various sources of flooding. The Flood Maps data used has been provided by the Scottish Environment Protection Agency (SEPA) to fulfil the Local Authorities duties under the Flood Risk Management (Scotland) Act 2009. The data should not be used, copied or published without SEPA's prior consent. The published flood map data is available via the SEPA website. Ordnance Survey background mapping has been supplied to the Local Authority via the One Scotland Mapping Agreement (OSMA). © Crown copyright [and database rights] 2017 OS 100023422 Moray Council.

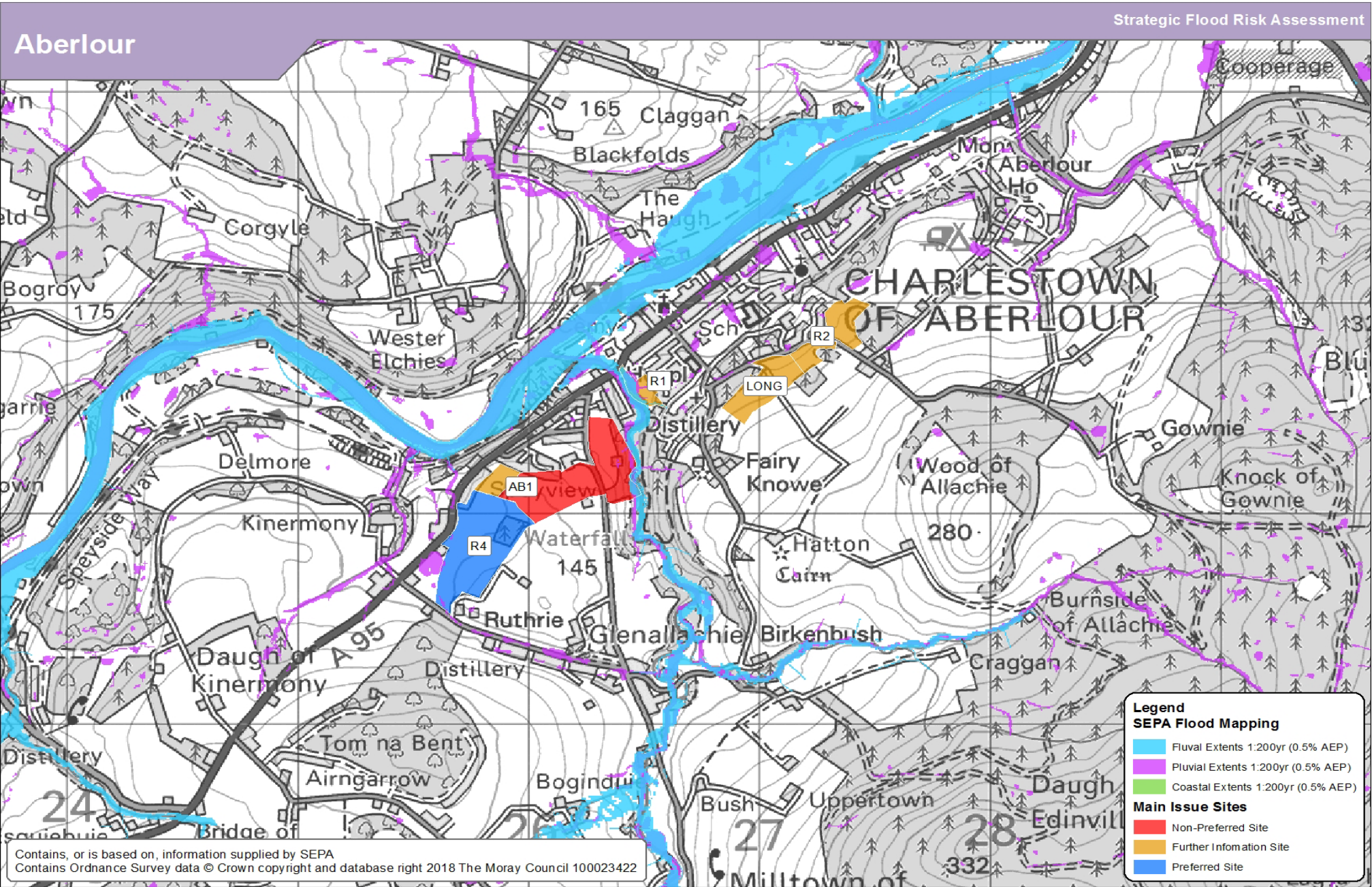
ABERLOUR

Aberlour is an identified tertiary growth centre, with emphasis upon delivery of existing designated sites rather than designating additional land.

A surface water flood protection scheme was constructed in Aberlour in the 1980's, however there is residual surface water flood risk to some areas of the town as shown within the flood mapping. There is also some fluvial flood risk from the Burn of Aberlour. A Surface Water Management Plan is currently being developed for Moray and Aberlour is one of five prioritised areas in this plan. Any feasible action to mitigate surface water flooding identified in this plan will be taken forward for implementation between 2022 and 2028.

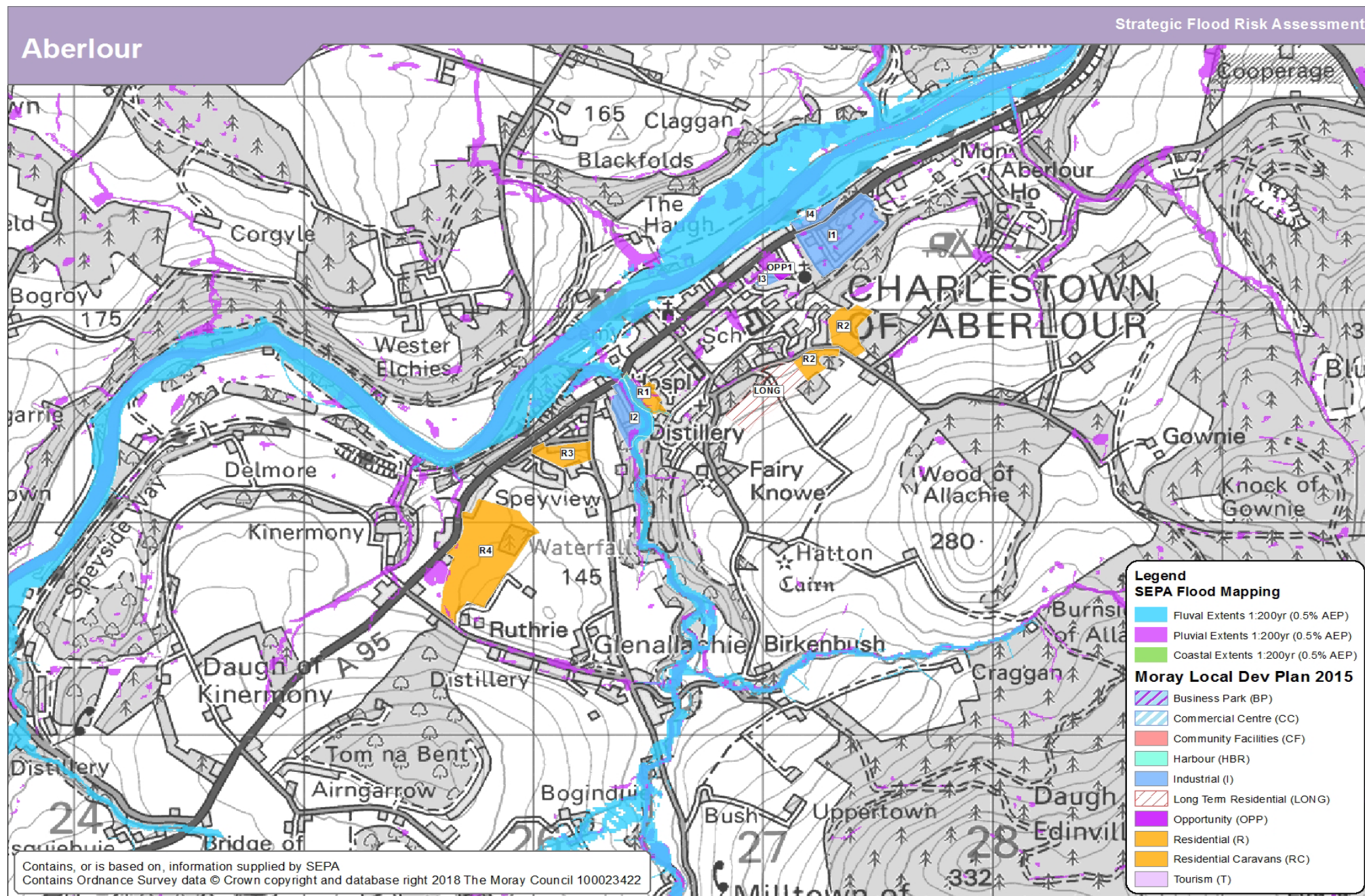
Main Issues Report – Bid Sites Aberlour

| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | Flood Risk |
|--------------------------------|--|---|-----------------|------------------|----------|--|
| | | | | Easting | Northing | |
| Land at Tombain Farm, Aberlour | Residential expansion of Speyview site | Further information required to consider inclusion of small area to create linkages into Aberlour | LDP2020_BID_AB1 | 326122 | 842105 | There is no known fluvial flood risk for the majority of the site with the exception of a small area on the south east boundary. Depending on the proposed layout a FRA may be required. A full drainage impact assessment is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site. This should include demonstrating that the development will not increase surface water flood risk to existing properties. |



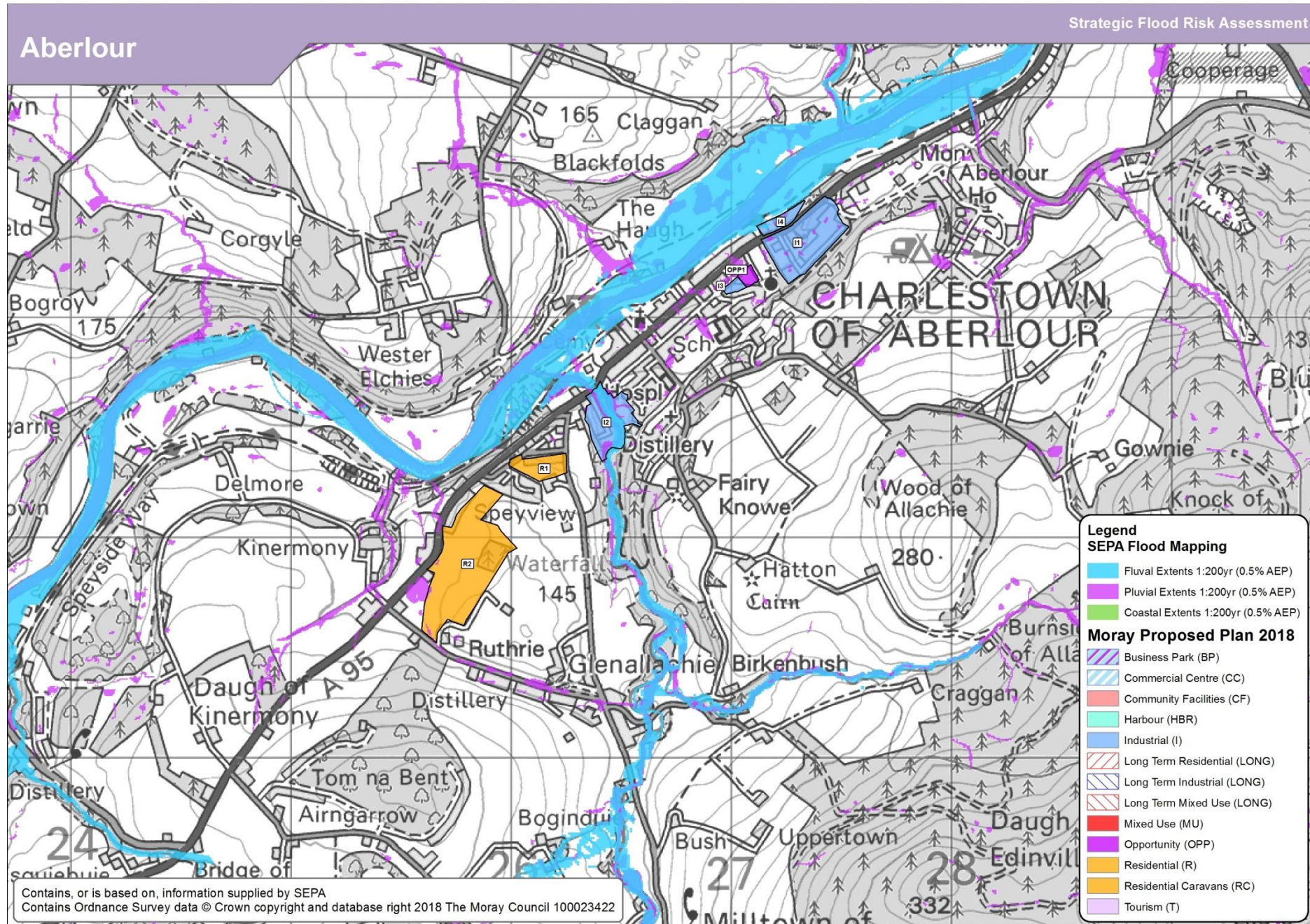
Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Aberlour

| Site | Description of Proposal | Flooding Comments |
|------------------------------------|--------------------------------|---|
| R1 Chivas Fields | 30 Houses | Flood Risk Assessment (FRA) required |
| R2 Braes of Allachie | 40 Houses | Flood Risk Assessment (FRA) required and SUDS design |
| Braes of Allachie LONG | 50 Houses | Demonstrate no impact on nearby flood prevention scheme, may be requirement for further flood studies to support any proposal |
| 12 – Aberlour/Glenlivet Distillery | Industrial Land Distillery | Flood Risk Assessment (FRA) required and may effect developable area of the site |



Moray Local Development Plan 2020 – Proposed Plan Sites Aberlour

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|------------|------------------------|---|------------|--|
| Aberlour | R1 Tombain Farm | Residential - indicative capacity 12 houses | No | N/A |
| Aberlour | R2 Speyview | Mixed use – indicative capacity 60 houses and 1 ha of employment land | Yes | There is no known fluvial flood risk for the majority of the site. Depending on the proposed layout a Flood Risk Assessment (FRA) may be required. |
| Aberlour | I1 Fisherton | Industrial | Yes | A Flood Risk Assessment (FRA) required. |
| Aberlour | I2 Aberlour Distillery | Industrial | Yes | Level 2 Flood Risk (FRA) Assessment required. |
| Aberlour | I3 Mary Avenue | Industrial | Yes | Flood Risk Assessment (FRA) required. |
| Aberlour | I4 Fisherton Road | Industrial | Yes | Flood Risk Assessment (FRA) required. |
| Aberlour | OPP1 Mary Avenue | Mixed Use Business and Residential | No | N/A |



ARCHIESTOWN

Modest housing development to meet local housing demand is identified. There are no significant flooding issues identified.

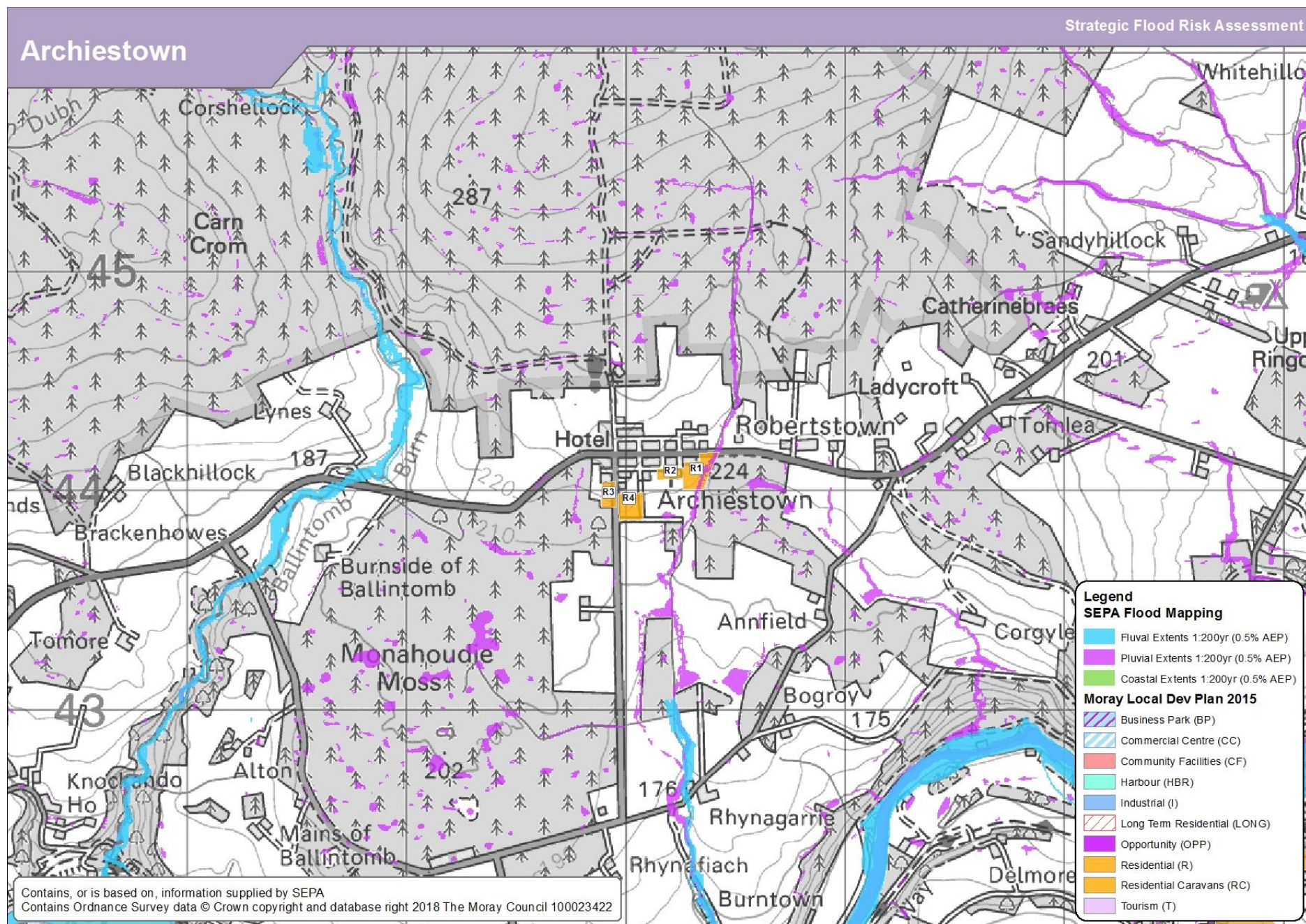
Main Issues Report – Bid Sites Archiestown

No bid sites were submitted for Archiestown as part of the Main Issues Report Call for Sites.

Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Archiestown

| Site | Description of Proposal | Flooding Comments |
|-------------|-------------------------|---------------------------------------|
| R1 East End | 15 houses | Flood Risk Assessment (FRA) required. |

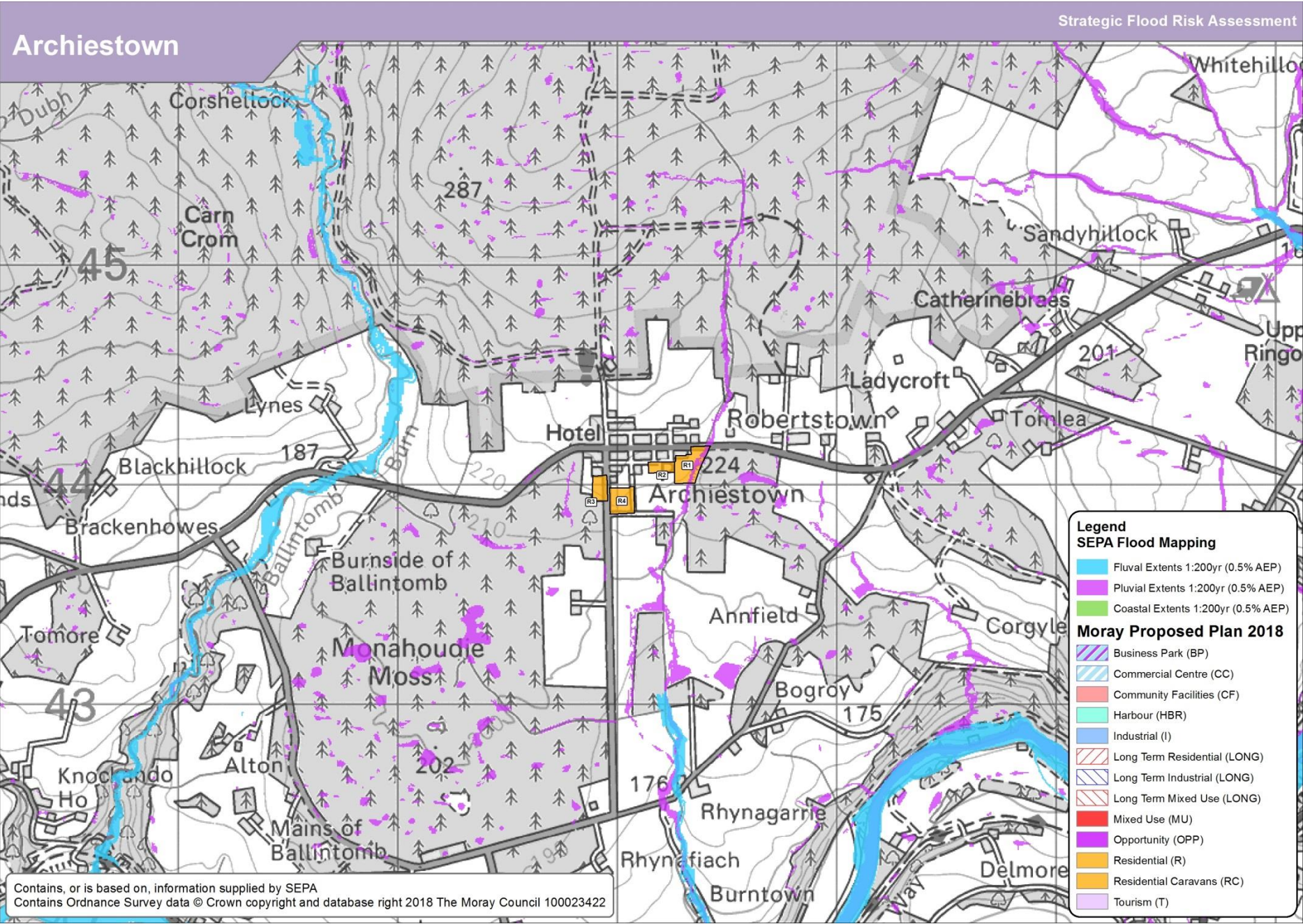
Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 – Proposed Plan Sites Archiestown

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|--------------------|-----------------------|---|-------------------|---------------------------------------|
| Archiestown | R1 East End | Residential - indicative capacity 15 houses | Yes | Flood Risk Assessment (FRA) required. |
| Archiestown | R2 South Lane | Residential - indicative capacity 4 houses | No | N/A |
| Archiestown | R3 West End | Residential - indicative capacity 4 houses | No | N/A |
| Archiestown | R4 South of Viewmount | Residential - indicative capacity 4 houses | No | N/A |

Moray Local Development Plan 2020 – Proposed Plan Sites



Buckie

Buckie is an identified secondary growth centre in the spatial strategy. Growth is focused to the south west of the town with requirements for a Masterplan.

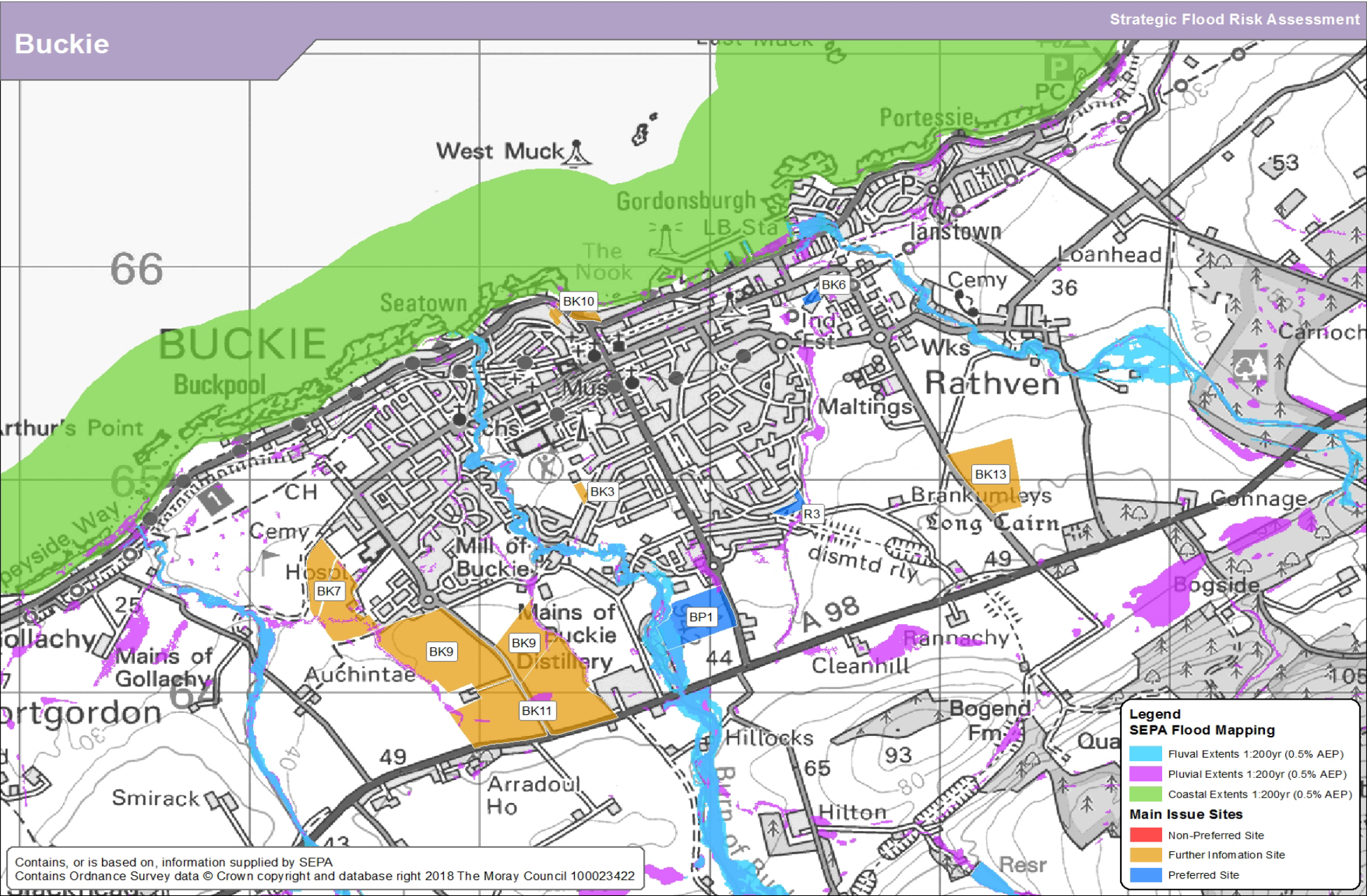
Buckie has suffered from surface water flooding at the Tesco site and Fairview Road on a number of occasions. Works have been undertaken to address this issue. Buckie is one of the five prioritised areas included in the Moray Surface Water Management Plan, which is currently being developed. Any actions to reduce flood risk identified in this plan will be taken forward and included in the Local Flood Risk Management Strategies and Plans for implementation in 2022 to 2028.

Main Issues Report – Bid Sites Buckie

| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | Flood Risk |
|--|----------------------------|----------------------------|-----------------|------------------|----------|--|
| | | | | Easting | Northing | |
| Land adj to Ardach Health Centre, Buckie | Housing - 12-15 flats | Further information sought | LDP2020_BID_BK3 | 342443 | 864944 | No known fluvial flood risk. A detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site. |
| Land at March Road West, Buckie | Residential/industrial use | Preferred site | LDP2020_BID_BK6 | 343443 | 865856 | No known fluvial flood risk. A detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site. |
| Land at Muirton Buckie | Housing | Preferred site | LDP2020_BID_BK7 | 341406 | 864396 | No known fluvial flood risk. There is a risk that parts of this site could be susceptible to overland flow from neighbouring sites, this should be considered as part of the DIA. A detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site. |
| Land to south west of Buckie | Housing | Preferred site | LDP2020_BID_BK9 | 341841. | 864194 | A previous FRA for the site neighbouring Area A indicated that there is a burn to the south east edge of Area A. There is a watercourse to the north east boundary of Area A also. A Flood Risk Assessment may be required for Area A. There is potential surface water flooding and flow path |

| | | | | | | |
|---------------------------|-----------|-----------------------------|------------------|--------|--------|---|
| | | | | | | through each area therefore a DIA is required. A detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site. |
| Bank Street, Buckie | Mixed use | Further information sought. | LDP2020_BID_BK10 | 342407 | 865772 | <p>Site is split into 3 areas that will be looked at as two sites. Area 1 includes the site west of Barron Street and the small area directly North of Barron Street. Area 3 is the site to the east.</p> <p>Area 1 - Currently a brownfield site, which comprises of waste soft ground, with some surface water issues indicated to the North of the large site and South of the small site. Due to this; the size of the site; its proximity to other housing and the coastal 1 in 200 year flood level a Flood Risk Assessment is required, this should consider all 3 sites within the development and take wave action in to account. A drainage impact assessment would also be required, which should include SUDs details, plans and calculations. Any drainage outfalls into the sea should also consider the 1 in 200 year flood level.</p> <p>Area 2 - Currently a brownfield site, which comprises of a mixture of hardground and waste soft ground. Due to this; the size of the site; its proximity to other housing and the coastal 1 in 200 year flood level a Flood Risk Assessment is required, this should consider all 3 sites within the development and take wave action into account. A drainage impact assessment would also be required, which should include SUDs details, plans and calculations. Any drainage outfalls into the sea should also consider the 1 in 200 year flood level.</p> |
| Land south west of Buckie | Housing | Further information sought. | LDP2020_BID_BK11 | 342410 | 863932 | Site is split into 2 areas that will be looked at as two sites. Area 1 includes the site west of Barhill Road. Area 2 is the site to the east bordering the |

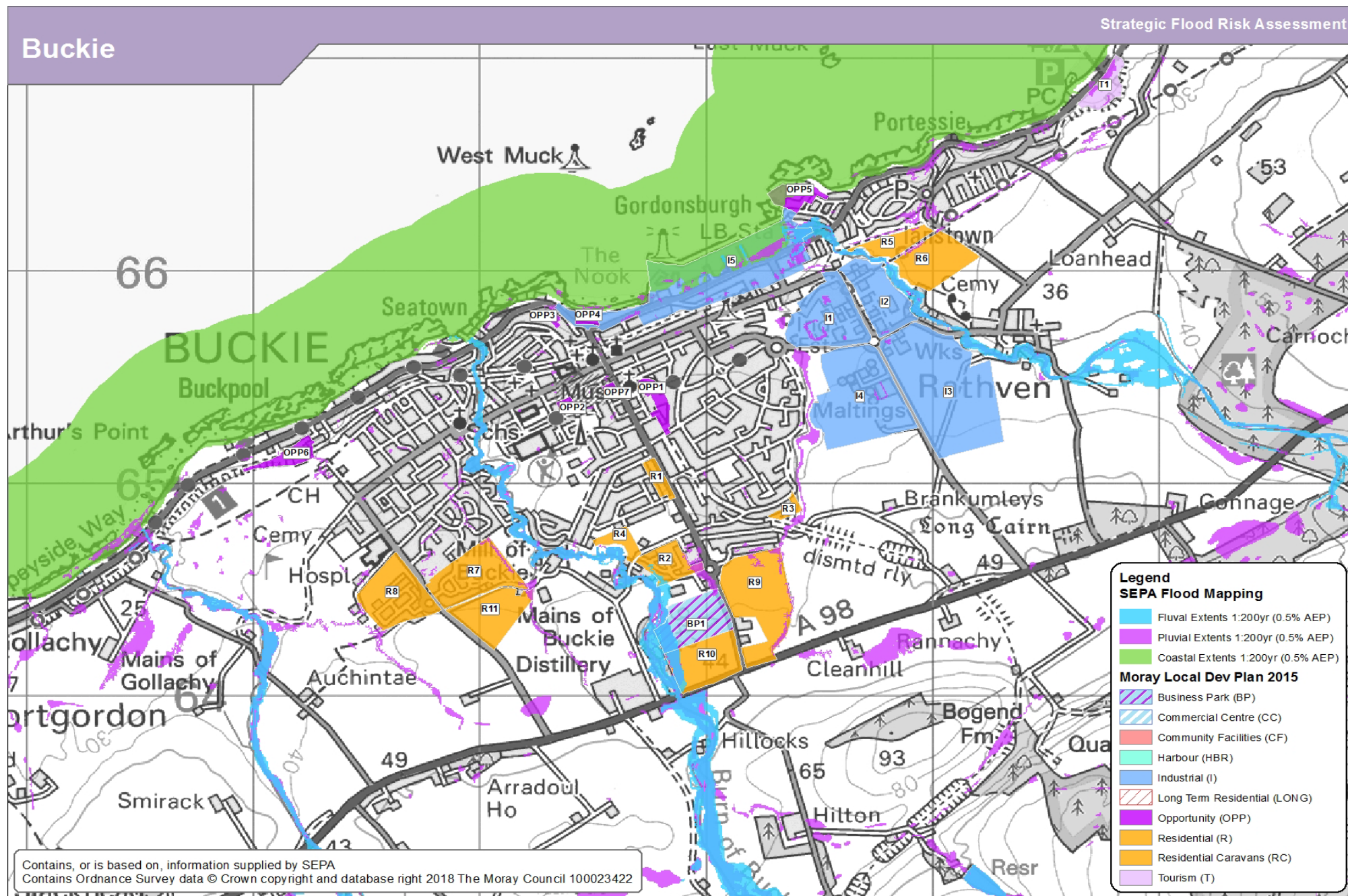
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|---------------------------------|------------------------------|-----------------------------|------------------|--------|--------|---|
| | | | | | | <p>Inchgower Distillery.</p> <p>Area 1 is currently a Greenfield site with some surface water issues indicated to the east and centre of the site which follow the path of a Burn which flows along the south west edge of the site. A Flood Risk Assessment will be required for Area 1.</p> <p>Area 2 also a Greenfield site and has similar surface water issues to the west and centre of the site which follow the path of a Burn which flows along the south east edge of the site. A Flood Risk Assessment will be required for Area 2.</p> <p>There is potential surface water flooding and flow path through each area therefore a DIA is required. A detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site.</p> |
| Land to the south of March Road | Strategic Industrial reserve | Further information sought. | LDP2020_BID_BK13 | 344201 | 865065 | No fluvial flood risk or any significant surface water issues. A full DIA including drainage/SUDs plan will be required for a development of this size. |



Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk**Buckie**

| Site | Description of Proposal | Flooding Comments |
|------------------------------|-------------------------|--|
| R3 – Archibald Grove | 5 houses | Flood risk assessment (FRA) required and may impact on the developable area of the site. |
| R9 – High Street (E) | 170 houses | Flood risk assessment (FRA) required and may impact on the developable area of the site. |
| R10 – High Street (W) | 115 Houses | Flood risk assessment (FRA) required and may impact on the developable area of the site. |
| R11 – Barhill Road (S) | 105 Houses | Flood risk assessment (FRA) required and may impact on the developable area of the site. |
| BP1 – High Street | Business Park | Flood risk assessment (FRA) required and may impact on the developable area of the site. |
| OPP4 – Bank Street | Mixed Use | A flood risk assessment (FRA) would be required for coastal flood risk to support any development, for more vulnerable uses e.g. residential. The FRA would need to consider risk from wave action as well as tides. |
| OPP5 – Former Jones shipyard | Mixed Use | Flood risk assessment (FRA) required and may impact on the developable area of the site. |

Moray Local Development Plan 2015 – Existing designated sites

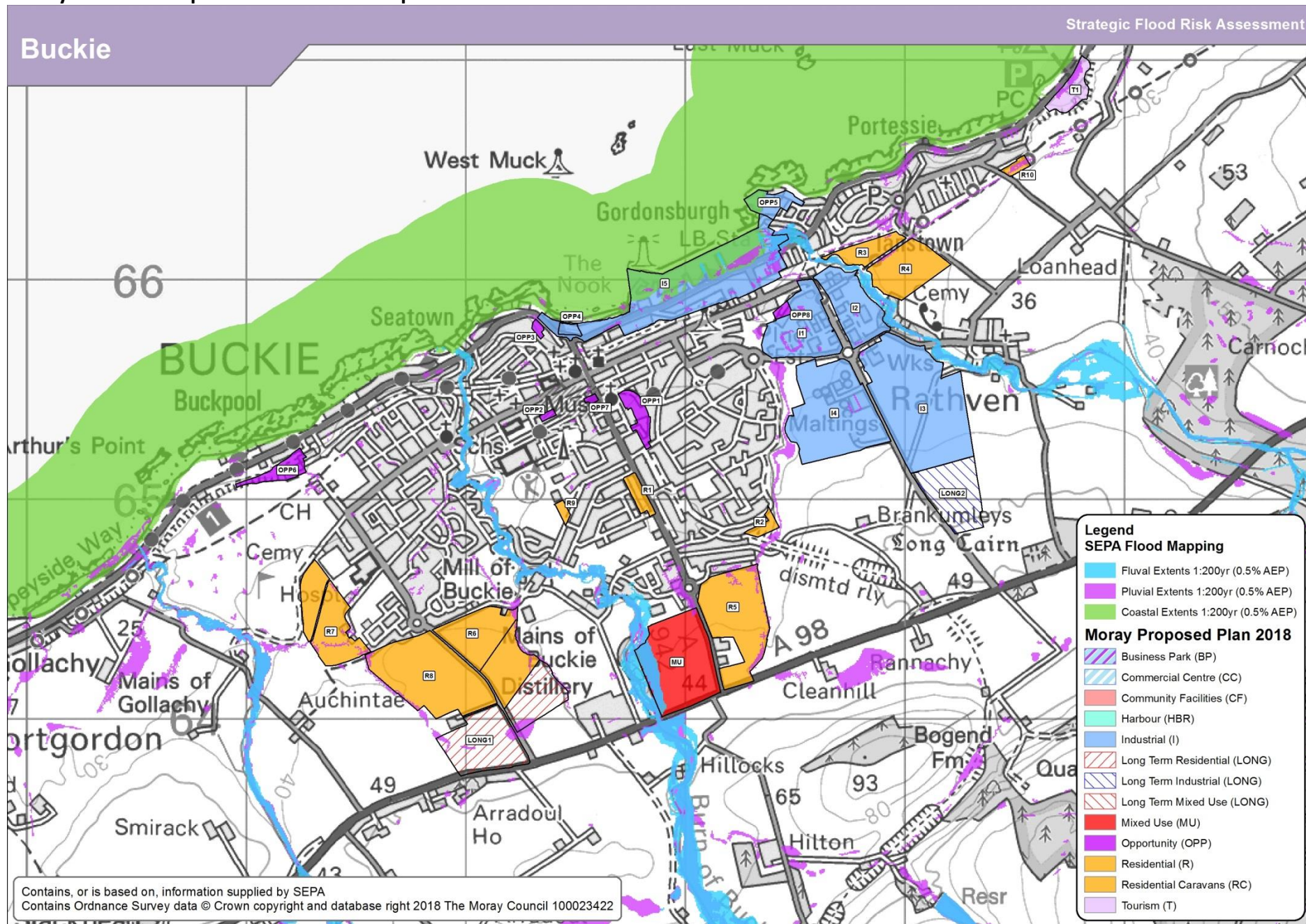


Moray Local Development Plan 2020 – Proposed Plan Sites Buckie

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|------------|-------------------------------------|--|------------|---|
| Buckie | R1 Burnbank | Residential – development commenced | No | N/A |
| Buckie | R2 Archibald Grove | Residential – indicative capacity 20 houses | Yes | A Flood Risk Assessment (FRA) may be required. |
| Buckie | R3 Rathburn (N) | Residential – indicative capacity 60 houses | No | N/A |
| Buckie | R4 Rathburn (S) | Residential – indicative capacity 60 houses | No | N/A |
| Buckie | R5 High Street (E) | Residential – indicative capacity 17- houses | Yes | A Flood Risk Assessment (FRA) will be required. |
| Buckie | R6 Barhill Road | Residential – indicative capacity 110 houses. Development has commenced | Yes | A Flood Risk Assessment (FRA) will be required. |
| Buckie | R7 Land at Muirton | Residential – indicative capacity 140 houses | Yes | A Flood Risk Assessment (FRA) will be required. |
| Buckie | R8 Land at Barhill Road | Residential – indicative capacity 250 houses | Yes | A Flood Risk Assessment (FRA) will be required. |
| Buckie | R9 Site at Ardach Health Centre | Residential – indicative capacity of up to 5 houses | No | N/A |
| Buckie | R10 Station Road, Portessie | Residential – indicative capacity of up to 5 houses | No | N/A |
| Buckie | LONG 1 Land to south west of Buckie | Mixed use creation of new neighbourhood. | No | N/A |
| Buckie | MU High Street West | Mixed use site | Yes | A Flood Risk Assessment (FRA) will be required. |
| Buckie | I1/I2 March Road (NW and NE) | Industrial – fully occupied. | No | N/A |
| Buckie | I3 March Road (SE) | Industrial | No | N/A |
| Buckie | I4 Maltings | Industrial – expansion of existing business | No | N/A |

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|--------|--|--|-----|--|
| Buckie | I5 Harbour | Industrial – mixed use | Yes | A Flood Risk Assessment (FRA) will be required. |
| Buckie | LONG 2 March Road (Strategic Reserve) | Industrial – mixed use | No | N/A |
| Buckie | OPP1 – Highland Yard | Residential | No | N/A |
| Buckie | OPP2 – Blairdaff Street | Residential | No | N/A |
| Buckie | OPP3 – Barron Street | Business or residential | No | N/A |
| Buckie | OPP4 – Bank Street | Business Storage | Yes | A Flood Risk Assessment (FRA) is required for coastal flood risk to support development for more vulnerable uses. This must consider risk from wave action as well as tides. |
| Buckie | OPP5 – Former Jones Shipyard | Residential | Yes | A Flood Risk Assessment (FRA) will be required. |
| Buckie | OPP 6 – Former Grampian Country Park | Residential preferred or low impact/low activity. Industrial/business use | No | N/A |
| Buckie | OPP 7 – Former Millbank Garage Site | Retail, professional services, food and drink uses with residential above | No | N/A |
| Buckie | OPP8 – Site at March Road West | Residential/commercial | No | N/A |
| Buckie | T1 Strathlene Caravan Site | Tourism | No | N/A |

Moray Local Development Plan 2020 – Proposed Plan Sites



Burghead, Cummington, Hopeman, Duffus

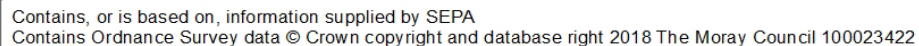
The settlements of Burghead and Hopeman are intended to accommodate modest levels of growth commensurate to their status in the spatial hierarchy. There is no growth proposed in Duffus to protect the character of the village, while Cummington is not proposed for further expansion to prevent coalescence with Burghead and Hopeman. There are currently no available records of historical flooding in the Burghead. There has recently been surface water flooding to properties in Hopeman and very close to properties in Cummington.

Main Issues Report – Bid sites for Burghead, Cummington, Hopeman and Duffus

| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | FRM Comments |
|---------------------------|-----------------------|----------------------------|-----------------|------------------|----------|---|
| | | | | Easting | Northing | |
| West Foreshore, Burghead | Mixed use development | Further information sought | LDP2020_BID_BG1 | 311356 | 868722. | The site not within the SEPA coastal flood risk area. However, SEPA's flood maps only consider still water level and a FRA may be required to assess the impact of wave action on any proposed development at this site. A DIA will be required detailing SUDs of the development. |
| Granary Street, Burghead | Housing | Preferred site | LDP2020_BID_BG2 | | | Existing designation. No flood risk identified. |
| Clarkyhill, Burghead | Housing - 60 houses | Preferred site | LDP2020_BID_BG3 | 312458 | 868376 | No fluvial flood risk or any significant surface water issues. A full DIA including drainage/SUDs plan will be required for a development of this size. |
| Fraser Road (East) | 30 houses | Non preferred | LDP2020_BID_BG4 | | | Bids not supported, No flooding input sought. |
| Fraser Road (West) | 40 houses | Non preferred | LDP2020_BID_BG5 | | | Bids not supported. No flooding input sought. |
| Land south of Hopeman | Housing | Non preferred | LDP2020_BID_HP4 | 314911 | 868949 | There has been significant surface water flooding in the vicinity. This site is at surface water flood risk and surface water flow paths pass through the site. A FRA is required to identify site specific flood risk and suitable mitigation measures. There are known drainage constraints in this area, therefore a DIA is required to demonstrate suitable drainage can be achieved and not exacerbate flood risk. |
| Land adj to Tulloch House | Industrial Land | Preferred site | LDP2020_BID_HP1 | 314787 | 869261 | There has been significant surface water flooding in the vicinity. This site may be at surface water flood risk |

| | | | | | | |
|---------------------------------|--|----------------------------|-----------------|--------|--------|--|
| | | | | | | and/or surface water flow paths may pass through the site. A FRA is required to identify site specific flood risk and suitable mitigation measures. There are known drainage constraints in this area, therefore a DIA is required to demonstrate suitable drainage can be achieved and not exacerbate flood risk. |
| Land at golf club car park | Housing - 10 houses and 6 holiday lets | Further information sought | LDP2020_BID_HP3 | 315297 | 869601 | There is a small watercourse through the proposed site therefore a FRA is required to demonstrate that the proposals are not at flood risk or increase flood risk elsewhere. This is required prior to allocating the site. If the principle of development is established the proposed development will have to bridge this existing watercourse, this will have to be designed to convey the 1 in 200 year flood risk + an allowance for climate change and blockage risk as a minimum, details of which should be submitted as part of a planning application. A detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site. |
| Site R1 Manse Road Hopeman | Extension to R1 for landscaping | Preferred Site | LDP2020_BID_HP5 | 314120 | 869355 | There are potential surface water flow paths and surface water flooding issues on this site. These issues were raised when the site was the subject of a masterplan exercise recently. The proposal as shown includes a nursing home. A nursing home is classified as the "most vulnerable use" in SPP and SEPA's vulnerability guidance, therefore the required FRA will need to consider the 1 in 1000 year flood risk to the nursing home. Should the site be at risk then it's unlikely to be suitable for the nursing home. The results of the FRA may have an impact on the layout of the site. A full DIA is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site. |
| | | | LDP2020_BID_HP6 | | | Not supported. No flooding input sought. |
| West Beach Caravan Site Hopeman | Tourism – caravan pitches | Preferred site | LDP2020_BID_HP7 | 314004 | 869545 | Confirmation required that this extension is protected from coastal / wave flooding - reference to be made to previous flood study. The DIA should highlight the |

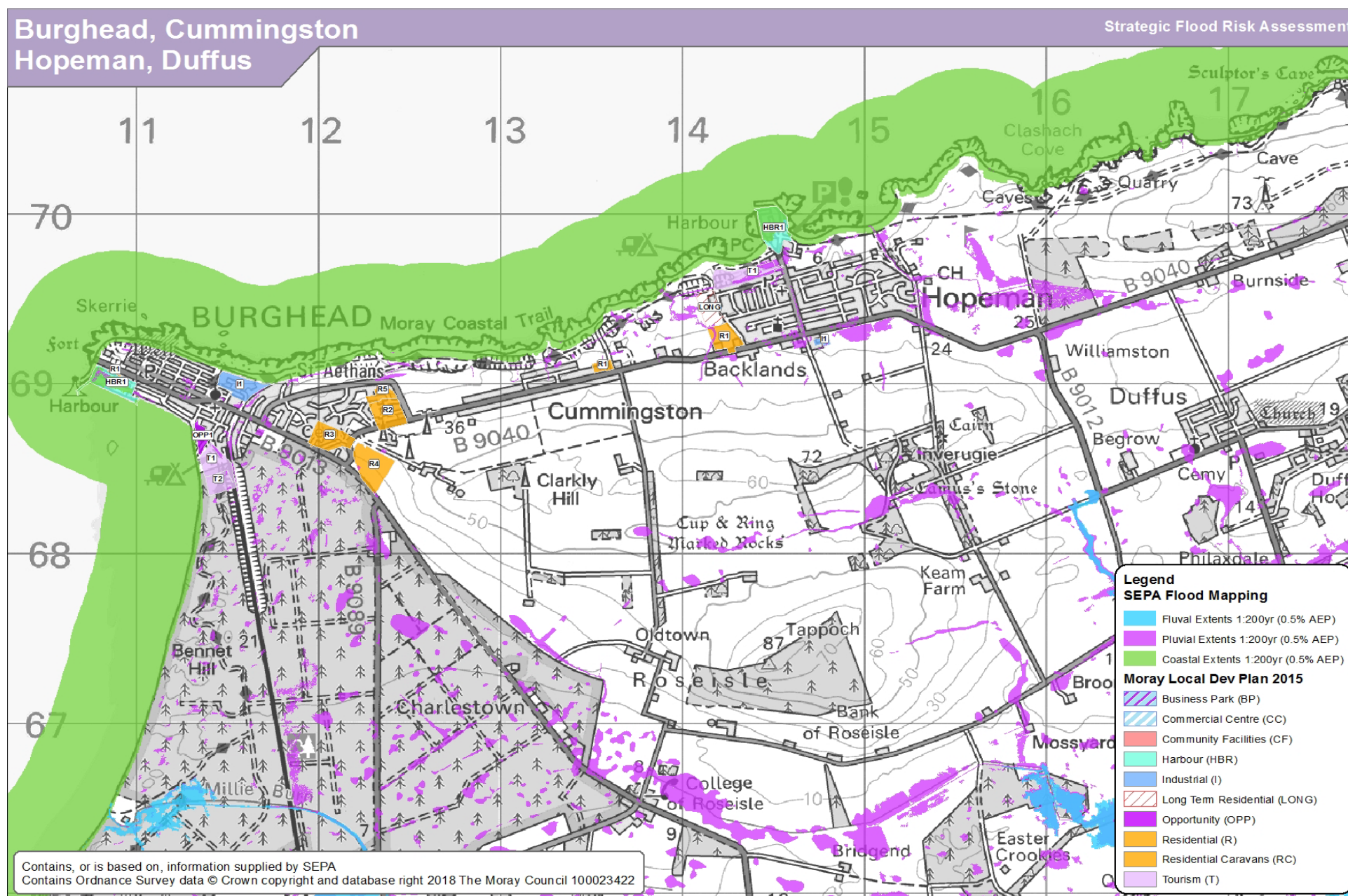
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| | | | | | | presence of surface water flow paths through this development and detail mitigations proposed. SuDS not necessarily relevant at this site. |
| Land to west of Duffus | Housing - 15 houses | Non Preferred | LDP2020_BID_DU1 | 316715 | 86868 | No Fluvial flood risk. Considerable surface water ponding to the south of the site. This along with the number of houses planned will require a Flood risk assessment to ensure the development does not increase surface water flooding in the cemetery, located south of the site or the existing houses adjacent to the site. A drainage impact assessment will be required to ensure adequate SUDs design. |
| | | | LDP2020_BID_DU2 | | | Not supported. No flooding input sought. |
| | | | LDP2020_BID_DU3 | | | Not supported. No flooding input sought. |
| Land to south west of Duffus | Cemetery extension | Further information sought | LDP2020_BID_DU4 | 316681 | 868525 | No Fluvial flood risk or recorded surface water issues. However, due to the nature of the development a DIA will be required to ensure adequate drainage. |
| Land to east of Duffus | Housing - 45 houses | Non preferred | LDP2020_BID_DU5 | 317200 | 868858 | No Fluvial flood risk or recorded Surface water issues. A DIA will be required to ensure adequate drainage is provided and details of the proposed SUDs design will be required to support any application. |



Moray Local Development Plan 2015 – Existing site carried forward with identified flood risk.
Burghead, Cummington, Hopeman and Duffus

| Site | Description of Proposal | Flooding Comments |
|--------------------------------------|-------------------------|---|
| R1 – North Quay, Harbour, Burghead | Housing | Flood risk assessment (FRA) required outcomes of which may affect the developable area of the site. |
| I1 – Burghead Maltings | Maltings | Adjacent to coastal flood risk area. A flood risk assessment (FRA) may be required to consider effects of wave action depending on proposed use of the site. |
| T1 – Burghead Caravan | Tourism | Flood risk assessment (FRA) may be required for any proposed development / such an increase in capacity on other development related to its current use (new text). |
| T2 – Burghead Caravan Park Extension | Tourism | A flood risk assessment (FRA) would be required for extension to the caravan park (new text). |
| R1 + LONG – Hopeman | Residential | Surface water maps show some risk to the site, potentially from the route of an old watercourse or an area likely to become an overflow route in periods of heavy rain. A flood risk assessment (FRA). |
| T1 – Hopeman | Tourism | The 1 in 200 year coastal estimate for the area is 3.2 AOD. So any development would be limited to land above this. Land below 5m AOD should be avoided. A Flood Risk Assessment (FRA) may be required to demonstrate this and other resources of flood risk depending on developed proposed. |

Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 – Proposed Plan Sites Burghead, Cummington, Hopeman and Duffus

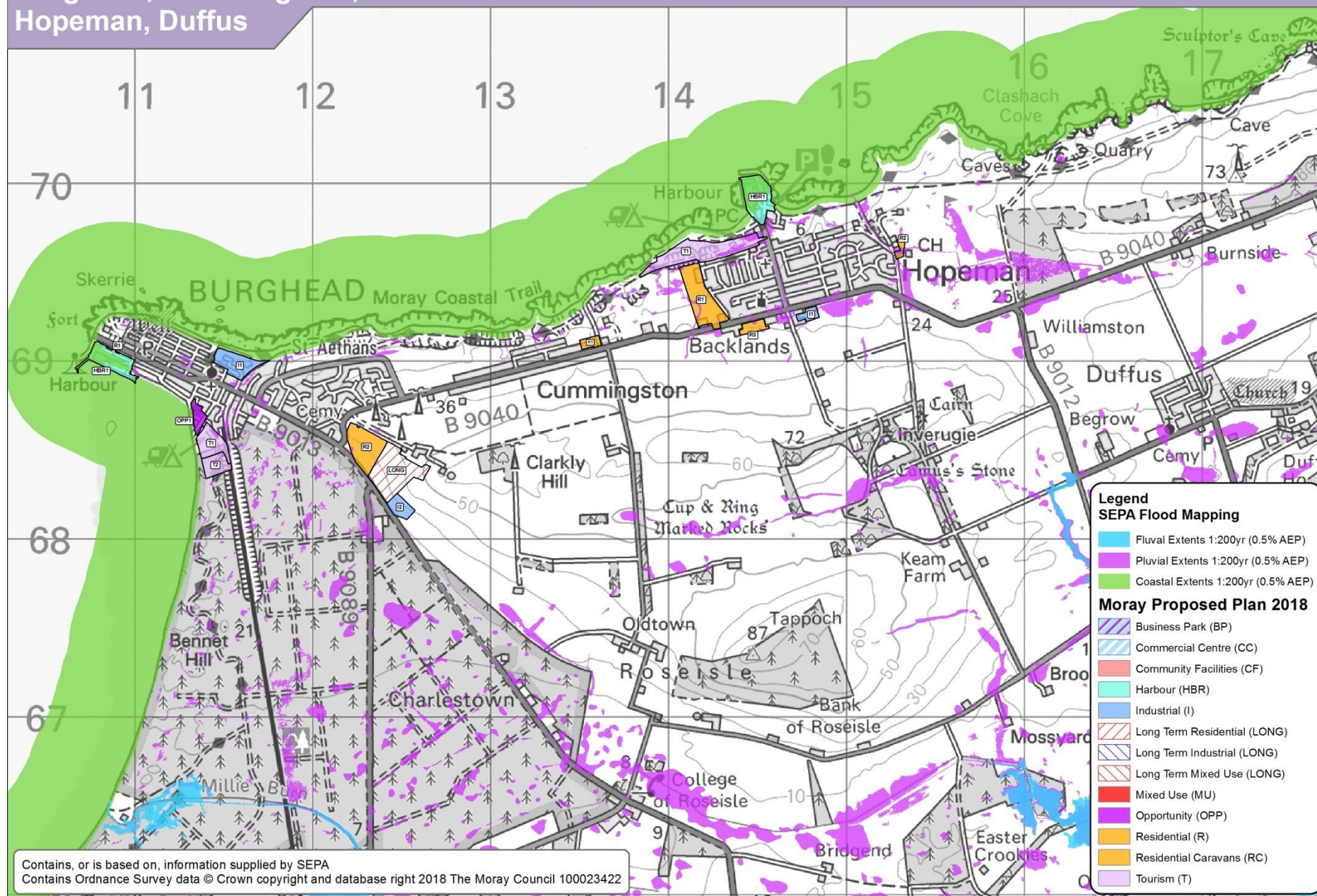
| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|------------|---------------------------|---|------------|---|
| Burghead | R1-North Quay | Residential | Yes | Flood Risk Assessment (FRA) required. |
| Burghead | R2-Clarky Hill | Residential | No | N/A |
| Burghead | LONG | Residential | No | N/A |
| Burghead | HBR1 | Mixed harbour (fishing and recreational uses) | Yes | Flood Risk Assessment(FRA) required |
| Burghead | I1-Burghead Maltings | Industrial | Yes | Flood Risk Assessment(FRA) required |
| Burghead | I2 – Crematorium | Crematorium | No | N/A |
| Burghead | OPP 1 – West Foreshore | Small scale business or residential | No | A Flood Risk Assessment (FRA) will be required. Buildings must not be sited within 10m of the top of the sea defence embankment. |
| Burghead | T1 Caravan Park | Tourism | Yes | Flood risk assessment may be required for any proposed development / such an increase in capacity on other development related to its current use |
| Burghead | T2 Caravan Park Extension | Tourism | Yes | Flood risk assessment (FRA) required for extension to the caravan park |
| Cummington | R1 Seaview Road | Residential indicative capacity 4 houses. | No | N/A |
| | | | | |
| Hopeman | R1 Manse Road | Residential – indicative capacity 75 houses. | Yes | Flood Risk Assessment(FRA) required |
| Hopeman | R2 Hopeman Golf Club | Residential and/or tourism accommodation | Yes | Flood Risk Assessment(FRA) required |
| Hopeman | R3 Forsyth Street | Residential – indicative capacity 33 houses | Yes | Flood Risk Assessment(FRA) required |

| | | | | |
|---------|---------------------------|---|-----|-------------------------------------|
| Hopeman | HBR1 Harbour | Mixed use tourism and recreational uses | Yes | Flood Risk Assessment(FRA) required |
| Hopeman | I1 Forsyth Street | Industrial land | Yes | Flood Risk Assessment(FRA) required |
| Hopeman | T1 Hopeman Caravan Park | Tourism | Yes | Flood Risk Assessment(FRA) required |
| Duffus | No development proposals. | | | |

Moray Local Development Plan 2020 – Proposed Plan Sites

Burghead, Cummington, Hopeman, Duffus

Strategic Flood Risk Assessment



Craigellachie

Modest housing development to meet local housing demand is identified. There are no significant flooding issues.

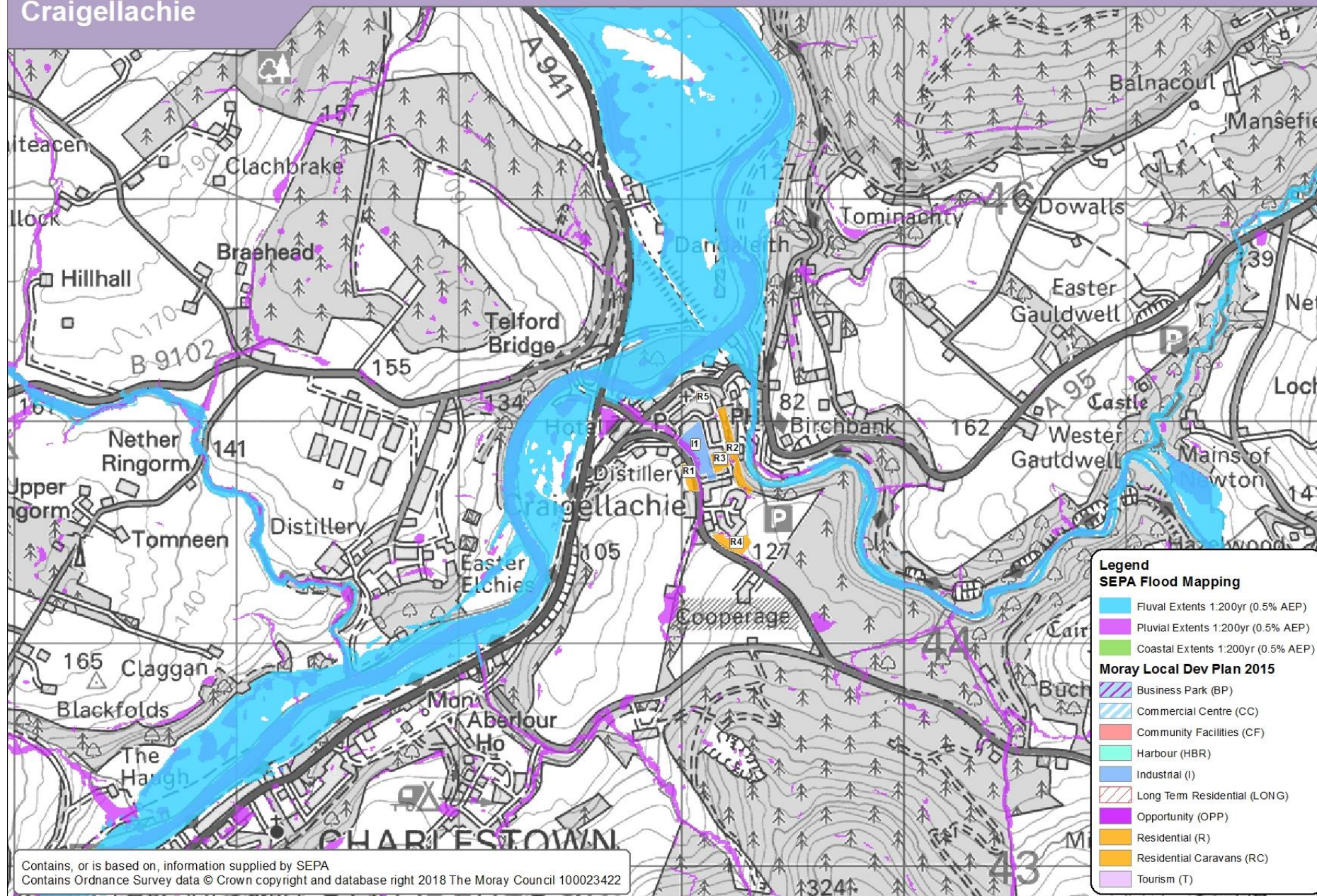
Main Issues Report – Bid Sites Craigellachie

No bid sites were submitted for Craigellachie as part of the Main Issues Report Call for Sites.

Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Craigellachie

| Site | Description of Proposal | Flooding Comments |
|---------------|--|---------------------------------------|
| I1 Distillery | Industrial designation reserved for the use of the distillery and related business uses. | Flood Risk Assessment (FRA) required. |

Craigellachie

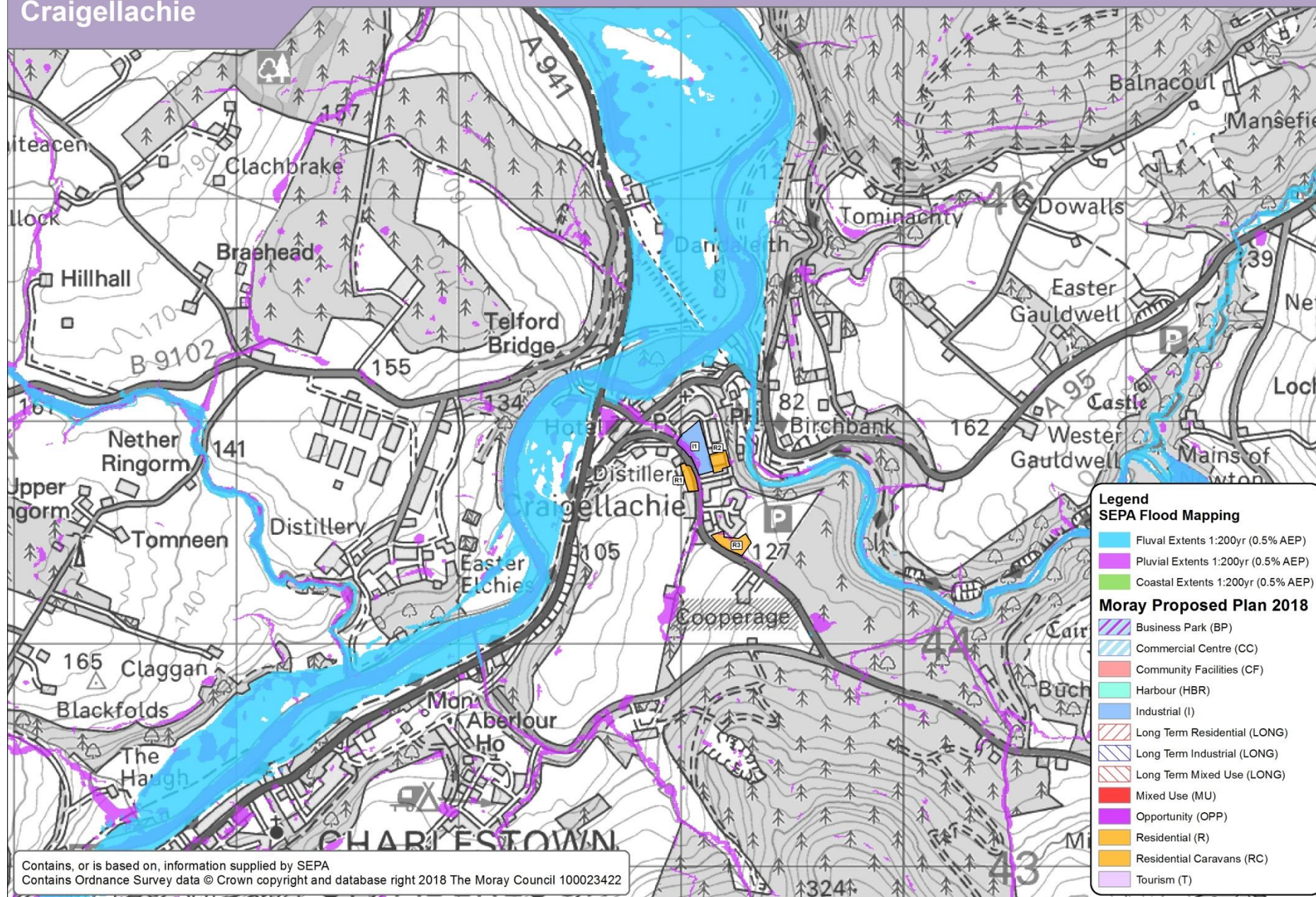


Moray Local Development Plan 2020 – Proposed Plan Sites Craigellachie

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|----------------------|---------------------------|--|-------------------|--------------------------------------|
| Craigellachie | R1 Edward Avenue | Residential - indicative capacity 5 houses | No | N/A |
| Craigellachie | R2 Site of Former Brewery | Residential - indicative capacity 5 houses | No | N/A |
| Craigellachie | R3 Brickfield | Residential - indicative capacity 12 houses | No | N/A |
| Craigellachie | I1 Distillery | Industrial - reserved for the use of the distillery and related business uses. | Yes | Flood Risk Assessment (FRA) required |

Please note that R4 is a policy requirement and not a designated site.

Craigellachie

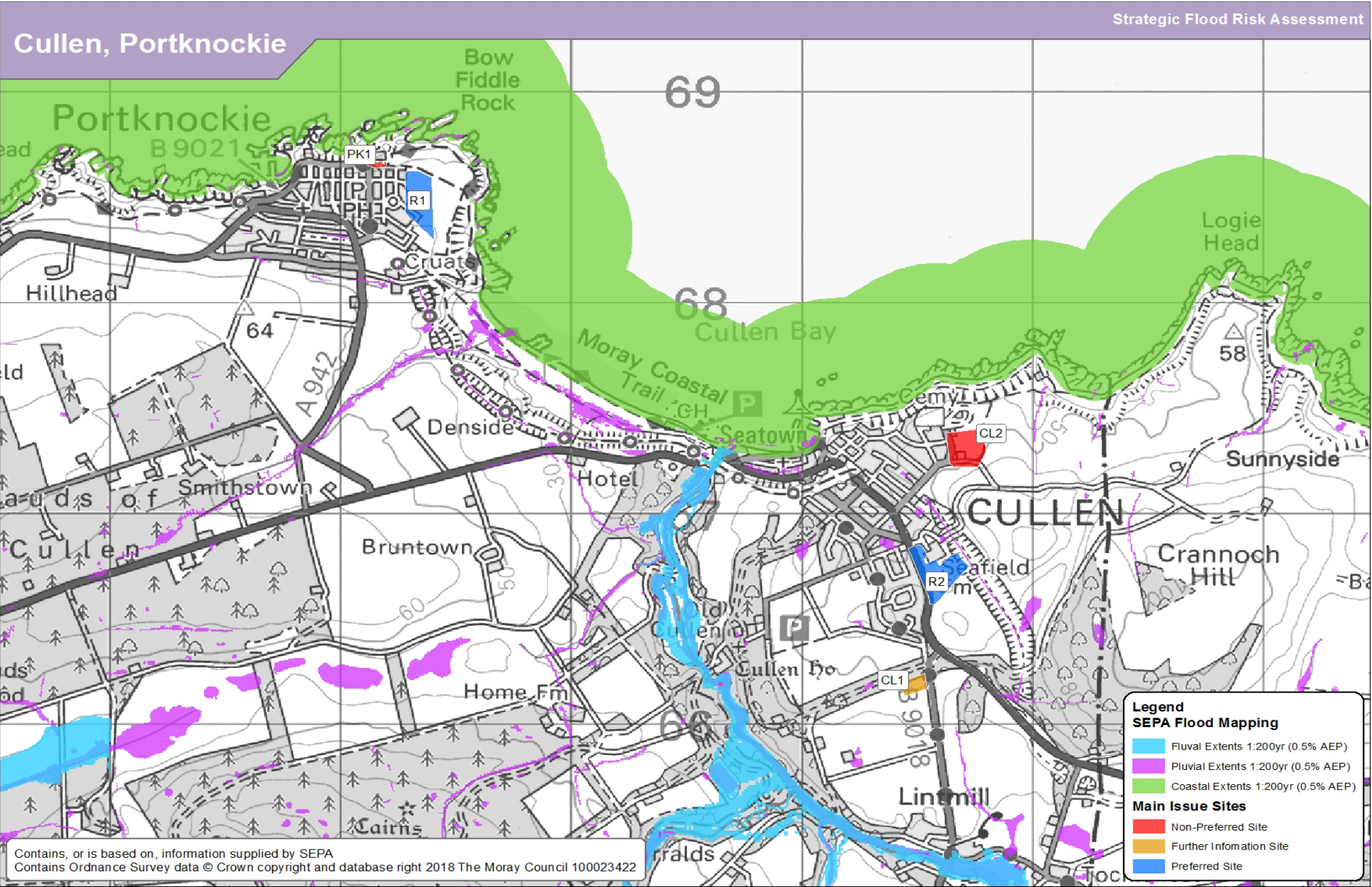


Cullen and Portknockie

No further development is proposed in the villages of Cullen and Portknockie. The focus will be on enabling development on existing sites. In terms of flooding, Cullen has suffered from surface water flooding historically but not in the area covered by bid site CL1. Moray Council currently has no plans to undertake any flood mitigation works in this area.

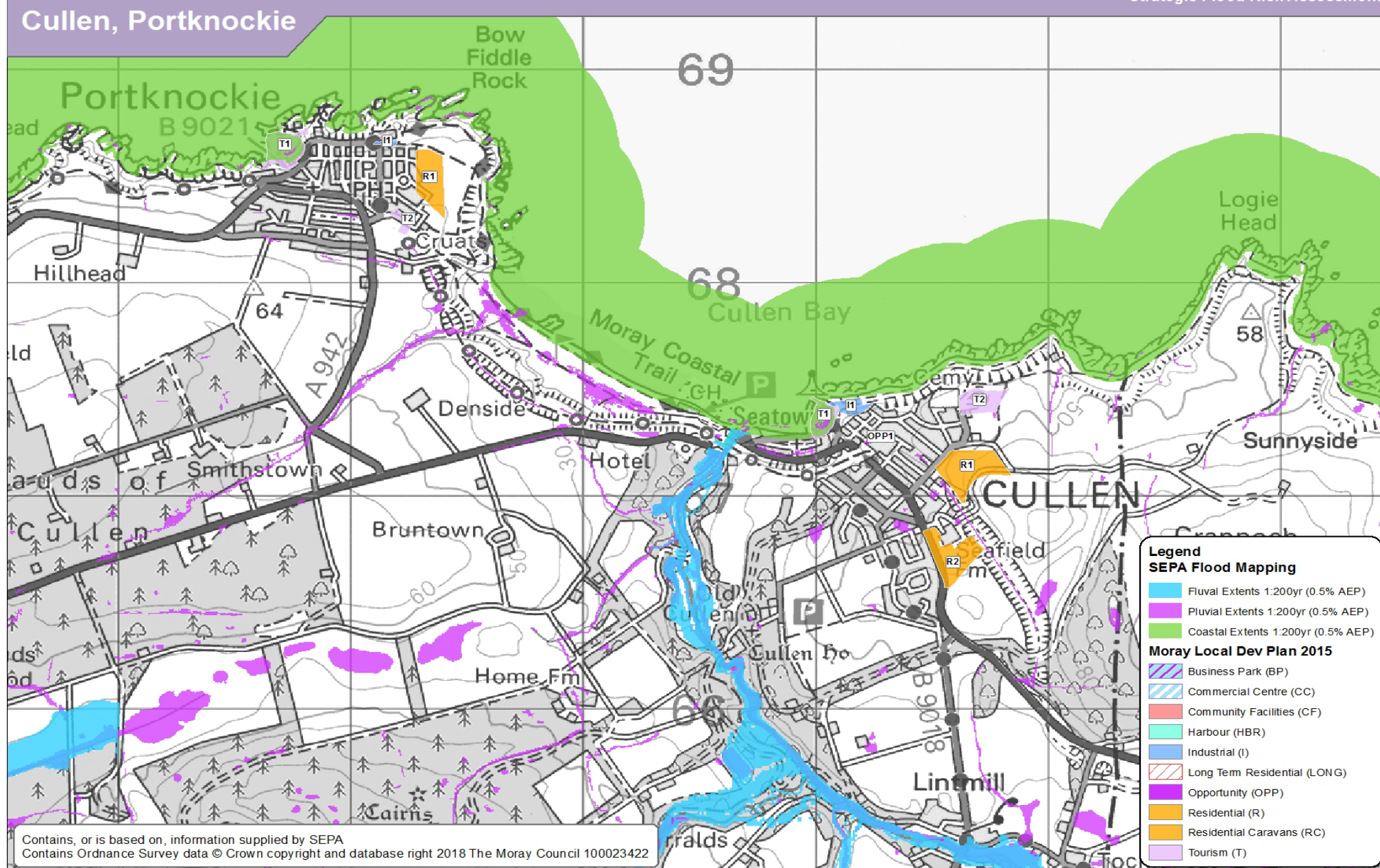
Moray Local Development Plan 2020 – Main Issues Report Bid Sites Cullen and Portknockie

| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | FRM Comments |
|---------------------------------|------------------------|----------------|-----------------|------------------|----------|---|
| | | | | Easting | Northing | |
| Land opposite Cullen Cemetery | Industrial land 2.5 ha | Preferred Site | LDP2020_BID_CL1 | 351484 | 866186 | No fluvial flood risk or significant surface water issues. SUDs design and calculations will be required to support any application. |
| | | | LDP2020_BID_CL2 | | | Bid not supported. No flooding comments sought. |
| Land at Patrol Road Portknockie | Residential | Non preferred | LDP2020_BID_PK1 | 349159 | 868655 | A Level 1 flood risk statement and Drainage Statement is required for this site. SuDS to be provided to best practice. A drainage statement is required. This should describe the proposed drainage arrangements for the development, including plans of the proposed layout. If the proposed drainage system involves infiltration, information on ground conditions should be provided. |



Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Cullen and Portknockie

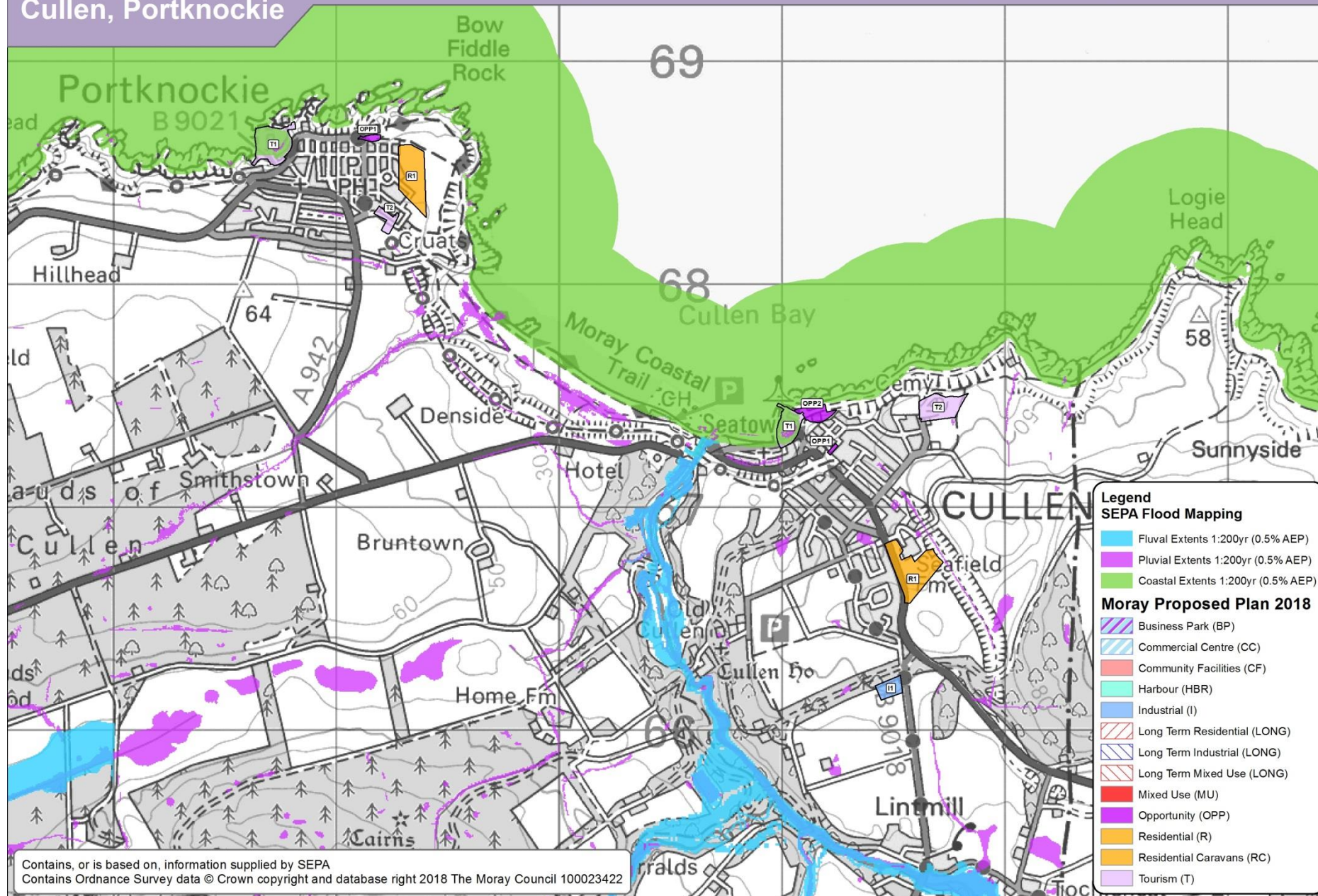
| Site | Description of Proposal | Flooding comments |
|--------------------------------|-------------------------|--|
| I1 – Port Long Road, Cullen | Mixed Use | No need for flood risk assessment (FRA) for the proposed uses covered by the allocation. Any change to more vulnerable uses may require a FRA. |
| HBRI Portknockie Harbour | Recreational/tourism | A FRA may be required for more vulnerable uses on site. |



Moray Local Development Plan 2020 – Proposed Plan Sites Cullen and Portknockie

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|-------------|----------------------|---|------------|---|
| Cullen | R1 Seafield Road | Residential – indicative capacity 55 houses | No | N/A |
| Cullen | I1 South of Cemetery | Businesses uses or light industrial uses | No | N/A |
| Cullen | OPP1 Blantrye Street | Business/Residential | No | N/A |
| Cullen | OPP2 Port Long Road | Commercial;/business/tourism and residential | Yes | A Flood Risk Assessment (FRA) Level 2 is required which should take wave action and coastal surge into account. |
| Cullen | T1 Harbour | Uses relating to recreational sailing and leisure | No | N/A |
| Cullen | T2 Caravan Site | Holiday Caravan site | No | N/A |
| Portknockie | R1 Seabraes | Residential – indicative capacity 50 houses | No | N/A |
| Portknockie | OPP1 Patrol Road | Small scale business/residential | No | A Level 1 Flood Risk Statement will be required. |
| Portknockie | T1 Harbour Area | Recreational/tourist use | Yes | A Flood Risk Assessment (FRA) is required for any uses that include overnight accommodation. |

Cullen, Portknockie



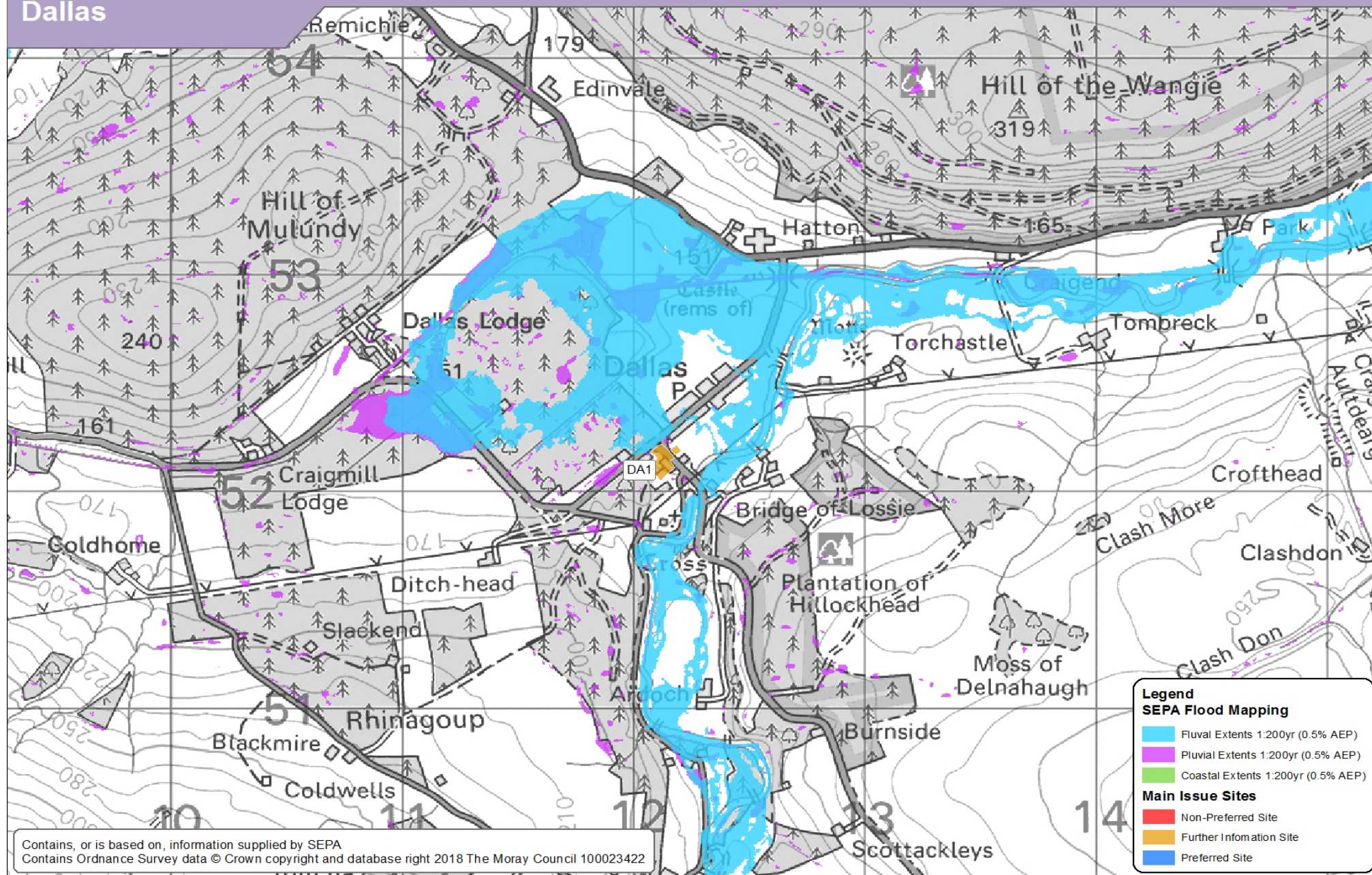
Dallas

Dallas has flooded in 2014 when the River Lossie overtopped its banks, affecting approximately 20 properties. Moray Council developed and constructed flood mitigation works in the form of a flood retaining embankment between the river and the village. This embankment provides flood protection for up to and including a 1 in 200 year flood event plus an allowance for climate change.

Main Issues Report – Bid sites Dallas

| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | FRM Comments |
|-------------------|--------------------|---------------------|-----------------|------------------|----------|--|
| | | | | Easting | Northing | |
| Dallas R1 and R2` | Retain designation | Further information | LDP2020_BID_DA1 | 312120 | 852136 | R1 - No fluvial flood risk, Detailed drainage/ SUDs design and a DIA are required to demonstrate the 4 houses to the North of the site and the school aren't affected by surface water flowing from the fields. |
| Dallas R1 and R2` | Retain designation | Further information | LDP2020_BID_DA1 | 312182 | 852191 | R2 - No fluvial flood risk. SUDs designs required. No development within 6 metres of the completed embankment, which from the plans seem to be approx. 75m from the site. The south and east of the site is surrounded by high ground, which protects it from flooding from the River Lossie, If ground levels are to be altered to accommodate development a FRA may be required. |

Dallas



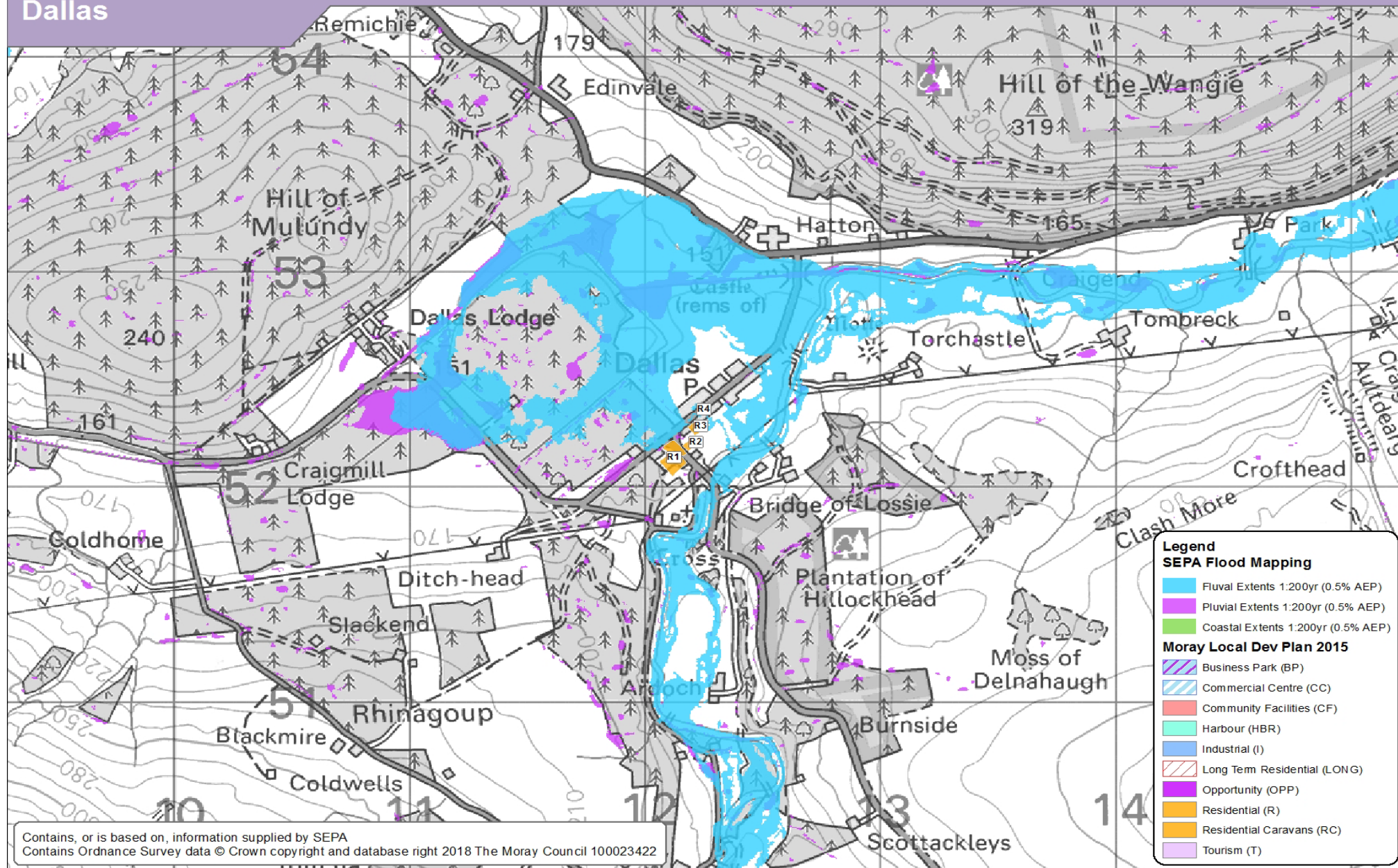
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Moray Local Development Plan 2015 Existing designations carried forward with identified flood risk Dallas

| Site | Description of Proposal | Flooding comments |
|---------------------------|-------------------------|--|
| R3 Former Filling Station | 4 houses | No flood risk concerns. Though it is adjacent to areas of high risk, it is outwith the 1 in 1000 year extent and out with the area known to be affected in the large flood of 2014. Scheme has been completed recently to protect the adjacent area. |

Note R4 is a policy designation relating to prevent further sub-division/backland development.

Dallas

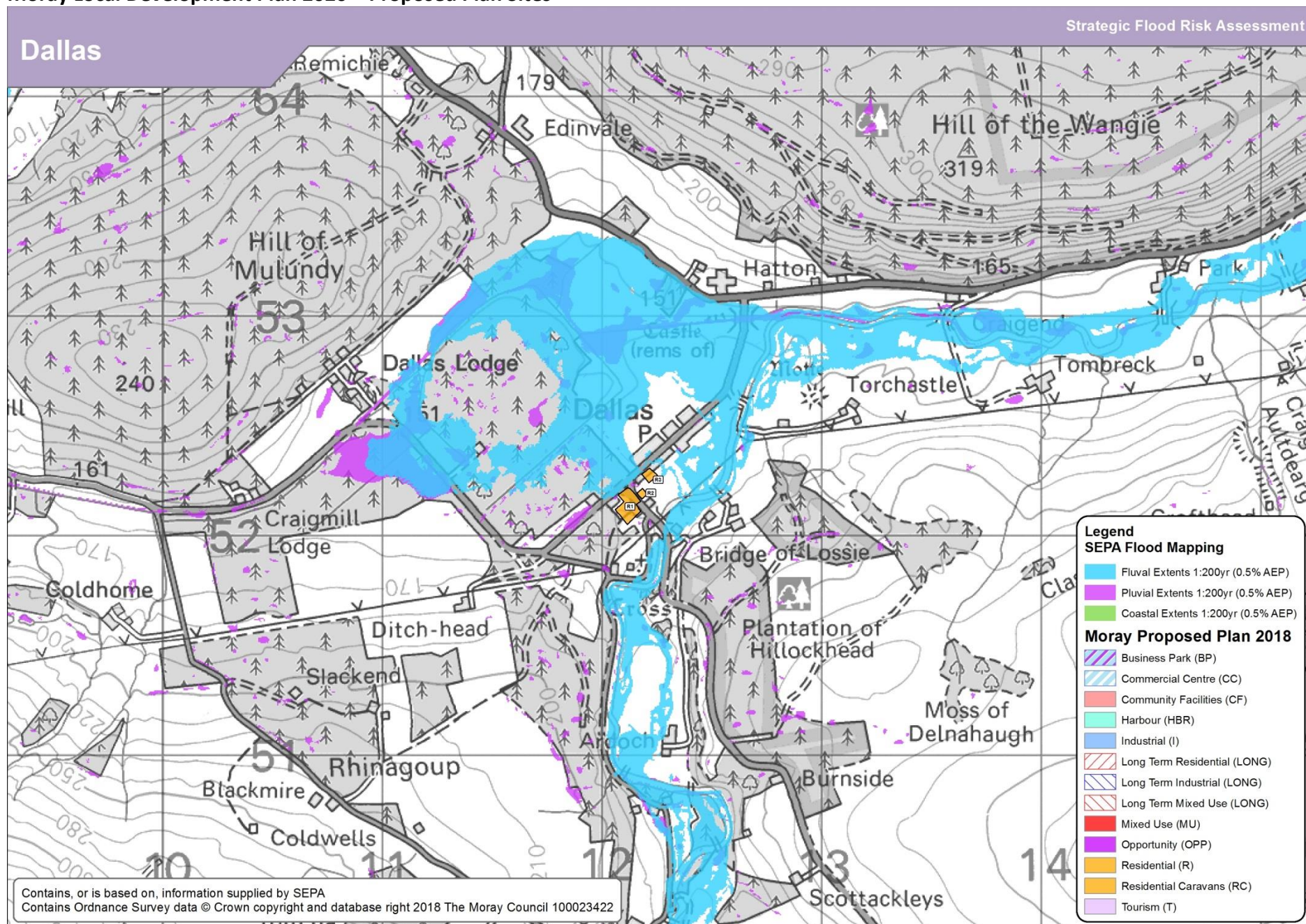


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Moray Local Development Plan 2020 – Proposed Plan Sites Dallas

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|-------------------|---------------------------|---|-------------------|--|
| Dallas | R1 Dallas School West | Residential – indicative capacity 6 houses | Yes | Flood Risk Assessment(FRA) required |
| Dallas | R2 Dallas School East` | Residential – indicative capacity 1 house | No | N/A |
| Dallas | R3 Former Filling Station | Residential – indicative capacity 4 houses | No | N/A |

Moray Local Development Plan 2020 – Proposed Plan Sites

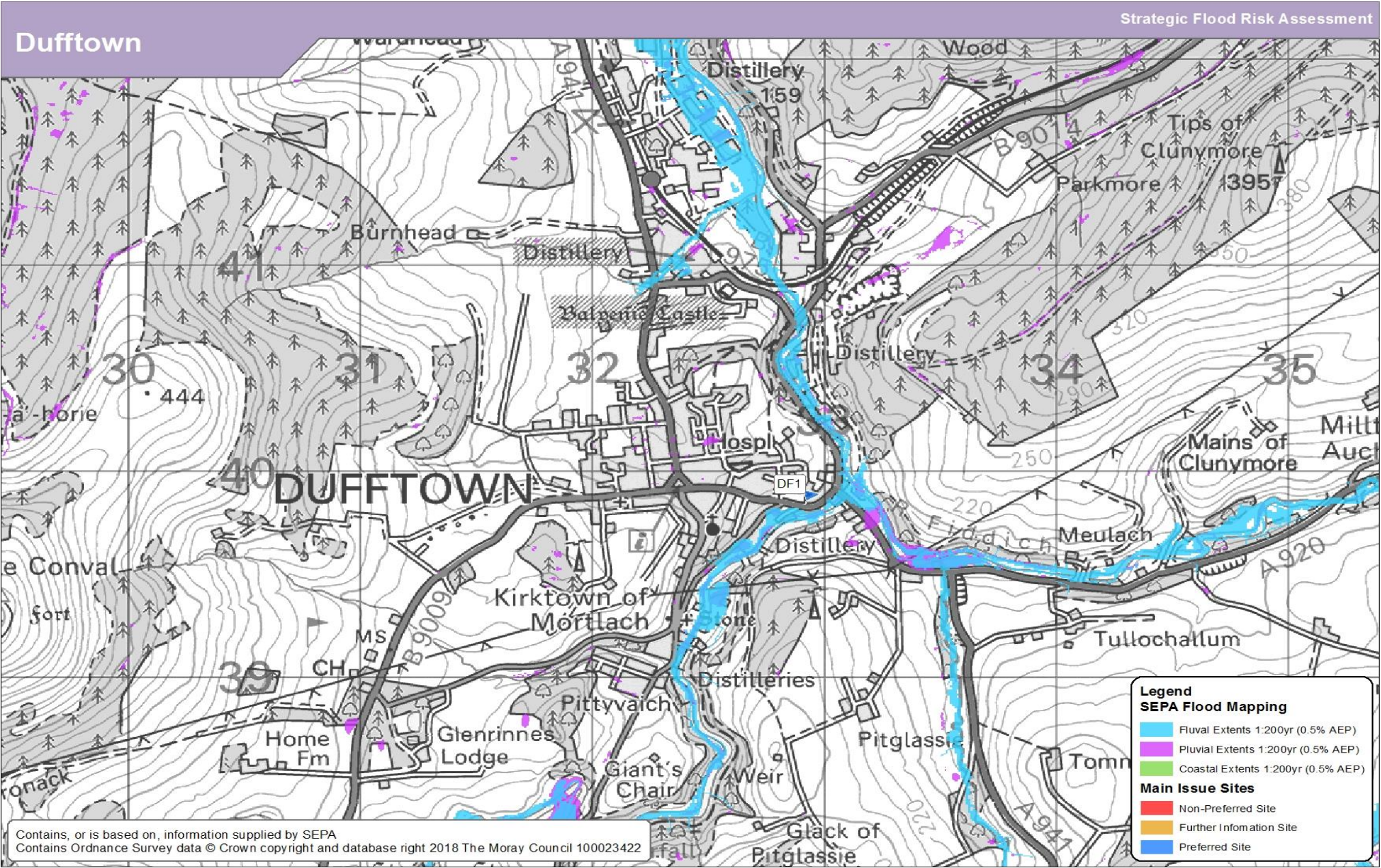


Dufftown

No further development is proposed in Dufftown the focus will be on enabling development on existing sites. There are no significant flooding issues identified.

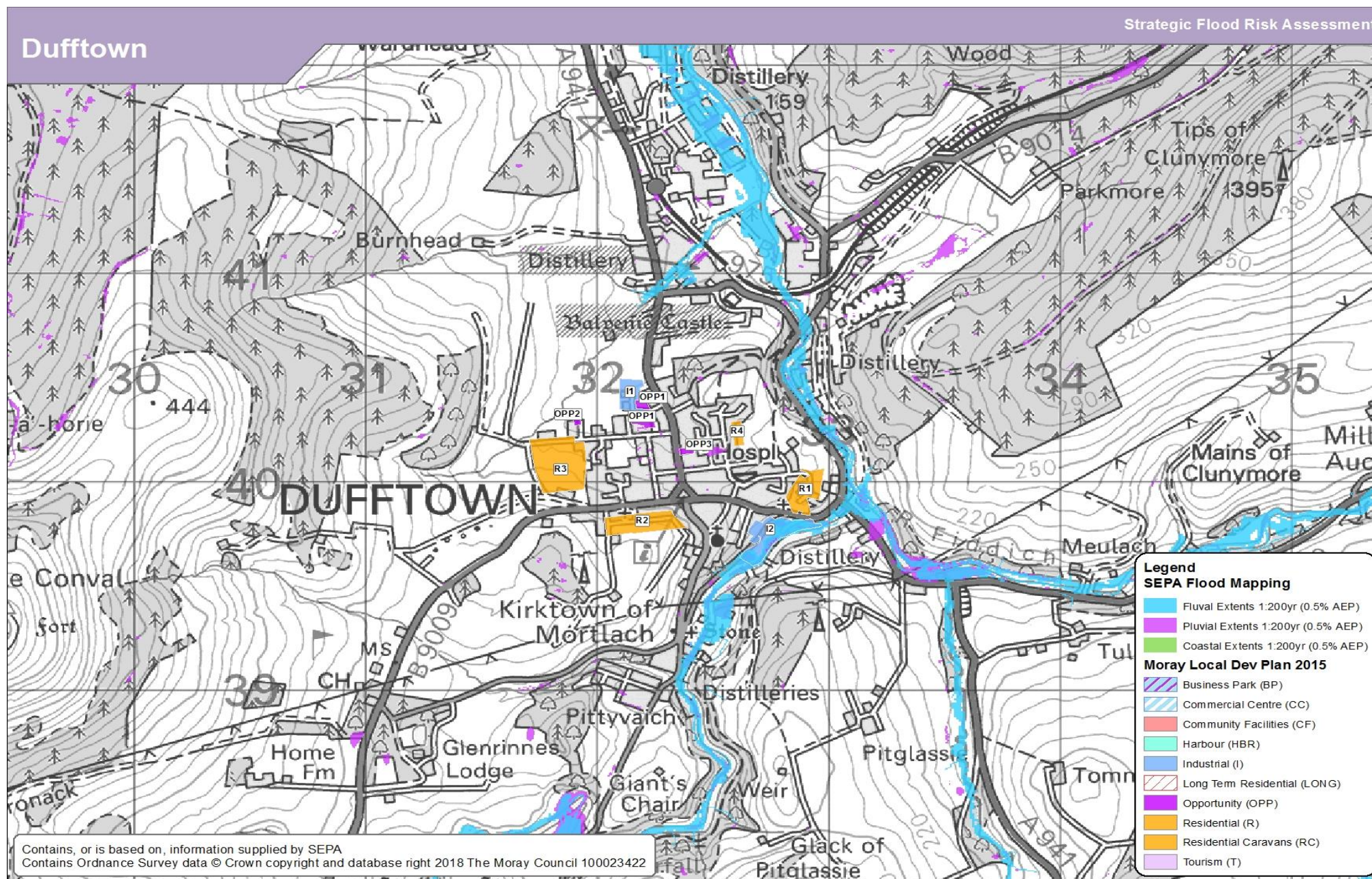
Main Issues Report – Bid Sites Dufftown

No bids proposing development has been submitted for Dufftown. DF1 is seeking the removal of an environmental designation.



Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Dufftown

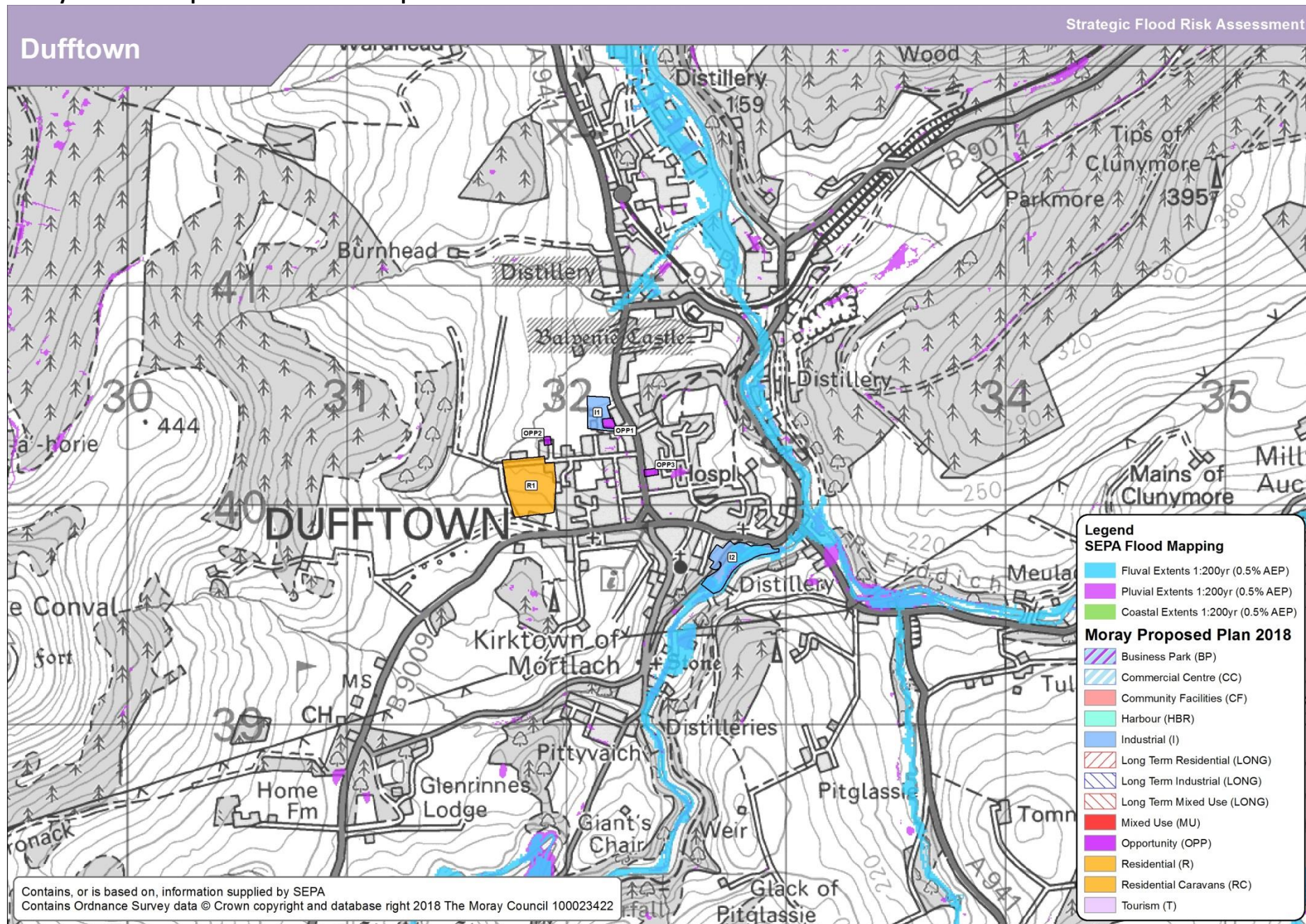
| Site | Description of Proposal | Flooding Comments |
|--------------------------|-------------------------|--|
| I1 – Balvenie Street | Industrial | Site is bounded on two sides by a ditch, Flood Risk Assessment (FRA) may be required. |
| I2 – Mortlach Distillery | Distillery | A large part of the site is in the flood extent of the Dullan Water. Acceptable for continued distillery and business use depending on proposals a Flood Risk Assessment (FRA) may be required for the site. |
| R3 – Hillside Farm | Housing | A 100 house site requires the submission of a Flood Risk Assessment. |



Moray Local Development Plan 2020 – Proposed Plan Sites Dufftown

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|------------|------------------------|--|------------|--|
| Dufftown | R1 Hillside Farm | Residential – indicative capacity 100 houses | Yes | Flood Risk Assessment(FRA) required |
| Dufftown | I1 Balvenie Street | Industrial | Yes | Flood Risk Assessment(FRA) required |
| Dufftown | I2 Mortlach Distillery | Industrial | Yes | Flood Risk Assessment (FRA) may be required for any further development on site. |
| Dufftown | OPP1 Auction Mart | Residential or business | No | N/A |
| Dufftown | OPP2 Hill Street | Residential – indicative capacity 2 units | No | N/A |
| Dufftown | OPP3 Balvenie Street | Residential or business | No | N/A |

Moray Local Development Plan 2020 – Proposed Plan Sites

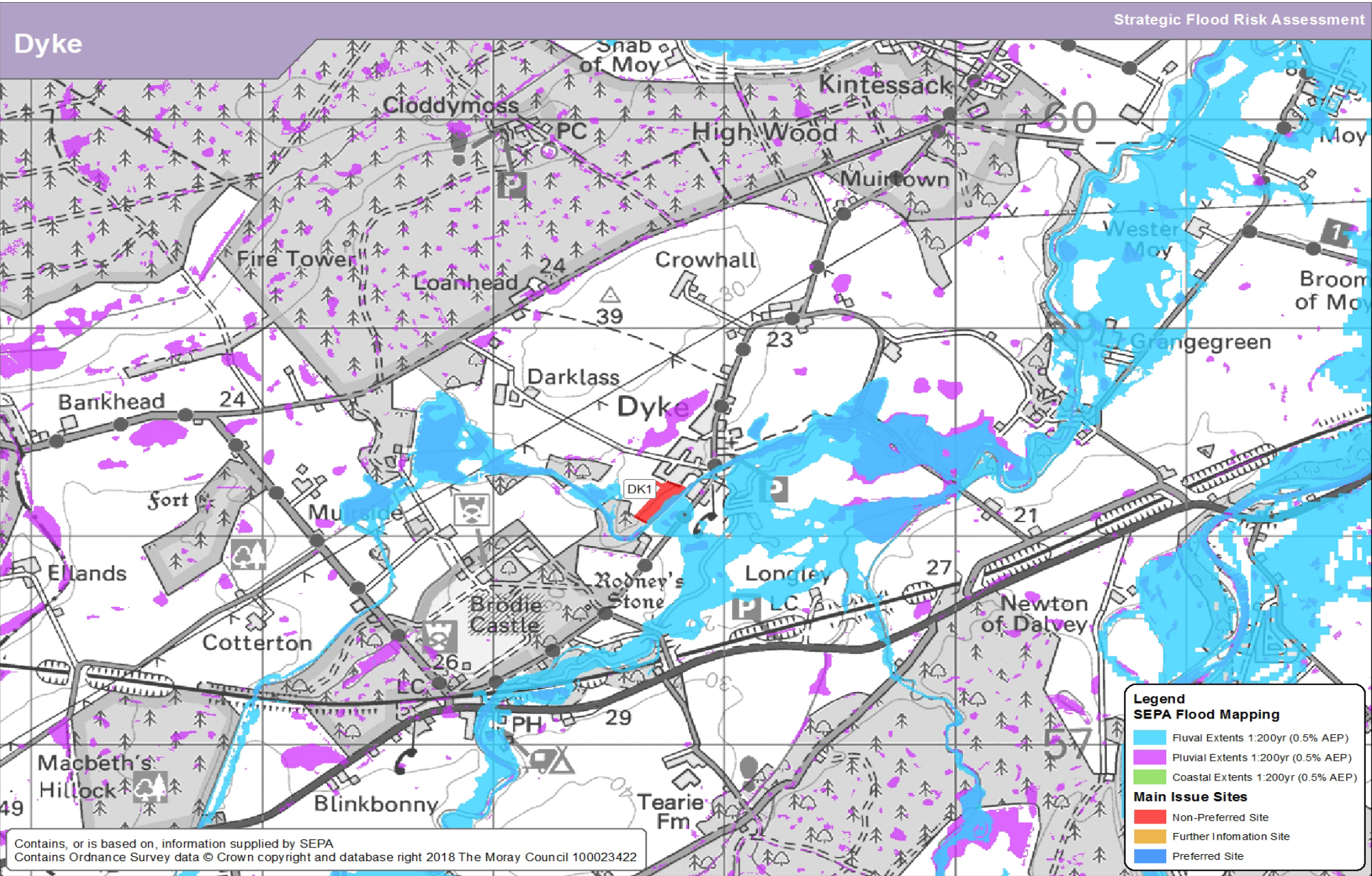


Dyke

An additional small housing site has been identified of a scale commensurate to Dyke's role in the spatial hierarchy. SEPA's indicative flood maps show that there is both fluvial and pluvial flood risk around the village of Dyke. Moray Council has no plans to undertake any flood protection works in this area.

Main Issues Report – Bid Sites Dyke

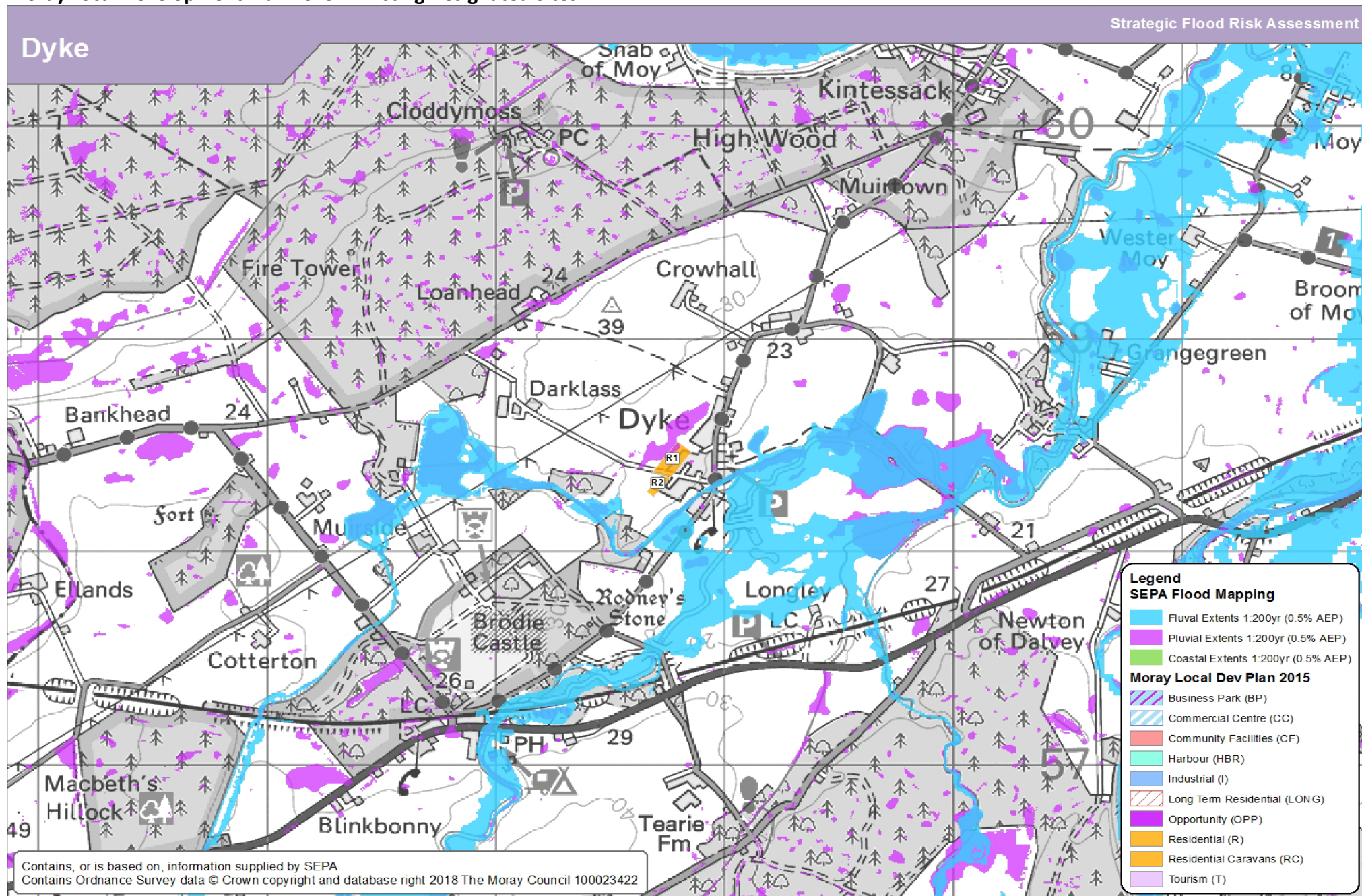
| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | FRM Comments |
|----------------------|--------------------|---------------|-----------------|------------------|----------|--|
| | | | | Easting | Northing | |
| Land to East of Dyke | Housing 2.27 ha | Non preferred | LDP2020_BID_DK1 | 298722 | 858166 | The site has areas at fluvial flood risk including the access route. A FRA is required to demonstrate that the development is not at flood risk or will increased flood risk elsewhere. Please note this could result in a reduction in land available for houses or the design/layout of the site. The access road will have to bridge the Little Burn, this will have to be designed to convey the 1 in 200 year flood risk + an allowance for climate change and blockage risk as a minimum, details of which should be submitted as supporting evidence for any planning application. A Drainage Impact Assessment (DIA) in line with SUDS principles including appropriate mitigation measures to deal with the potential risk of surface water flooding. Any SUDS techniques to include design calculations and drawings. Drainage checks should also be made for the 200 year flood event plus climate change to ensure that properties on and off site are protected against surface water flooding. |



Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Dyke

| Site | Description of Proposal | Flooding Comments |
|--------------------------|-------------------------|---|
| R1 – North Darklass Road | Residential – 12 houses | Flood Risk Assessment (FRA) or complex drainage impact assessment required. Flood risk may be surface water rather than fluvial but is complex and difficult to manage. |

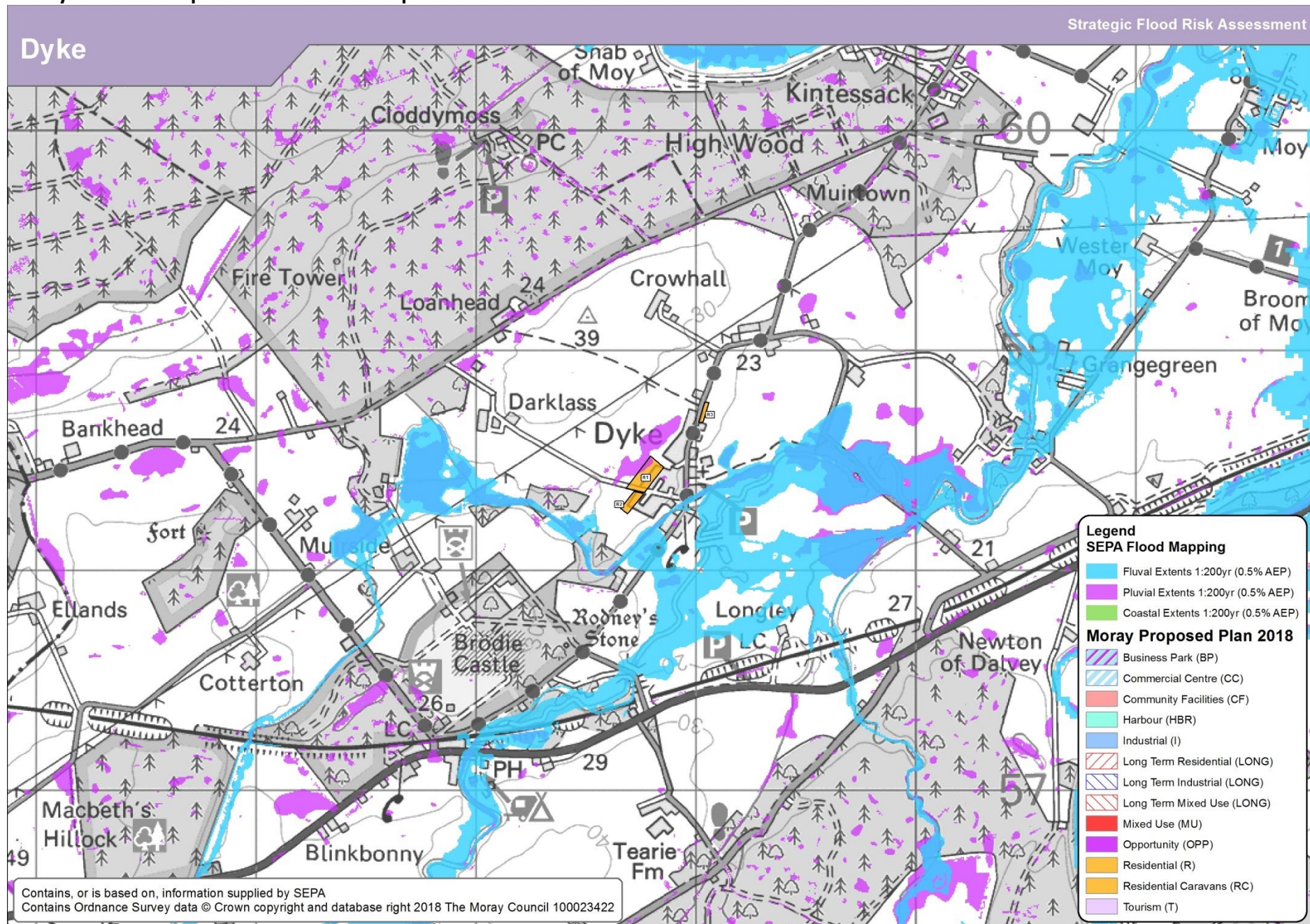
Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 – Proposed Plan Sites Dyke

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|-------------------|------------------------|---|-------------------|-------------------------------------|
| Dyke | R1 North Darklass Road | Residential – indicative capacity 12 houses | Yes | Flood Risk Assessment(FRA) required |
| Dyke | R2 South Darklass Road | Residential indicative capacity 5 houses | No | N/A |
| Dyke | R3 Fir Park Road | Residential – indicative capacity 3 house | No | N/A |

Moray Local Development Plan 2020 – Proposed Plan Sites



Elgin

Elgin has suffered significant flooding historically. In 2016 the Elgin Flood Prevention Scheme, which was developed and constructed by Moray Council came into operation. This scheme provides protection from flooding for up to and including a 1 in 200 year flood event to 870 properties in the town of Elgin. There are known issues in various locations in Elgin (e.g. Lossie Green/Boroughbriggs and Edgar Road/Linkwood Road). Moray Council is currently developing a Surface Water Management Plan for Moray and Elgin is one of five prioritised areas in this plan. Any feasible surface water flood mitigation works identified in this plan will be taken forward for implementation between 2022 and 2028.

Further expansion to the east and south west of Elgin is constrained by flood risk. The retention and protection of the green corridor through the middle of Elgin following the River Lossie is important in managing flood risk.

Main Issues Report – Bids sites Elgin

| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | FRM Comments |
|---|---------------------------------------|----------------------------|-----------------|------------------|----------|--|
| | | | | Easting | Northing | |
| Land adjacent to R4 Mayne Farm, Elgin | Residential | Non preferred | LDP2020_BID_EL1 | 320688 | 861339 | No fluvial flood risk. Small section of recorded surface water issues to the west of the site at the low lying area next to the road. Due to the size of the site a flood risk assessment will be required to ensure no additional flood risk will be caused to surrounding properties. A DIA will also be required to allow for adequate SUDs design. It would be preferable for any SUDs design to take the entire R4 site into consideration for future developments. |
| Land adjacent to R12 Knockmasting Wood, Elgin | Residential | No preferred | LDP2020_BID_EL2 | 320548 | 861603 | No fluvial flood risk. Minor surface water issues to the south of the site. Due to the number of houses planned and the size of the site a Flood risk assessment will be required to ensure no additional flood risk will be caused to surrounding areas or properties. A DIA will also be required to allow for adequate SUDs design. It would be preferable for any SUDs design to take the entire R12 site into consideration for future developments. |
| R6 Hattonhill | Increase indicative capacity 20 to 38 | Further information sought | LDP2020_BID_EL4 | 320262 | 862567 | The site is close to the River Lossie but the topography is significantly higher than the river. Detailed topographical information should be submitted to demonstrate that the proposals do not significantly alter the ground levels/river bank level thereby increasing the existing flood risk. A minimum of 6m buffer strip from the river bank should be allowed. A detailed drainage design is required to demonstrate that |

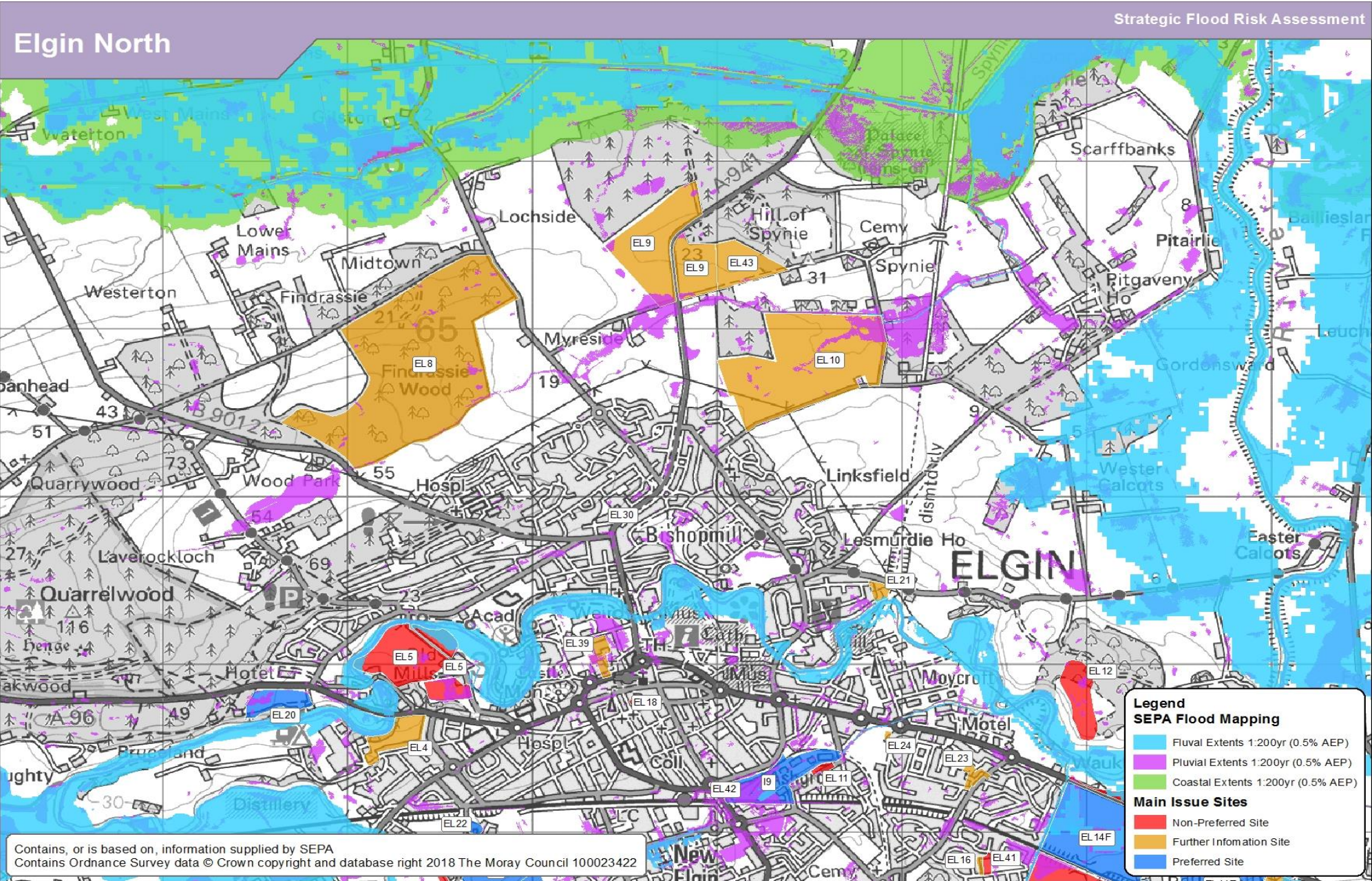
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| | | | | | | suitable sustainable drainage adopting current best practice can be achieved on site. |
| Land at Oldmills Road, Elgin | Housing - 80 houses | Non preferred | LDP2020_BID_EL5 | 320298 | 863042 | The site to the north east of Oldmills Road is at risk of flooding and is not protected by Elgin FAS, this site should not be developed. The majority of the large site to the north of Jock Inkson's Brae is not at fluvial flood risk. A DIA is required to demonstrate that a suitable drainage scheme can be achieved in this area. A buffer strip is required from the edge of the River Lossie and/or flood defences, the indicative 50m strip could accommodate this. The small site to the south of Jock Inkson's Brae may be at flood risk from the small open ditch to the south. A FRA is required for this area, the results of which may impact the design, layout and area which can be developed. A DIA is required to demonstrate that a suitable drainage scheme can be achieved in this area. A buffer strip is required from the edge of the open ditch. |
| | | | LDP2020_BID_EL6 | | | Bids not supported. No comments sought. |
| | | | LDP2020_BID_EL7 | | | Bids not supported. No comments sought. |
| Findrassie Woods | Mixed use | Further information sought | LDP2020_BID_EL8 | 320367 | 864789 | There are potential flooding issues at the south end of this site and drainage issues dotted over the site. An FRA and DIA is required to demonstrate extent of flood risk and that suitable SuDS is employed on the site using best practice. The development must not increase risk to any neighbouring property. |
| Land north of I8 and west of A941 | Release of LONG and mixed use development | Further information sought | LDP2020_BID_EL9 | 321655 | 865439 | No Fluvial flood risk. Surface water ponding to the south of both sides of the A941. This will require a Flood risk assessment to ensure the development does not increase surface water flooding on the road and house on the south of the site. A drainage impact assessment will be required to ensure adequate SUDs design. |
| Land to north of Maryfield Road, Elgin | Release LONG | Further information sought | LDP2020_BID_EL10 | 322479 | 864791 | There has been significant surface water flooding in the vicinity. This site may be at surface water flood risk and/or surface water flow paths may pass through the site. A FRA is required to identify site specific flood risk and suitable mitigation measures. A drainage impact assessment will be required to ensure adequate SUDs design. |

| | | | | | | |
|--------------------|---|----------------------------|------------------|--------|--------|---|
| | | | LDP2020_BID_EL11 | | | Site not supported. No flood comments sought. |
| | | | LDP2020_BID_EL12 | | | Site not supported. No flood comments sought. |
| Burnside of Birnie | Housing - 200-300 houses and neighbourhood facilities | Further information sought | LDP2020_BID_EL13 | 322185 | 859580 | A large part of site is situated in an area of considerable fluvial flood risk (1 in 200 year) from the Linkwood Burn. This coupled with considerable topographic undulations, especially towards the North and East of the site has resulted in braiding of flood waters through the low lying central section of the area. Due to this and the large size of the development a detailed Flood Risk Assessment is required. The results of this may alter the number, type or design of property within the site. Large sections of the site may be unsuitable for development. It would be preferable that any Flood alleviation methods detailed within the FRA should try and tie into the natural surroundings and even be made a feature of the development. The FRA should also show that the development will not increase flood risk elsewhere or to the properties or road lying adjacent to the site. Any crossings or bridges within the site should be designed to a 1 in 200 year flood event and allow for blockages and climate change within their design. There is areas of surface water issues to the west of the site, which may be caused by clay deposits around that section. This along with the large scale of development will require a detailed DIA. This should investigate the porosity of the soil and detail SUDs needed to provide adequate drainage throughout the site. |
| Barmuckity | Mixed use expansion of Barmuckity | Further information sought | LDP2020_BID_EL14 | 324704 | 861688 | There is potential fluvial flood risk to sites A, D, E and F. There are potential surface water problems on the majority of the sites. A FRA is required to look at flooding from all sources and an integrated approach to mitigate the risk is advisable. The developer has been asked to provide a Flood Risk Assessment at this stage in the LDP process. A DIA is also required to demonstrate that suitable drainage can be achieved on site and not exacerbate flood risk. |
| | | | LDP2020_BID_EL15 | | | Existing consented site and LONG No flooding comments sought. |

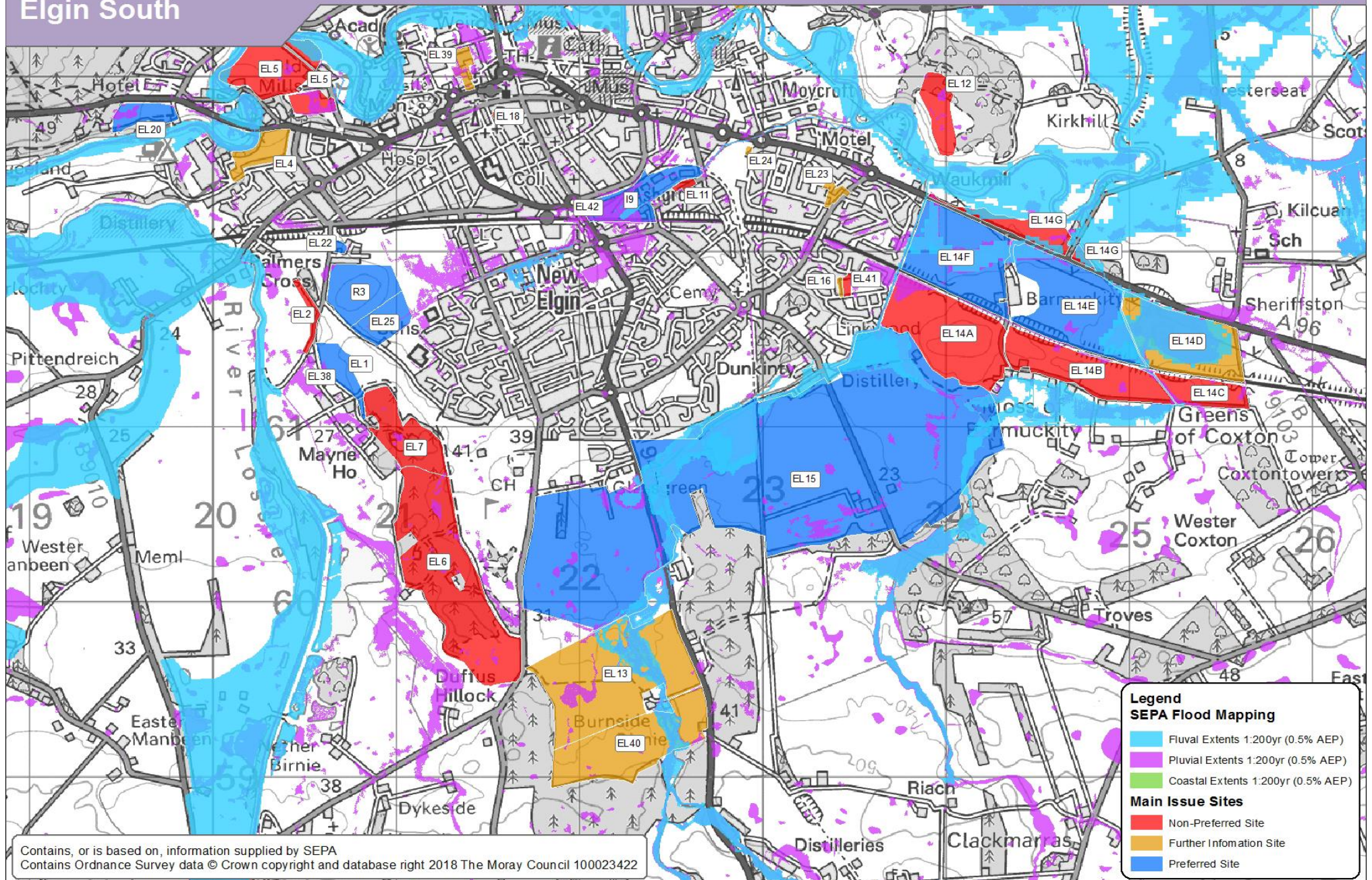
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|------------------------------------|---|----------------------------|---------------------|--------|--------|---|
| Site at Bain Avenue, Elgin | Affordable housing | Further information sought | LDP2020_BID_EL16/41 | 323486 | 861807 | There are significant surface water flooding issues in the vicinity of this site. The adjacent area has previously been identified as an area of surface water storage. A full DIA including investigations into flood risk from existing known issues should be carried out in support of this application to demonstrate that the site is not at surface water flood risk and will not exacerbate the existing problems or reduced the available storage area for existing surface water flooding problems. |
| | | | LDP2020_BID_EL18 | | | Site not supported. No flood comments sought. |
| Land at West Road (BP/OPP) | Alter designation to become OPP site for mixed use i.e. conference hotel facilities and residential | Preferred site | LDP2020_BID_EL20 | 319629 | 862797 | No fluvial flood risk. The site is relatively flat and does suffer from some surface water flooding to the west of the site. A flood risk assessment would be required to ensure the development does not increase flooding to the caravan park or the property situated south west of the site. A DIA would be needed to ensure adequate drainage of surface water, which should include SUDs designs. |
| Land at ENV4 South Lesmurdie | Affordable housing | Further information sought | LDP2020_BID_EL21 | 322877 | 863438 | This site is protected by the Elgin FAS to a 1 in 200 year flood event. No development should occur within 6 metres of the embankment to the south of the site. The development will change the majority of the existing ground to hard standing area; this added to the North to South downhill slope on the site will require a DIA to ensure suitable drainage of surface water throughout the site. The DIA should include SUDs designs/plans based on ground investigation test results. |
| Land at the Firs, Fairfield Avenue | Affordable housing | Preferred site | LDP2020_BID_EL22 | 320693 | 862024 | No Fluvial flood risk or any recorded surface water issues. A DIA would be required due to the size of site to ensure adequate drainage and SUDs design. The current designation makes reference to the requirement for a flood risk assessment. |
| Land at Pinegrove | Affordable housing | Further information sought | LDP2020_BID_EL23 | 323405 | 862329 | A detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site. |
| Land at Pinefield Playing | Industrial Expansion | Further information sought | LDP2020_BID_EL24 | 322921 | 862576 | This site is protected by the Elgin FAS to a 1 in 200 year flood event. A detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best |

| | | | | | | |
|-----------------------|--------------------|----------------|------------------|--------|--------|---|
| Fields | | | | | | practice can be achieved on site. A minimum of 6m buffer strip from the burn bank should be allowed. |
| CF2 Edgar Road | Affordable housing | Preferred site | LDP2020_BID_EL25 | 320936 | 861605 | There a number of water features in this area including the spring(s) at the head of the Tyock Burn and open ditches. Care should be taken to integrate these springs/burns/ditches into the development proposals such that it does not increase flood risk to the new properties or any existing neighbouring or downstream properties, therefore a FRA is required. It is preferable, where possible, for watercourses to be open and not culverted. Also a detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site. This should include an assessment of seasonal groundwater variation as it is possible that this area could have high groundwater. |
| Land at Alba Place | House | | LDP2020_BID_EL30 | 321488 | 863888 | There are no pluvial or fluvial risks present at this site. The site will require a drainage statement and SuDS using current best practice. A drainage statement is required. This should describe the proposed drainage arrangements for the development, including plans of the proposed layout. If the proposed drainage system involves infiltration, information on ground conditions should be provided. |
| Land rear of Oakwood | Micro distillery | | LDP2020_BID_EL37 | 318569 | 862810 | There are known pluvial risks present at this site. The site will require a drainage statement and SuDS using current best practice. A drainage statement is required. This should describe the proposed drainage arrangements for the development, including plans of the proposed layout. If the proposed drainage system involves infiltration, information on ground conditions should be provided. |
| Land at Boroughbriggs | Mixed use | | LDP2020_BID_EL39 | 321369 | 863056 | This site has been protected from the 1 in 200 yr flood by the Elgin FAS and has its own private flood protection measures. The site suffers from much pluvial flooding both internally and at neighbouring properties. This development will require a FRA and DIA to highlight current risks and detail mitigations that will both benefit the site and not exacerbate the situation for neighbours. MFA guidance to be followed throughout. It is likely that there will restrictions requiring less vulnerable uses within |

| | | | | | | |
|--------------------|-----------------|------------------------------|------------------|--------|--------|---|
| | | | | | | this designation given the flooding issues. |
| Burnside of Birnie | Employment Land | Further information required | LDP2020_BID_EL40 | 322238 | 859141 | <p>A large part of site is situated in an area of considerable fluvial flood risk (1 in 200 year) from the Linkwood Burn. A detailed Flood Risk Assessment is required. The results of this may alter the number, type or design of property within the site. Large sections of the site may be unsuitable for development. It would be preferable that any Flood alleviation methods detailed within the FRA should try and tie into the natural surroundings and even be made a feature of the development. The FRA should also show that the development will not increase flood risk elsewhere or to the properties or road lying adjacent to the site. Any crossings or bridges within the site should be designed to a 1 in 200 year flood event and allow for blockages and climate change within their design. A detailed DIA will be required which should investigate the porosity of the soil and detail SUDs needed to provide adequate drainage throughout the site.</p> |



Elgin South

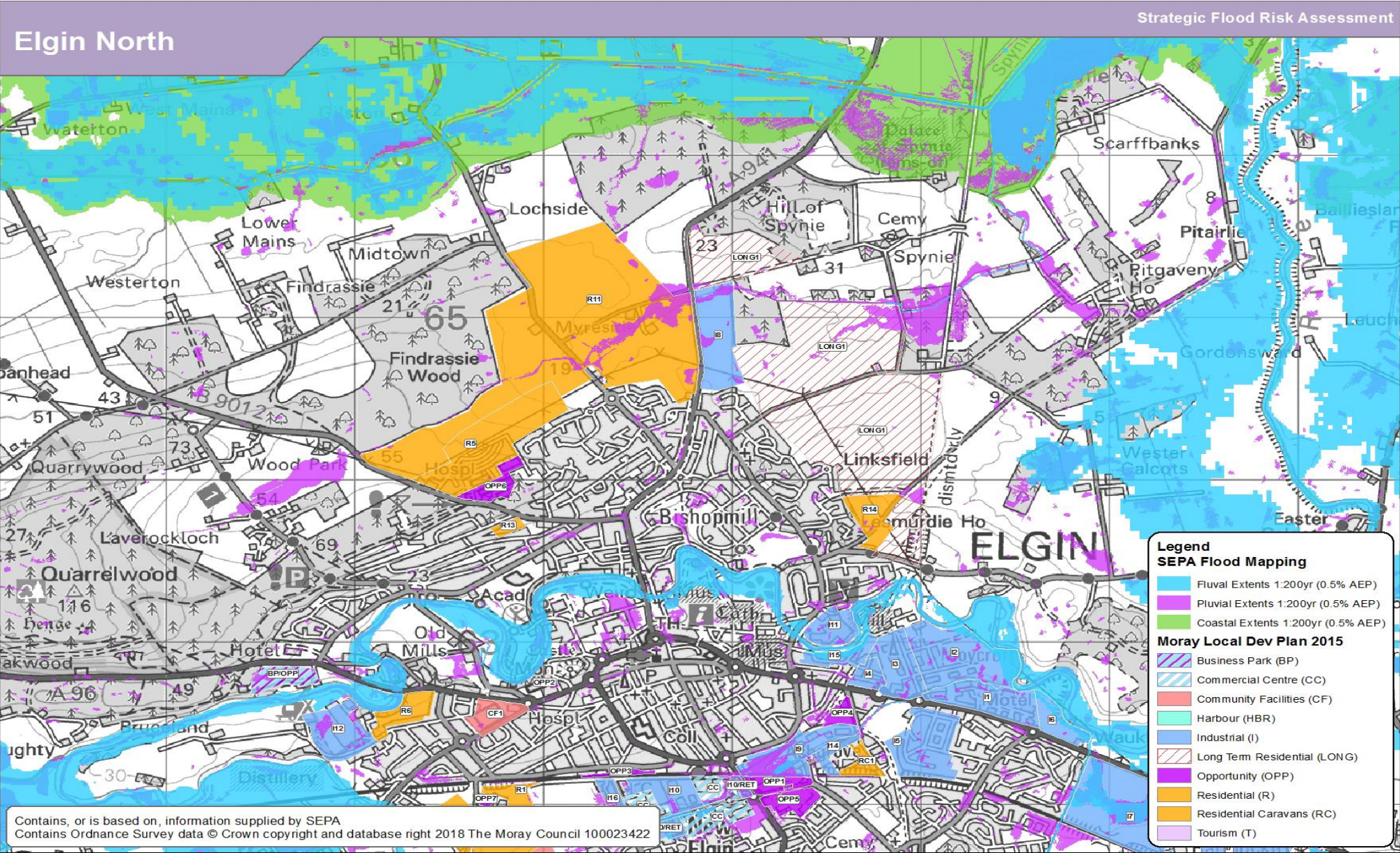


Moray Local Development Plan 2015 Existing designations carried over with identified flood risk Elgin

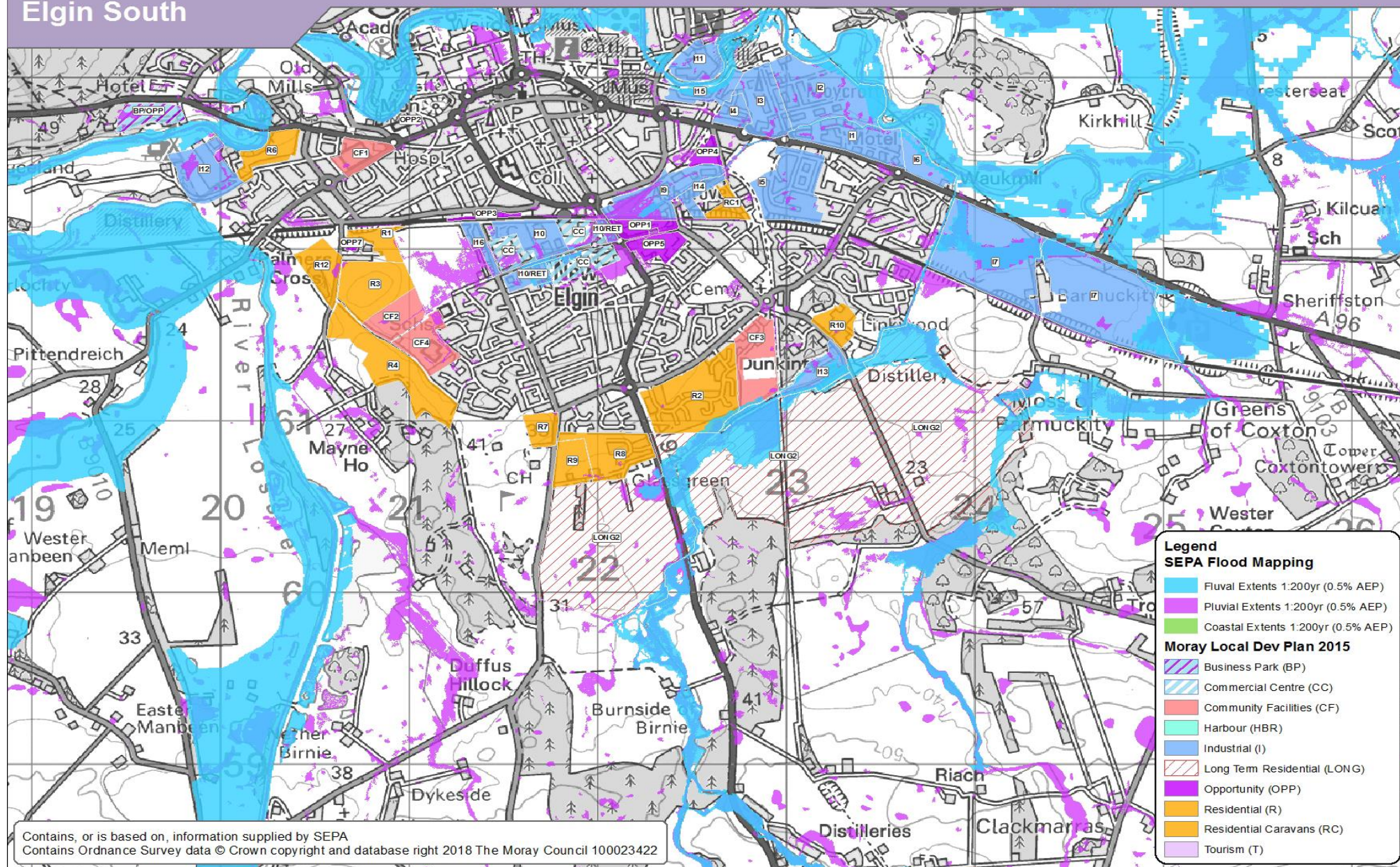
| Site | Description of Proposal | Flooding Comments |
|-----------------------------------|-------------------------|---|
| Elgin TC | Town centre designation | Limit more vulnerable uses to areas out with the flood plan which is now behind the Elgin flood alleviation scheme. |
| R1 – Bilbohall North | 20 houses | Detailed Flood Risk Assessment (FRA) required. |
| R2 – Thornhill | 395 houses | Detailed Flood Risk Assessment (FRA) required. |
| R3 – Bilbohall South | 75 houses | Detailed Flood Risk Assessment (FRA) required. |
| R11 - Findrassie | 1500 houses | Flood Risk Assessment (FRA) required. |
| R12 – Knockmasting Wood | 85 houses | Flood Risk Assessment (FRA) required and water resistant measures should be considered as part of this. |
| R14 – Lesmurdie Field | 70 houses | Flood Risk Assessment (FRA) required and water resistant measures should be considered as part of this. |
| LONG 1 North East | | Flood Risk Assessment (FRA) required and water resistant measures should be considered as part of this. |
| LONG 2 South | | Flood Risk Assessment (FRA) required and water resistant measures should be considered as part of this. |
| I1 – Linkwood Industrial Estate | Industrial land | A detailed Flood Risk Assessment (FRA) is required. |
| I2 – Chanory Industrial Estate* | Industrial land | A detailed Flood Risk Assessment (FRA) is required. |
| I3 – Moycroft* | Industrial land | A detailed Flood Risk Assessment (FRA) is required. |
| I4 – Tyock Industrial Estate* | Industrial land | A detailed Flood Risk Assessment (FRA) is required. |
| I5 – Pinefield Industrial Estate* | Industrial land | A detailed Flood Risk Assessment (FRA) is required. |
| I6 – Linkwood Estate* | Industrial land | A detailed Flood Risk Assessment (FRA) is required. |

*The site is in an area protected from flooding by the Elgin flood alleviation scheme. A flood risk assessment may be required for any planning application in the area.

| | | |
|------------------------------------|-----------------|--|
| I7 - Barmuckity | Industrial land | Western area is prone to flooding whilst the eastern part is largely free of flooding. Such areas will be kept free from development and should be made a landscape feature to provide an environmental/high amenity setting for the site. A detailed flood risk assessment will be required along with mitigation measures demonstrating the site can be developed. |
| I8 – Newfield | Housing | A flood risk assessment may be required for northern quarter of the site. |
| I9 – Railway Sidings/Ashgrove Road | Industrial land | The site is protected from fluvial flooding by the Elgin flood alleviation scheme but may suffer from complex surface water issues. A detailed flood risk assessment is required. |
| I10 - Edgar Road | Industrial land | A detailed Flood Risk Assessment (FRA) is required. |
| I11 – Johnstons Woollen Mill* | Industrial land | A detailed Flood Risk Assessment (FRA) is required. |
| I12 – Glenmoray Distillery | Industrial land | A detailed Flood Risk Assessment (FRA) is required. |
| I14 – Ashgrove Road | Mixed use | A detailed Flood Risk Assessment (FRA) is required. |
| I15 – Grampian * | Mixed use | A detailed Flood Risk Assessment (FRA) is required. |
| I16 – Sandy Road | Mixed use | A detailed flood risk assessment is required which may affect the developable area of the site. |
| OPP1 – Fleming Sawmill | Mixed use | A detailed Flood Risk Assessment (FRA) is required. |
| OPP4 – Ashgrove Road | Mixed use | A detailed Flood Risk Assessment (FRA) is required. |
| OPP5 – Auction Mart | Mixed use | A detailed Flood Risk Assessment (FRA) is required. |
| OPP6 – Spynie | Mixed use | A detailed Flood Risk Assessment (FRA) is required. |
| OPP7 – Bilbohall | Mixed use | A detailed Flood Risk Assessment (FRA) is required. |
| I13 – Linkwood Distillery | Distillery | Part of the site is thought to be at risk of flooding from the Linkwood burn. A flood risk assessment would be required to support any development and the site may be partly constrained as a result. |
| OPP6 – Spynie Hospital | Mixed use | No flood risk concerns. |



Elgin South



Moray Local Development Plan 2020 – Proposed Plan Sites Elgin

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|------------|------------------------------------|---|------------|--|
| Elgin | R1 Bilbohall North | Residential – indicative capacity 20 houses | Yes | A Flood Risk Assessment (FRA) will be required. |
| Elgin | R2 Edgar Road | Residential indicative capacity 75 houses | Yes | A Flood Risk Assessment (FRA) will be required. |
| Elgin | R3 Bilbohall South | Residential – indicative capacity 105 houses | Yes | A Flood Risk Assessment (FRA) will be required. |
| Elgin | R4 South West of Elgin High School | Residential – indicative capacity 107 houses | Yes | A Flood Risk Assessment (FRA) will be required. |
| Elgin | R5 Bilbohall West | Residential – indicative capacity 50 houses | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | R6 Knockmasting Wood | Residential – indicative capacity 85 houses | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | R7 The Firs | Residential – indicative capacity 10houses | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | R8 Alba Place | Residential – indicative capacity 6 houses | No | N/A |
| Elgin | R9 Hamilton Drive | Residential – indicative capacity 20 houses | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | R10 Spynie Hospital North | Residential – indicative capacity 435 houses | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | R11 Findrassie | Residential – indicative capacity 1500 houses | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | R12 Lossiemouth Road North East | Residential – indicative capacity 150 houses | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | R13 Lesmurdie Field | Residential – indicative capacity 70 houses | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | R14 South Lesmurdie | Residential – indicative capacity 15 houses | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | R15 Pinegrove | Residential – indicative capacity 36 houses | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | R16 Barmuckity | Residential – indicative capacity 190 houses | Yes | Level 2 Flood Risk Assessment (FRA) required, including hydrological and |

| | | | | |
|-------|---------------------------------------|---|-----|--|
| | | | | hydraulic studies. Areas at risk from flooding must be kept free from development. |
| Elgin | R17 Driving Range | Residential – indicative capacity 132 houses | | Consented development commenced. |
| Elgin | R18 Linkwood Steading | Residential – indicative capacity 111 houses | | Consented development commenced. |
| Elgin | R19 Easter Linkwood and Linkwood | Residential – indicative capacity 675 houses | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | R20 Glassgreen | Residential – indicative capacity 195 houses | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | R21 Palmers Cross | Residential – indicative capacity 20 houses | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | R22 Spynie Hospital | Residential – indicative capacity 50 houses | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | RC1 Ashgrove Residential Caravan Park | Permission for 100 residential caravans and could be redeveloped. | Yes | Caravans are categorised as a “most vulnerable use”. A Flood Risk Assessment (1 in 1000 year event |
| Elgin | LONG 1 North East | Mixed use | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | LONG 2 Elgin South | Mixed use | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | I1 Linkwood Industrial Estate | Industrial – development will comprise redevelopment, extension or change of use. | Yes | A Flood Risk Assessment (FRA) will be required. |
| Elgin | I2 Chanonry Industrial Estate | Industrial – suitable for light and heavy industrial operations. | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | I3 Moycroft Industrial Estate | Industrial - development will comprise redevelopment, extension or change of use | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | I4 Tyock Industrial Estate | Industrial - development will comprise redevelopment, extension or change of use | Yes | A Flood Risk Assessment (FRA) will be required |

| | | | | |
|-------|----------------------------------|---|-----|--|
| Elgin | I5 Pinefield Industrial Estate | Industrial | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | I6 Linkwood East | Industrial - suitable for Use Class 4 Business, Use Class 5 General Industrial and Use Class 6 Storage or Distribution. | Yes | Flood Risk Assessment (FRA) required, and any proposal must not impact on the integrity of the Flood Alleviation Scheme. No development within 6m of the embankment. |
| Elgin | I7 Barmuckity Business Park | Industrial – predominantly Business, General Industrial and Storage or Distribution | Yes | Level 2 Flood Risk Assessment (FRA). No development within the functional floodplain. No development within 6m of the watercourses. Areas at risk from flooding must be made a landscape feature to provide biodiversity and a high amenity setting for development. |
| Elgin | I8 Newfield | Industrial - suitable for business uses within use Class 4 (Business) or Class 5 industrial uses | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | I9 Railway Sidings/Ashgrove Road | Industrial – mixed industrial and commercial uses | Yes | Level 2 Flood Risk Assessment (FRA) required |
| Elgin | I10 Edgar Road | Industrial – business and storage and distribution | Yes | Level 2 Flood Risk Assessment (FRA) required |
| Elgin | I11 Johnstons Woollen Mill | Existing mill | Yes | Level 2 Flood Risk Assessment (FRA). No development within 6m of existing flood alleviation measures |
| Elgin | I12 Glenmoray Distillery | Distillery related uses | Yes | Level 2 Flood Risk Assessment (FRA). No |

| | | | | |
|-------|--------------------------|---|-----|--|
| | | | | development within 6m of existing flood alleviation measures |
| Elgin | I13 Linkwood Distillery | Distillery related uses | Yes | Level 2 Flood Risk Assessment (FRA). No development within functioning floodplain, or within 6m of the watercourses. |
| Elgin | I14 Ashgrove Road | Mixed use commercial and industrial | Yes | Level 1 Flood Risk Assessment (FRA) may be required. No development within 6m of the watercourse. |
| Elgin | I15 Sandy Road | Mixed use commercial and industrial | Yes | Level 1 Flood Risk Assessment (FRA) required. |
| Elgin | I16 Burnside of Birnie | Business, general industrial, storage and distribution. | Yes | Level 2 Flood Risk Assessment (FRA) required, any mitigation measures must tie into the natural surroundings and made a feature of the development. No development within the functioning floodplain. All mitigation measures and drainage design must provide evidence that the risk of flooding will not be increased in the surrounding area or downstream of the site. |
| Elgin | LONG3 Burnside of Birnie | Industrial | Yes | Level 2 Flood Risk Assessment (FRA) required, any mitigation measures must tie into the natural surrounding and made a |

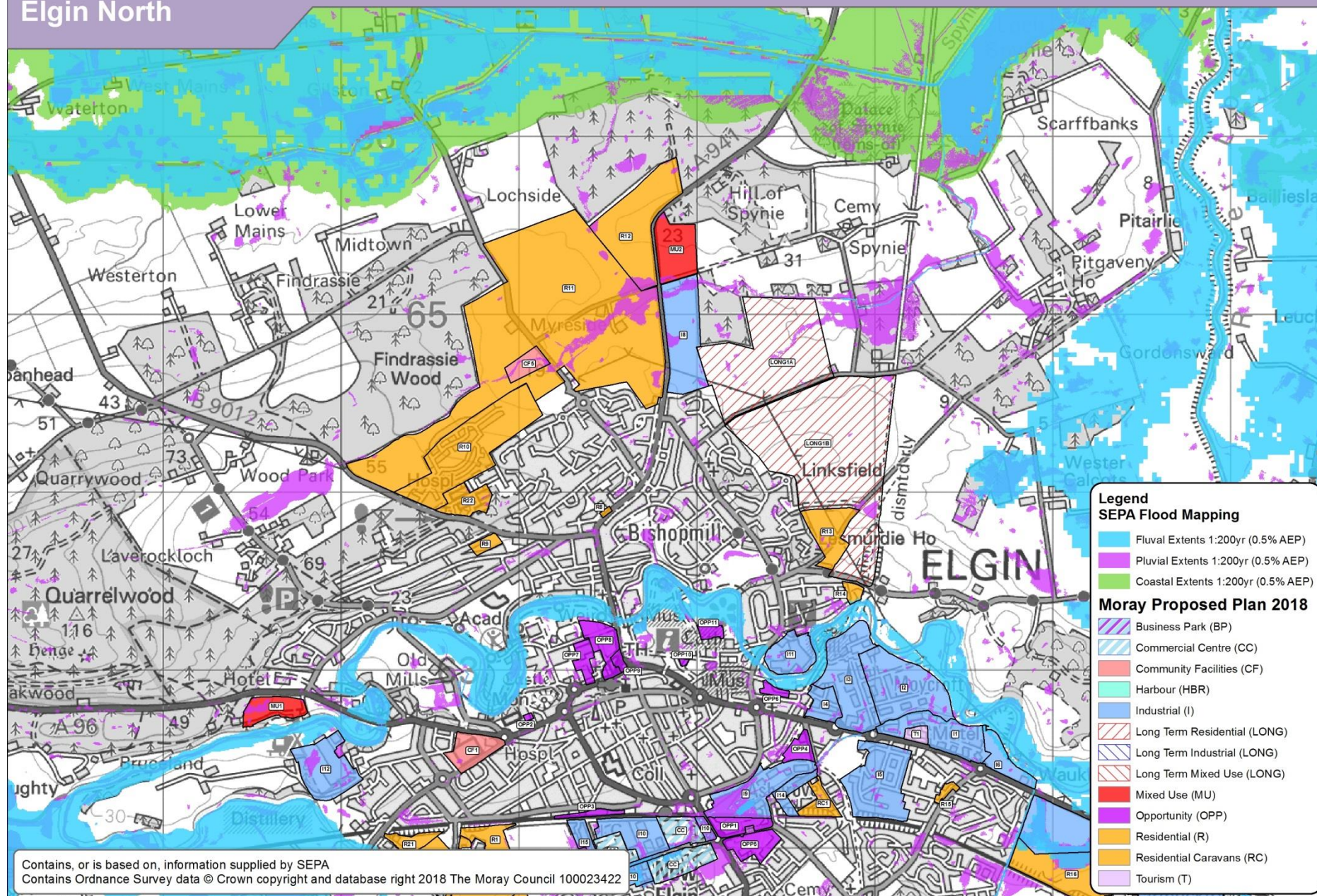
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| | | | | feature of the development. No development within the functioning floodplain. All mitigation measures and drainage design must provide evidence that the risk of flooding will not be increased in the surrounding area or downstream of the site. |
| Elgin | MU1 Riverview | Business, hotel and residential | Yes | Level 2 Flood Risk Assessment (FRA) required. No development within 6m of existing flood alleviation measures. |
| Elgin | MU2 Lossiemouth Road North East | Business, live work units | Yes | A Flood Risk Assessment (FRA) will be required |
| Elgin | OPP1 Flemings Sawmill | Commercial and industrial | Yes | Level 2 Flood Risk Assessment required. No development within 6m of the watercourse. |
| Elgin | OPP2 Hill Street/Ladyhill | Residential | No | N/A |
| Elgin | OPP3 Wards Road | Business or residential | No | N/A |
| Elgin | OPP4 Ashgrove Road | Residential, industrial or commercial uses | Yes | Level 2 Flood Risk Assessment (FRA) required. |
| Elgin | OPP5 Auction Mart | Residential, office, industrial or commercial uses | Yes | Level 2 Flood Risk Assessment (FRA) required. |
| Elgin | OPP6 Grampian Road | Industrial, office or commercial uses | | Level 2 Flood Risk Assessment (FRA) required. No development within 6m of existing flood alleviation measures. The site lies within the defended flood plain and is therefore not suitable for |

| | | | | |
|-------|----------------------|--|-----|--|
| | | | | vulnerable uses, including housing. |
| Elgin | OPP7 Gordon Macphail | Commercial, community and retail | Yes | Level 2 Flood Risk Assessment (FRA) required. No development within 6m of existing flood alleviation measures. The site lies within the defended flood plain and is therefore not suitable for vulnerable uses, including housing. |
| Elgin | OPP8 Lossie Green | Leisure, office and retail | Yes | Level 2 Flood Risk Assessment (FRA) required. No development within 6m of existing flood alleviation measures. The site lies within the defended flood plain and is therefore not suitable for vulnerable uses, including housing. |
| Elgin | OPP9 Town Hall | Arts, cultural and community facilities | No | N/A |
| Elgin | OPP10 Grant Lodge | Arts, cultural and community, visitor facilities | No | N/A |
| Elgin | OPP 11 Walled Garden | Hotel | Yes | Level 2 Flood Risk Assessment (FRA) required. |
| Elgin | T1 Linkwood | Hotel and restaurant | No | N/A |

Moray Local Development Plan – Proposed Plan

Strategic Flood Risk Assessment

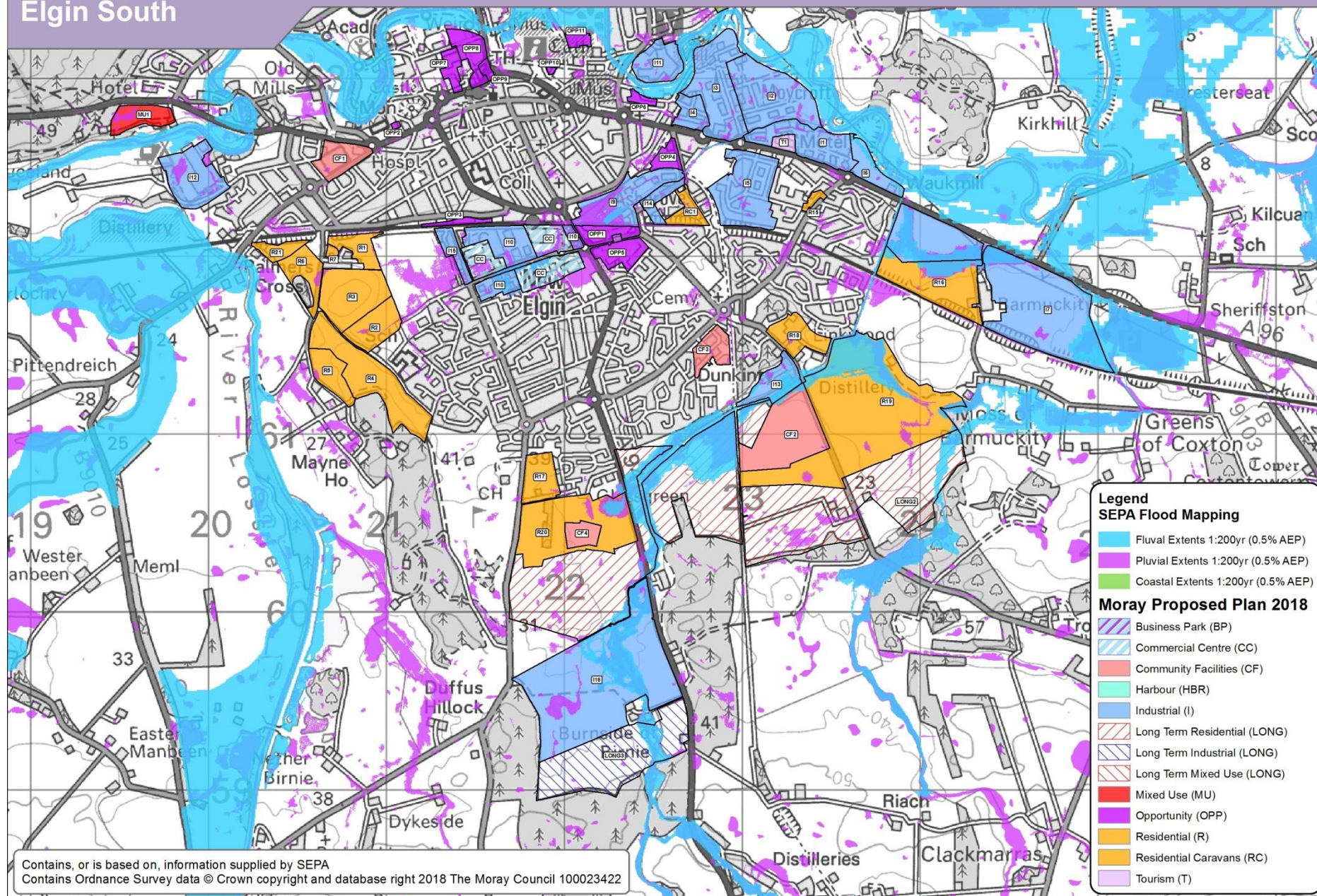
Elgin North



Moray Local Development Plan – Proposed Plan

Strategic Flood Risk Assessment

Elgin South



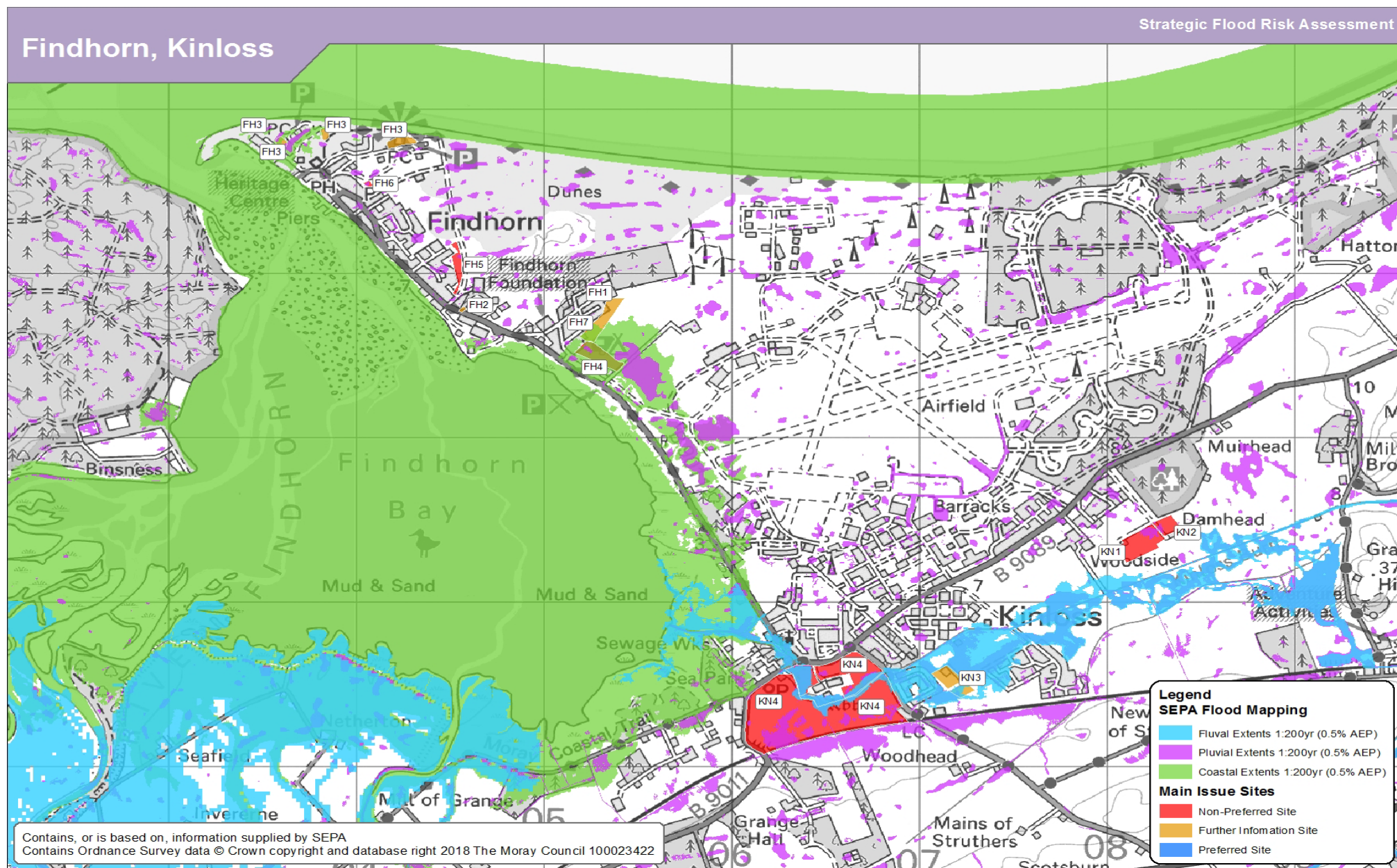
Findhorn and Kinloss

SEPA's flood inundation maps indicate there is some pluvial coastal flooding in the Findhorn area but this is not considered significant. There is known fluvial flood risk at Kinloss and this is supported by SEPA's flood inundation maps. Flooding problems associated with high tides combined with high fluvial run-off in the Kinloss burn are known to have occurred in parts of the village. The precautionary principle will be employed when considering any new development in low lying areas of the village. Moray Council currently has no plans to undertake flood mitigation works in Findhorn or Kinloss.

Main Issues Report – Bid Sites Findhorn and Kinloss

| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | FRM Comments |
|--------------------------------|--|----------------------------|---------------------|--------------------------------------|--------------------------------------|--|
| | | | | Easting | Northing | |
| Field at Bichan Farm, Findhorn | Residential, car parking and holiday accommodation | Further information sought | LDP2020_BID_FH1/FH7 | 305308 | 863719 | A full DIA including drainage/SUDs plan will be required for the development of this site. A flood risk assessment will be required to address flood risk from coastal flooding areas at medium to high risk will not be suitable for more vulnerable uses. |
| Land at North Beach | Motorhome/ caravan parking and camping | Further information sought | LDP2020_BID_FH3 | 304222 303831 303598 303448 | 864804 864856 864804 864878 | Site is split into 4 areas which are mostly Greenfield. There is some surface water issues indicated to area two (counting west – east) and area two and three is situated in an area of considerable coastal flood risk (1 in 200 year). An FRA may be required to ascertain coastal surge and wave action, the results of which may affect the area available for development. A DIA should highlight the presence of surface water flow paths through this development and detail mitigations proposed. |
| Findhorn Bay Caravan Park | Tourism | Non preferred | LDP2020_BID_FH4 | 305290 | 863500 | This large site is entirely at risk of coastal flooding and the surrounding area is also at risk. Though land raising is sometimes a feasible measure for coastal flooding doing so would create an island of development as it cannot connect to higher ground. The site most likely benefits to a degree of protection from the existing road, but this is not a formally defended area. As camping sites fall into the 'most vulnerable use' category of SEPA's Land Use Vulnerability Guidance, the flood risk at the site makes it unsuitable for development for the proposed use. |
| Area of land to rear of Elvin | Housing | Non preferred | LDP2020_BID_FH5 | 304542 | 864024 | There are significant surface water issues throughout the site. A FRA is required to identify site specific flood risk and suitable mitigation measures. A drainage impact assessment will be |

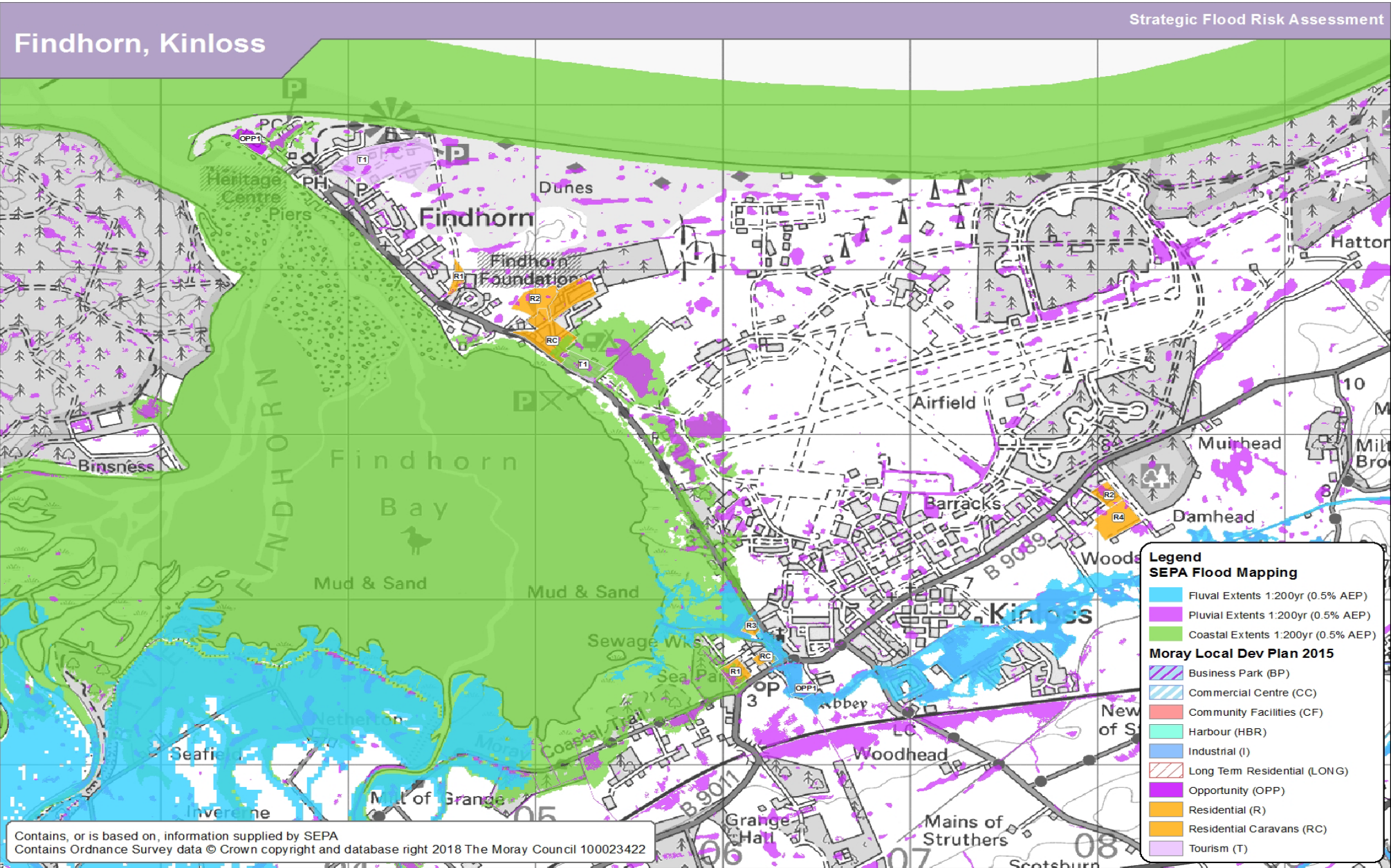
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|----------------------------------|--|----------------------------|---------------------|--------|---------|--|
| Place | | | | | | required to ensure adequate SUDs design. |
| Land adj to R4 Damhead, Kinloss | Housing site 1 | Non preferred | LDP2020_BID_KN1/KN2 | 308175 | 862358 | Part of the site is identified on the SEPA Flood Map as being at risk of surface water flooding. A Drainage Impact Assessment (DIA) in line with SUDS principles including appropriate mitigation measures to deal with the potential risk of surface water flooding. Any SUDS techniques to include design calculations and drawings. Drainage checks should also be made for the 200 year flood event plus climate change to ensure that properties on and off site are protected against surface water flooding. The results of the DIA may affect the area and number of plots that are available for development. |
| Land at former Abbeylands School | Aerospace exhibition centre | Further information sought | LDP2020_BID_KN3 | 307148 | 861546 | The site is surround by potential floodplain. The site of the former school itself is not identified at flood risk, however the surrounding flood plain may cause operational or health & safety issues to users. The proposal is for non-residential use therefore potentially less vulnerable use in terms of flood risk (SPP and SEPA's vulnerability criteria). There may also be drainage issues within the site or the immediate vicinity. The applicant should consider these risks and implement some form of mitigation to ensure safe access and egress during time of flooding. It should be noted that if the land use was for more vulnerable use then a full FRA would be required and there is a risk that this FRA would conclude the site is unsuitable for resident use for example. |
| Land to south east of Kinloss | Housing, cemetery parking and other community facilities | Non preferred | LDP2020_BID_KN4 | 306504 | 861285. | There is significant fluvial flood risk within the identified sites, particularly site B. A full FRA is required to support this development land. The FRA may conclude that looking at the area (sites A, B & C) as a whole may be beneficial to manage/mitigate the flood risk. A full DIA is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site. This should include demonstrating that the development will not increase surface water flood risk to existing properties. |



Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Findhorn and Kinloss

| Site | Description of Proposal | Flooding Comments |
|--|-------------------------|--|
| OPP1 – Boatyard, Findhorn | Mixed use | A flood risk assessment required. |
| R1 – Woodland West of Seapark House, Kinloss | Housing | A flood risk assessment required. |
| Seapark Residential Caravan Park, Kinloss | Tourism | A detailed flood risk assessment is required. |
| OPP1 – Kinloss Home Farm | Mixed use | A detailed flood risk assessment is required. |
| T1 – Findhorn Sands and Findhorn Bay Caravan Parks | Tourism | No additional development such as increase in capacity or extension would be permitted due to coastal flood risk. |
| R3 – Findhorn Road West | Residential | Site at risk of flooding and land raising are required to elevate ground around flood plain. |
| RC – Findhorn | Caravan site | The south eastern part of the sit may be at risk of coastal flooding though there is some uncertainty. A flood risk assessment may be required that part of the site and the updated costal flood maps due to be published next year may have better information for the area. |
| Findhorn ENV 9 | Tourism | There is risk if coastal towns to the western side of this allocation caravan park in this overnight will not be permitted. |

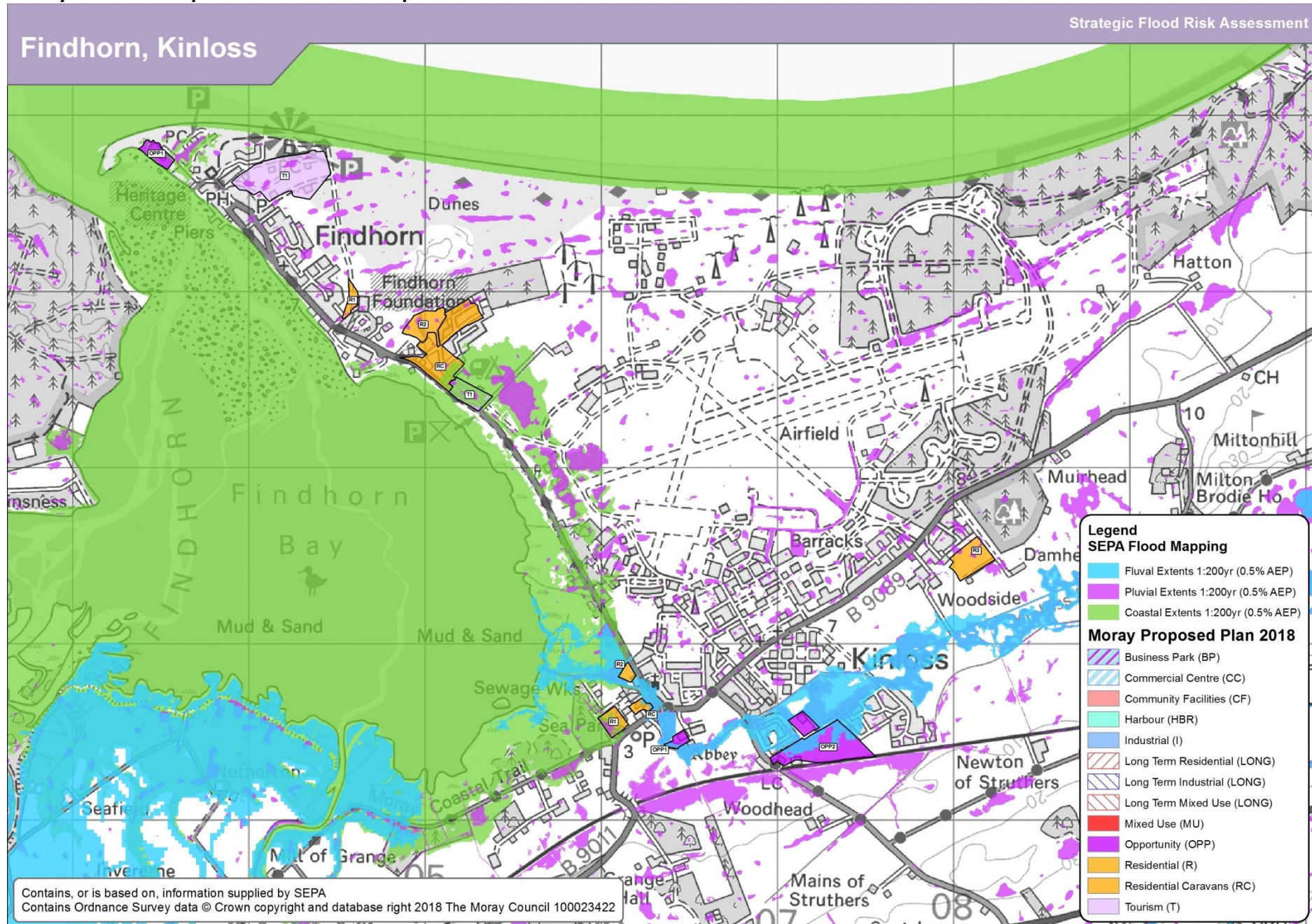
Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 – Proposed Plan Sites Findhorn and Kinloss

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|------------|---------------------------------------|---|------------|--|
| Findhorn | R1 Heathneuk | Residential – indicative capacity 6 houses | No | N/A |
| Findhorn | R2 Dunelands | | | Consented Development commenced |
| Findhorn | RC Residential Caravan | Residential - allow the replacement of temporary caravans and mobile homes with more permanent buildings of mixed use at one to one densities or lower. | Yes | A Flood Risk Assessment (FRA) may be required. |
| Findhorn | OPP1 Boatyard | Business uses, boatyard, storage, recreational facility and visitor attraction | Yes | A Flood Risk Assessment (FRA) will be required. |
| Kinloss | R1 West of Seapark House | Residential – indicative capacity 6 houses | Yes | A Flood Risk Assessment (FRA) will be required |
| Kinloss | R2 Findhorn Road West | Residential – indicative capacity 6 houses | Yes | Landraising required to elevate the ground above the floodplain. Flood Risk Assessment (FRA) will be required. |
| Kinloss | R3 Damhead | Residential – indicative capacity 25 houses | No | N/A |
| Kinloss | RC Seapark Residential Caravan Park | Holiday caravans or permanent dwellings | Yes | A Flood Risk Assessment (FRA) will be required. |
| Kinloss | OPP1 Kinloss Home Farm | Business uses related to tourism and production of crafts | Yes | A Flood Risk Assessment (FRA) will be required. |
| Kinloss | OPP2 Land at former Abbeylands School | Tourism or residential | Yes | A Flood Risk Assessment (FRA) will be required |

Note Findhorn R3 is a policy designation restricting further subdivision of plots or backland development.



Findochty

No further development is proposed in Findochty, the focus will be on enabling development on existing sites. There are no significant flooding issues identified.

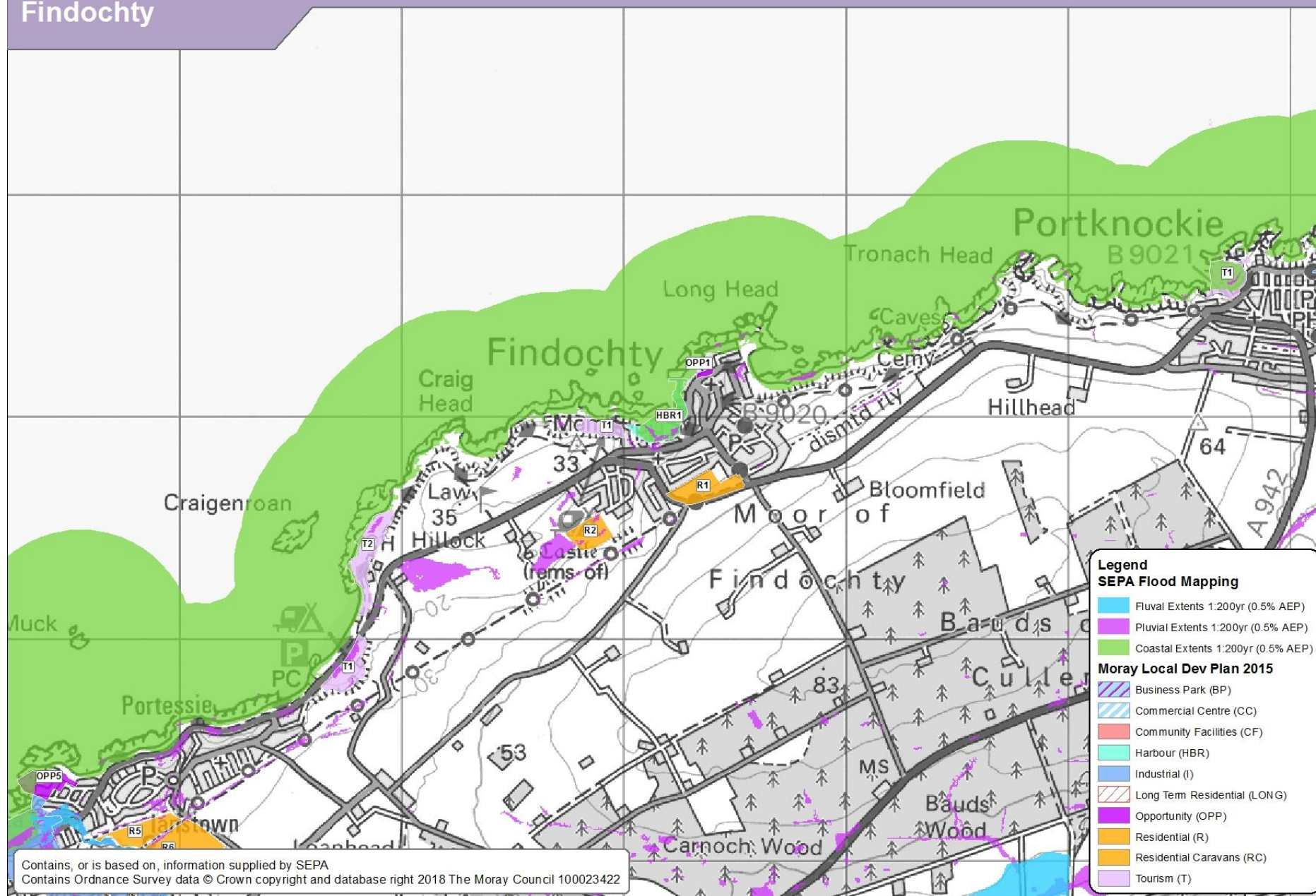
Main Issues Report – Bid Sites Findochty

No bids proposing development have been submitted for Findochty.

Moray Local Development Plan 2015 – Existing Designated Sites Findochty

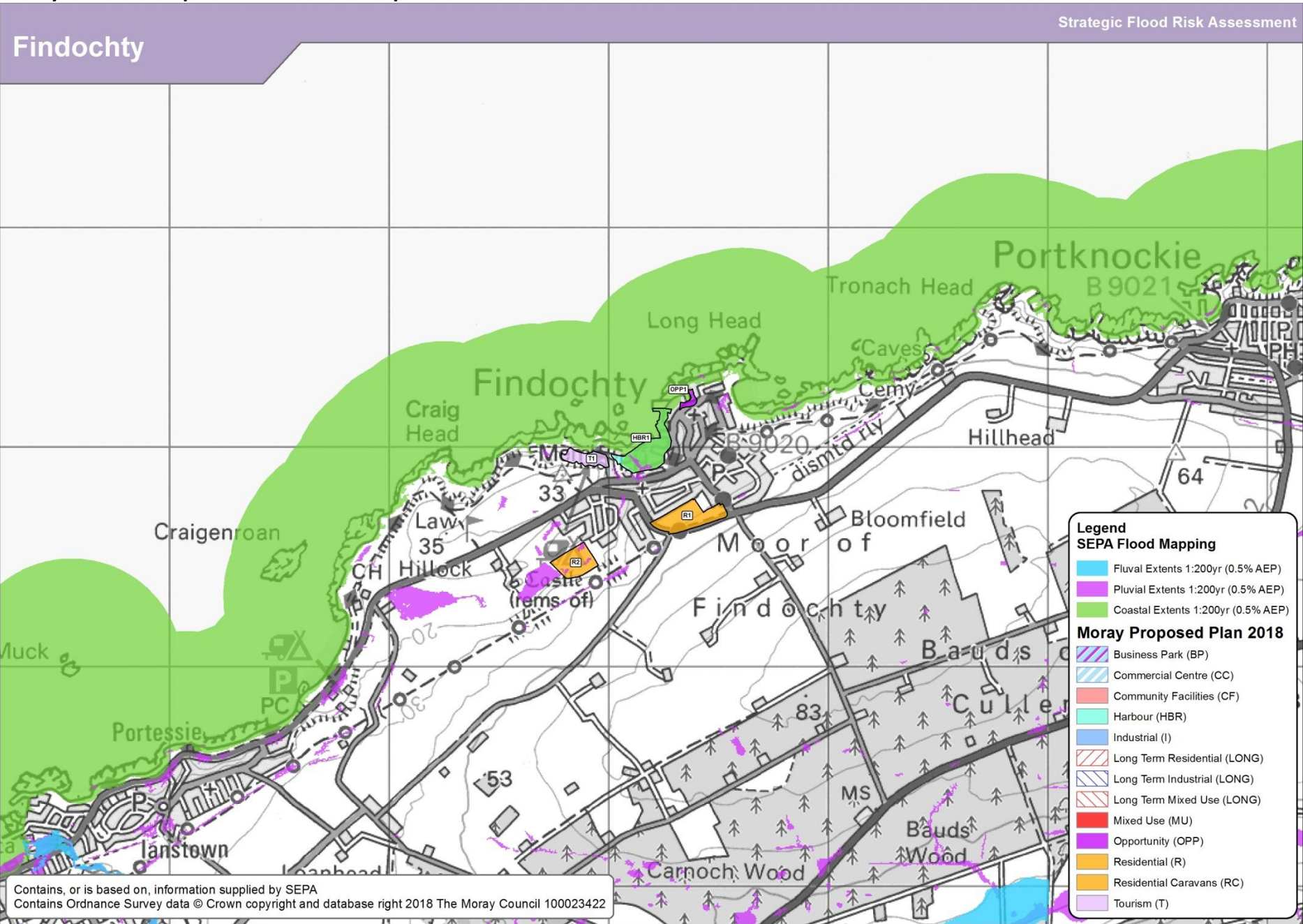
| Site | Description of Proposal | Flooding Comments |
|---------------------------|-------------------------|---|
| R2 West of Primary School | Residential | A flood risk assessment required. |
| OPP 1 | Mixed use | A Flood Risk Assessment may be required for any residential use on the site. The site is above still water levels but flood risk maybe higher due to waves and this will need to be considered further. |

Findochty



Moray Local Development Plan 2020 – Proposed Plan Sites Findochty

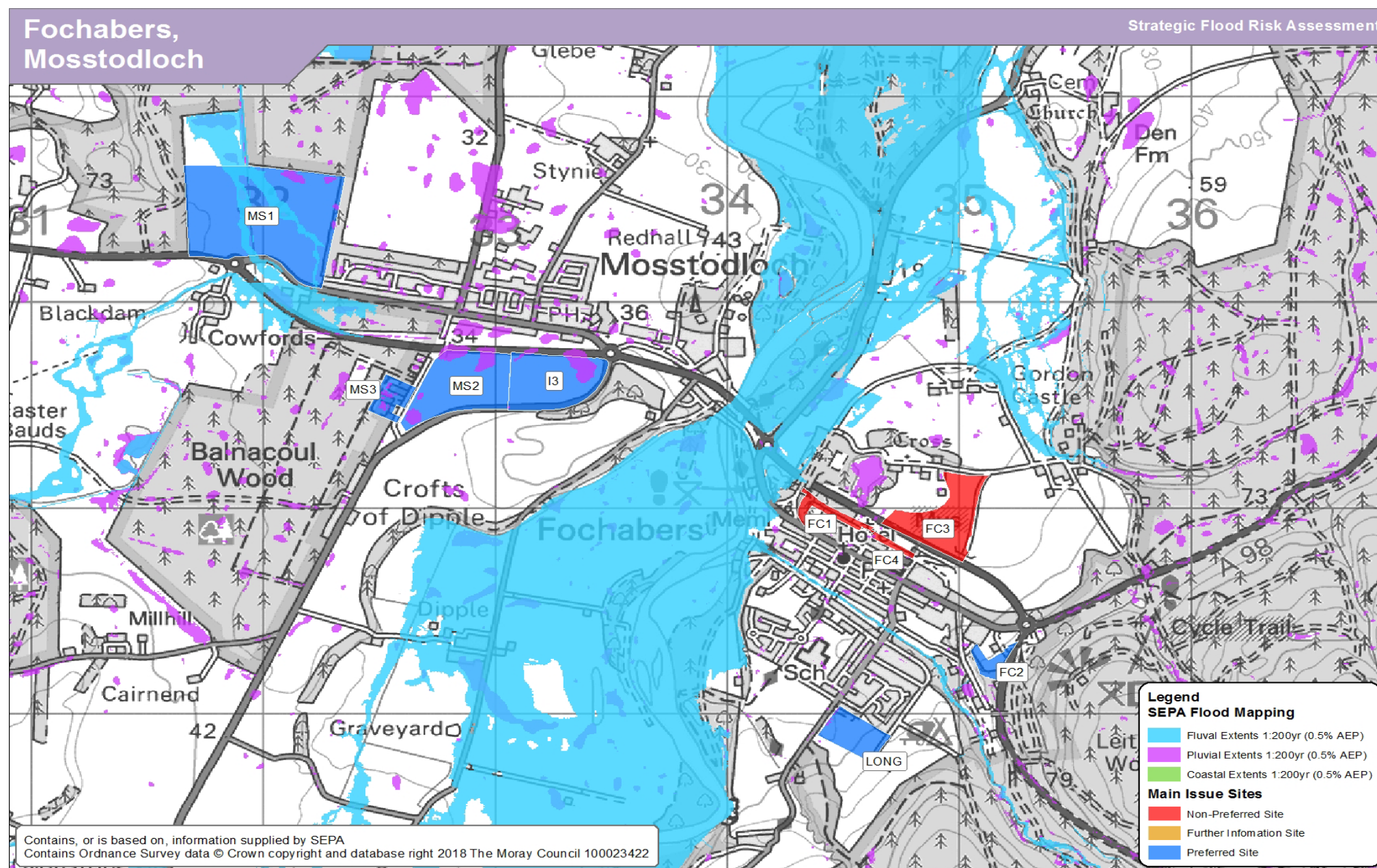
| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|-------------------|---------------------------|--|-------------------|--|
| Findochty | R1 Morven Crescent | Residential – indicative capacity 35 houses | No | N/A |
| Findochty | R2 West of Primary School | Residential – indicative capacity 20 houses | Yes | A Flood Risk Assessment (FRA) will be required. |
| Findochty | OPP1 North Beach | Leisure/tourism/residential | Yes | A Flood Risk Assessment may be required for residential use on the site. |
| Findochty | T1 Caravan Site | Tourism | No | N/A |
| Findochty | HBR1 Harbour | Harbour | No | N/A |



Fochabers and Mosstodloch

There is fluvial and pluvial flood risk around both Fochabers and Mosstodloch. Moray Council currently has no plans to undertake flood mitigation works in either of these areas.

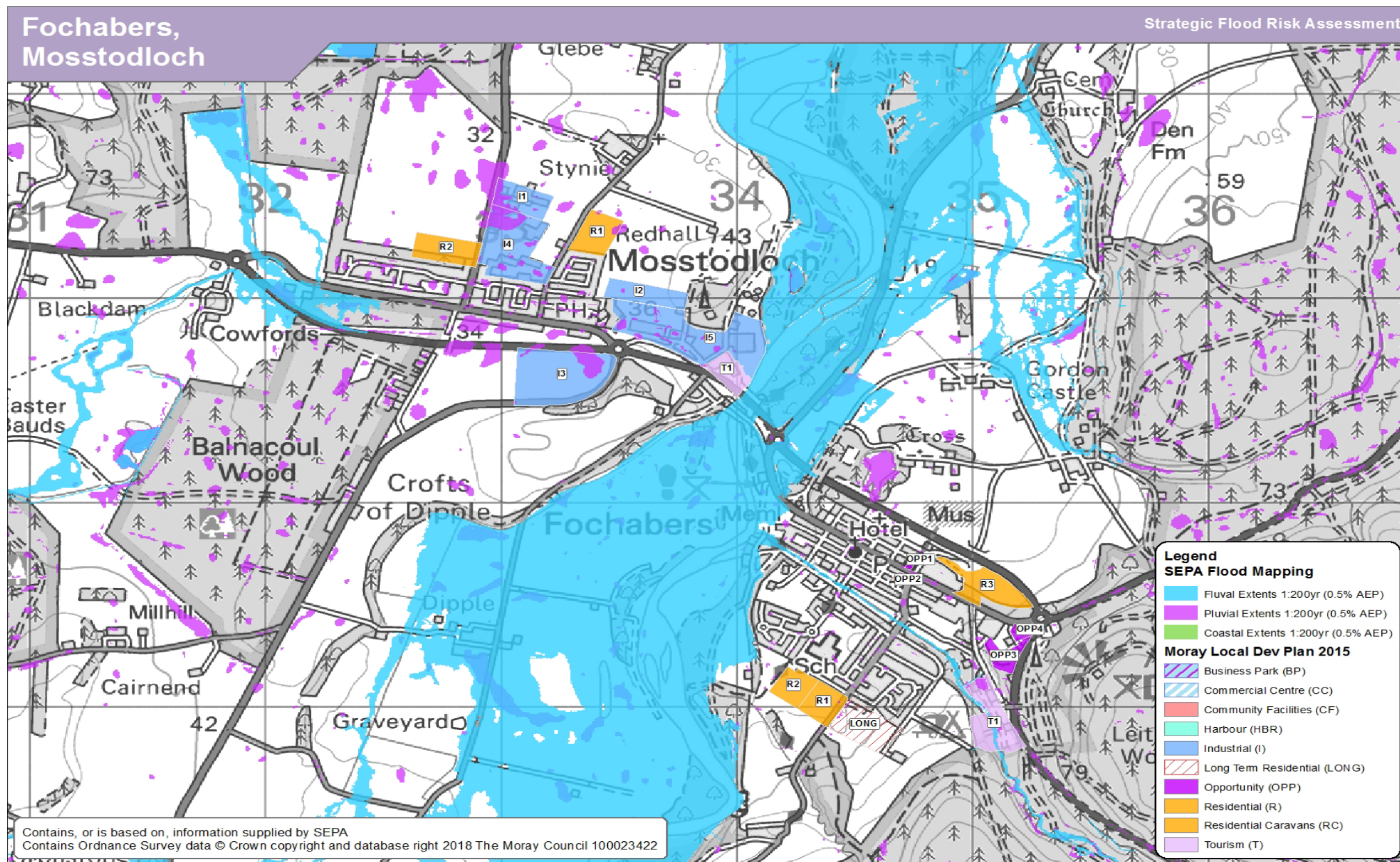
| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | FRM Comments |
|--|---------------------------|----------------|-----------------|------------------|-------------|---|
| | | | | Easting | Northing | |
| | | | LDP2020_BID_FC1 | | | Not supported. No flooding comment sought. |
| Land at Lennox Crescent, Fochabers | Healthcare facilities | Preferred site | LDP2020_BID_FC2 | 335149.9885 | 858222.0681 | No fluvial flood risk or any significant surface water issues. A full DIA including drainage/SUDs plan will be required for a development of this size. SEPA has advised a flood risk assessment is needed to assess risk from small watercourses close to the southern boundary. |
| | | | LDP2020_BID_FC3 | | | Not supported. No flooding comment sought. |
| | | | LDP2020_BID_FC4 | | | Not supported. No flooding comment sought. |
| Land west of Mosstodloch | Strategic employment land | Preferred site | LDP2020_BID_MS1 | 332001.804 | 860419.0003 | Existing fluvial flood risk across the site. A full Flood Risk Assessment and mitigation measures would be required. DIA would also be required due to existing surface water issues and number of existing drainage ditches in the surrounding area. SUDs plans that integrate the Black Burn as a feature would be preferable. The results of the FRA may affect the area and number of plots that are available for development. |
| Field south of A96 bypass, Mosstodloch | Housing - 165-220 houses | Preferred site | LDP2020_BID_MS2 | 332852.2184 | 859595.3876 | The site it is located approximately 500m in between two separate areas of flood risk (Black Burn & Spey). Due to this and the considerable size of the proposed development a flood risk assessment would be required to confirm that the development will not increase flood risk around the site or add to nearby existing flood risk. It may be preferable to carry out a FRA that considers both Mosstodloch sites. A DIA with SUDs plans would also be required. The results of the FRA may affect the area and number of plots that are available for development. |
| Land at Balnacoul, Mosstodloch | Housing | | LDP2020_BID_MS3 | 332550 | 859535 | According to SEPA flood maps the site suffers from considerable surface water issues. Due to this and the considerable size of the site a Flood Risk Assessment will be required. A Drainage impact assessment will also be required, which should include SUDs plans and calculations based on percolation test results. |



Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Fochabers and Mosstodloch

| Site | Description of Proposal | Flooding Comments |
|------------------------------------|--------------------------------|--|
| R3 – Duncan Avenue, Fochabers | Housing | A flood risk assessment required. |
| OPP3 – Lennox Crescent | Mixed use | A flood risk assessment required and water resilient measures considered as part of this. |
| T1 – Fochabers Caravan Site | Tourism | A flood risk assessment is required. |
| R2 – Garmouth Road, Mosstodloch | 60 houses | There may be surface water drainage due to the high water table, and there are known to be occasional localised drainage problems. Particular care needed in the design of SUDS. |

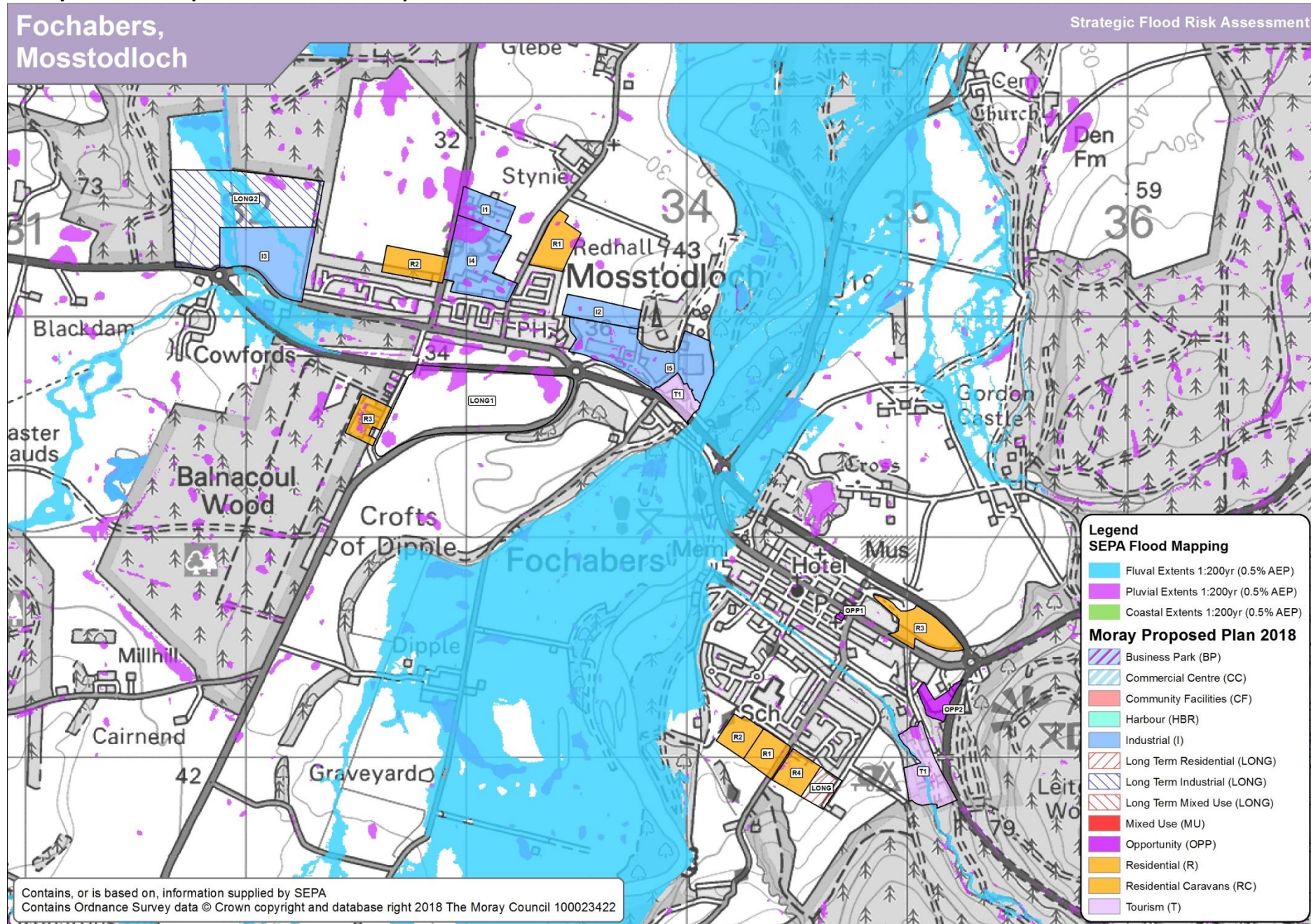
Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 – Proposed Plan Fochabers and Mosstodloch

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|-------------|--------------------------|--|------------|---|
| Fochabers | R1 Ordiquish Road | Residential – indicative capacity 50 houses | No | N/A |
| Fochabers | R2 Ordiquish Road West | Residential – indicative capacity 50 houses | No | N/A |
| Fochabers | R3 Duncan Avenue | Residential – indicative capacity 42 houses | No | Planning consent granted, site currently being developed. |
| Fochabers | R4 Ordiquish Road East | Residential – indicative capacity 50 houses | No | N/A |
| Fochabers | LONG Ordiquish Road East | Residential – indicative capacity of 35 houses | No | N/A |
| Fochabers | OPP1 Institution Road | Residential | No | N/A |
| Fochabers | OPP2 Lennox Crescent | Business, commercial, health care facilities and residential | Yes | A Flood Risk Assessment (FRA) will be required. |
| Fochabers | T1 Caravan Site | Tourism | Yes | A Flood Risk Assessment will be required. |
| Mosstodloch | R1 Stynie Road | Residential – indicative capacity of 60 houses | No | N/A |
| Mosstodloch | R2 Garmouth Road | Residential – indicative capacity 60 houses | No | N/A |
| Mosstodloch | R3 Balnacoull | Residential – indicative capacity 10 houses | Yes | A Flood Risk Assessment (FRA) will be required. |
| Mosstodloch | I1 Garmouth Road | Industrial | Yes | A Flood Risk Assessment (FRA) will be required |
| Mosstodloch | I2 North of Baxters | Industrial – expansion of existing food business | No | N/A |
| I3/LONG 2 | West of Mosstodloch | Industrial large scale inward investment | Yes | A Flood Risk Assessment (FRA) will be required. Areas at risk from flooding must be positively managed as open space to create a feature through the |

| | | | | |
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| | | | | development. SUDS that integrate the Black Burn as a feature are required. |
| Mosstodloch | I4 Sawmill | Industrial – existing sawmill | No | N/A |
| Mosstodloch | I5 Baxters | Industrial – food business and tourist attraction | No | N/A |
| Mosstodloch | LONG 1 South of A96 | Residential and Industrial | Yes | A Flood Risk Assessment (FRA) will be required. |
| Mosstodloch | T1 Baxters | Tourist attraction | No | N/A |



Forres

Historically Forres has suffered significant flooding. The town now benefits from two flood alleviation schemes, one on the Mosset Burn, which provides a 1 in 100 year level of protection plus climate change. There is an identified flood storage reservoir associated with this scheme. Any proposed land uses within the reservoir area should be compatible with its primary use for storage of flood water and will be subject to evacuation procedures. The other scheme on the River Findhorn which provides a 1 in 200 year level of protection plus climate change. Further expansion to the south and west of Forres is significantly constrained by flood risk. The Council encourages recreational use of land associated with soft landscape of the embankment and adjacent areas associated with the River Findhorn/Pilmuir scheme to create an attractive gateway into the town. A Surface Water Management Plan is currently being developed for Moray and Forres is one of five priority areas within this plan. Any feasible surface water flood mitigation measures identified for Forres in this plan will be taken forward for implementation between 2022 and 2028.

Main Issues Report – Bid Sites

| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | FRM Comments |
|-------------------|------------------------|--------------------|-----------------|------------------|-------------|---|
| | | | | Easting | Northing | |
| Land at Waterford | Industrial | Preferred site | LDP2020_BID_FR2 | 302831.0905 | 859181.1373 | A full DIA including drainage/SUDs plan will be required for the development of this site. The site has flooded before but is now located directly behind the Findhorn Flood Alleviation Scheme embankment and is adjacent to existing industrial areas. The defended flood plan is not suitable for vulnerable development; however it is likely to be suitable for the industrial uses proposed without further information being provided. |
| Land at Chapelton | Housing - 40-80 houses | Non preferred site | LDP2020_BID_FR3 | 304817.682 | 857854.1288 | The site is located directly next to the Chapelton dam to the south and the St. Leonards Road embankment to the North. The development site per the Councils webmap actually shows it on top of part of the flood wall and dam embankments, clarity would be required on this matter. No development is permitted within 6 metres of any FAS structure. Permanent access to the site by Moray Council would also have to remain throughout and after construction. A full Flood risk assessment is required to ensure any development is built above the current 1 in 200 year flood return period plus climate change. Any access roads to the development would also have to be designed to this standard. A Drainage impact assessment is also required to ensure adequate drainage of surface |

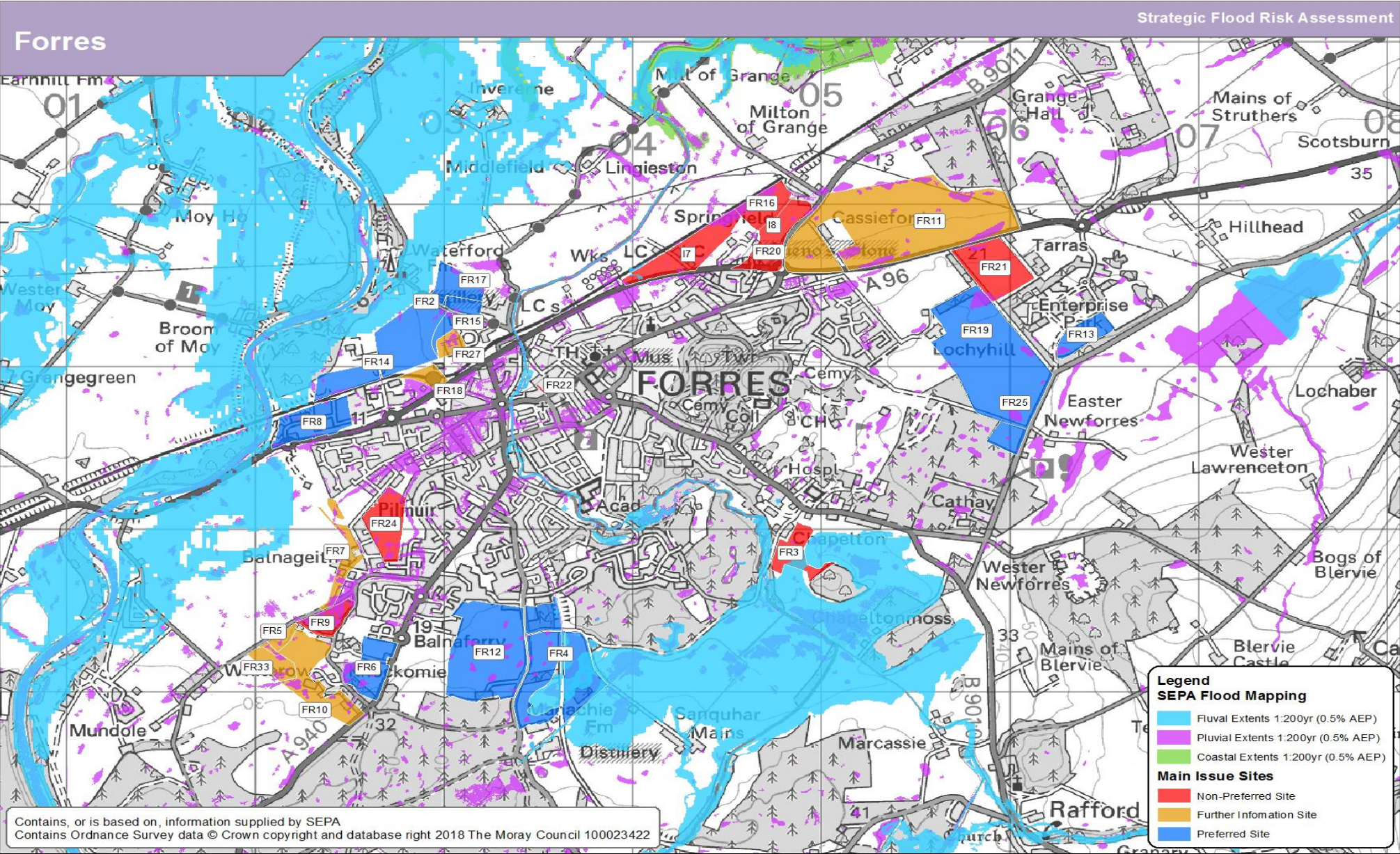
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| | | | | | | water during a flood event, along with a detailed SUDs/drainage plan. |
| R6, R10 + LONG 2 | Housing - bring forward LONG | Preferred site | LDP2020_BID_FR4 | 303523.526 | 857456.070 5 | <p>The blue flood outline should not be considered as a hard edge as there are always small local variations in ground levels etc. This should be made clear to future developers;</p> <p>A minimum of 6m buffer strip should be allowed from the inundation area;</p> <p>A minimum finished floor level for any buildings should be set at 600mm above the inundation area level;</p> <p>Proposed development should not be allowed to adversely affect the structural integrity of the flood protection scheme;</p> <p>The Moray Council currently has access rights to the flood scheme, these rights should be maintained in perpetuity. This may have an impact on future road/housing layouts and developer should be aware of this;</p> <p>Using the storage area for recreational uses, is unlikely to be acceptable. There are health & safety implications because there is no warning system in place to warn users of a flood storage event happening. Also there are potential operational issues with additional recreational equipment within the storage area;</p> <p>Minor ground level adjustments at the extremities of the storage area would not be acceptable. Houses in the area identified as flood storage is not acceptable.</p> <p>The SuDS would need to be developed to detailed design stage to allow assessment of any potential impact of the operation of the flood scheme and the storage area, this to consider include:</p> <p>The SuDS should be out with the storage area;</p> <p>Ensuring that the SuDS works during an impoundment event;</p> <p>SEPA's flood maps indicates some areas of potential surface water flood risk, these should be assessed in a Drainage Impact Assessment (DIA).</p> |

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|---------------------------------|--------------------------------|-------------------------------------|------------------|-----------------|-----------------|---|
| R8 Balnageith | Housing 10 houses | Further informatio n required | LDP2020_BID_FR5 | 302146.814 2 | 857332.410 1 | No fluvial flood risk. There are minor surface water issues within the site itself. However, surface water issues exist to the south west and north west of the site. Due to the proposed size of the development a flood risk assessment would be required to ensure no increase in surface water flooding occurs. It may be preferable for a joint FRA to be done between FR5 & FR10 due to their close proximity. A DIA along with SUDs/drainage plans will be required to ensure adequate design of drainage. |
| R1 - Knockomie | Retain designation | Preferred site | LDP2020_BID_FR6 | 302607.385 4 | 857150.551 8 | No risk of fluvial flooding. Some surface water issues to the west of the site where the topography is relatively low. Due to the size of the proposed development of Flood risk assessment will be required to ensure no additional surface water flooding will occur as a result of the development and to look into alleviation options for the existing surface water. A DIA will be required to ensure adequate SUDs design and capacity. A SUDs/drainage plan is required. |
| Land at Pilmuir Road West | Extension to R11 | Further informatio n required | LDP2020_BID_FR7 | 302514.478 7 | 857812.251 4 | No Fluvial flood risk. The site is protected by the Pilmuir FAS. Considerable surface water issues around the south of the site, which is shared with site FR9. Due to the size of the site and the surface water issues to the south of the site a flood risk assessment will be required to ensure no additional flooding occurs to the surrounding area. |
| | | | LDP2020_BID_FR8 | | | Change of use to allow a wider range of commercial uses on existing site. No flooding comments sought. |
| R9 Plantation Cottage | Retain designation | Remove site | LDP2020_BID_FR9 | 302369.255 | 857421.072 3 | No risk fluvial flooding. There are major surface water issues throughout the site though. A full flood risk assessment would be required, which should detail mitigation options for the surface water issues. It would be preferable that a joint FRA with FR9 is completed to ensure a coherent solution in both sites. A DIA along with SUDs plans would also be required to ensure adequate drainage designs. |
| OPP8 Forres | Extend existing designation | Further informatio | LDP2020_BID_FR10 | 302293.353 2 | 857000.211 6 | No fluvial flood risk to the site. There are considerable surface water issues to the south of the site. Due to the |

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| | | n required | | | | proposed number of properties a flood risk assessment is required, which should detail mitigation options for the surface water. It may also be preferable for a joint FRA to be done with site FR5 to ensure a comprehensive study of the site. A DIA along with SUDs design is also required to ensure adequate drainage of the site. |
| Land north of A96 | Mixed use housing, commercial, retail and employment | | LDP2020_BID_FR11 | 305408.5946 | 859880.0301 | No risk of fluvial flooding. Some minor surface water issues around the edges of the site where the topography is relatively low. Due to the size of the site of Flood risk assessment will be required to ensure no additional surface water flooding will occur as a result of the development. A DIA will be required to ensure adequate SUDs design and capacity. A SUDs/drainage plan is required. |
| R3 Ferrylea, Forres | Bring forward LONG | | LDP2020_BID_FR12 | 303225.1426 | 857250.5579 | No risk of fluvial flooding. The site is subject to patches of surface water ponding around the low lying areas. Due to the size of the site and number of proposed properties a FRA will be required to ensure the development will not create a flood risk to properties on the North and West of the site, which are lower lying than the site. A DIA will also be required to ensure adequate SUDs designs. |
| Enterprise Park, Forres | General industrial | Preferred site | LDP2020_BID_FR13 | | | Request to allow general industrial on business park. No flooding comments sought. |
| Waterford Road (Site1) Forres | 23.5 ha of Class 4, 5 & 6 | | LDP2020_BID_FR14 | 302831.0905 | 859181.1373 | There are minor surface water issues to the north of the site. A full DIA including drainage/SUDs plan will be required for the development of this site. |
| Waterford Road (Site 2)Forres | 1,3 ha of Class 4,5 & 6 | | LDP2020_BID_FR15 | 302994.3823 | 859229.9173 | There are significant surface water issues throughout the site. A FRA is required to identify site specific flood risk and suitable mitigation measures. A drainage impact assessment will be required to ensure adequate SUDs |

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| | | | | | | design. |
| Cassieford (Existing I8 designation) | Residential | Non preferred site | LDP2020_BID_FR16 | | | Not supported. No flooding comments sought. |
| Fields west of Ben Romach Distillery | Distillery uses | Preferred site | LDP2020_BID_FR17 | | | The site has flooded before, but is now located directly behind the Findhorn Flood Alleviation Scheme embankments and is adjacent to existing industrial areas. The defended flood plain is not suitable for vulnerable development. However it is likely to be suitable for the industrial uses proposed without further information being required. |
| Former Forres Railway Station | Industrial | Further informatio n sought | LDP2020_BID_FR18 | 302922 | 858944 | The adjacent site is subject to some pluvial flooding. A Level 1 flood risk statement and DIA would be required for this site and be recommended to take account of adjacent areas and ensure adequate SuDS design. |
| Lochyhill Farm | Residential | Preferred site | LDP2020_BID_FR19 /FR25 | 305896 | 859049 | The site is dotted with numerous areas of pluvial flooding and these should be taken account of when preparing a Level 1 flood risk statement and DIA for the site. SuDS best practice should be employed to this site and must not increase risk to neighbouring property. |
| | | | LDP2020_BID_FR20 /FR21 | | | Not supported. No flooding comments sought. |
| | | | LDP2020_BID_FR22 | | | Not supported. No flooding comments sought. |
| New school site at Pilmuir Fields | Education | Non preferred site | LDP2020_BID_FR24 | | | This site suffers from both fluvial and pluvial flooding and groundwater will also play a role in the larger flood events. The hydrogeology of the Pilmuir area is highly complex and has an important role in controlling flooding. Further extensive groundwater monitoring would be required for a proposed development in this area as any increased urbanisation in the catchment is likely to |

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| | | | | | | increase groundwater levels and increase the possibility of flooding. The effect of development on flooding and groundwater in the area must be thoroughly examined and due to the proposed development requiring a higher level of protection it is the Flood Team's advice that this development be refused. |
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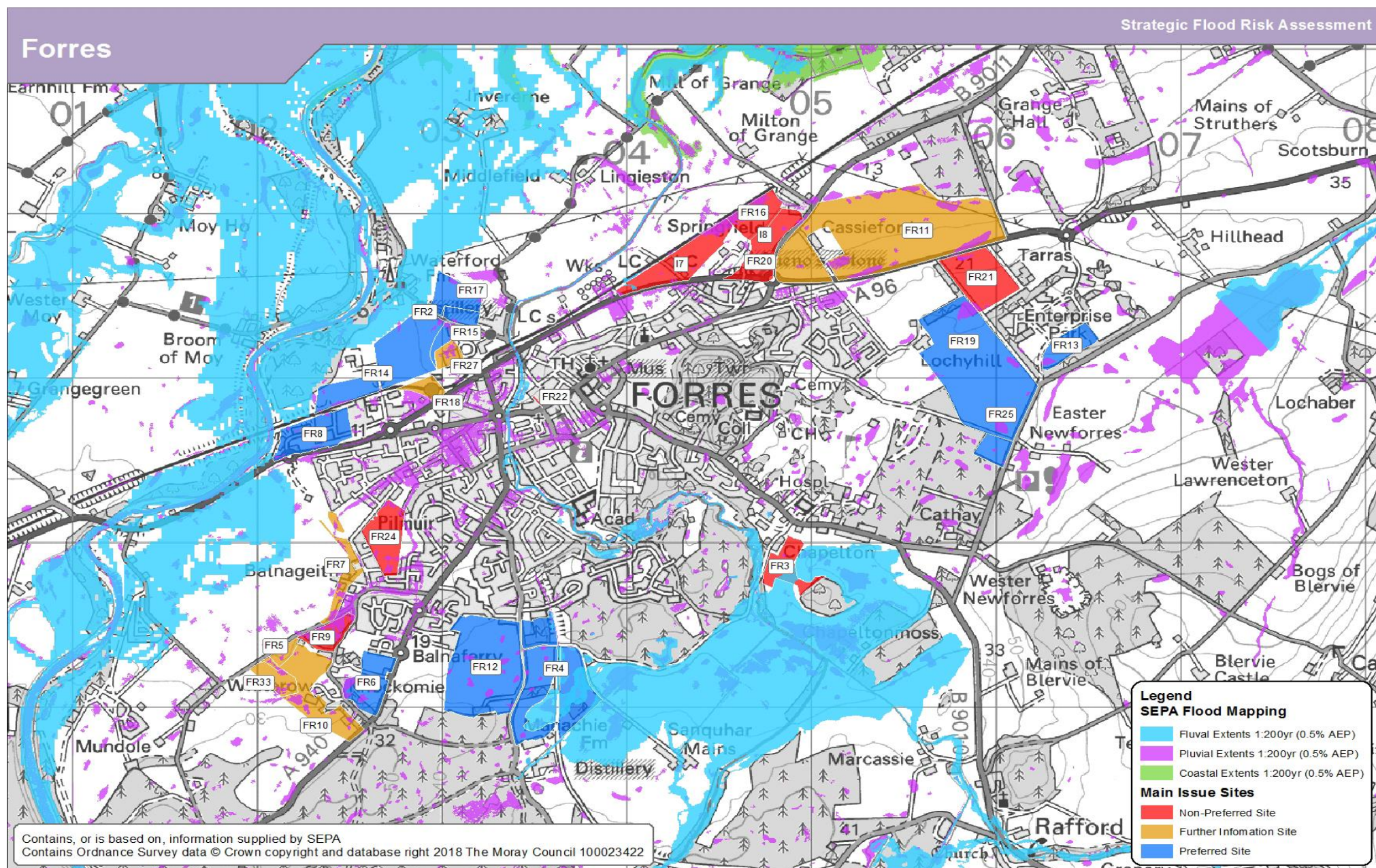
Moray Local Development Plan 2015 – Existing Designations carried over with identified flood risk Forres

| Site | Description of Proposal | Flooding Comments |
|---|-------------------------|---|
| R1 Knockomie South | 85 houses | Significant area of pluvial flood risk identified on the SEPA Flood Maps. |
| R6, R10 + LONG 2 – Dallas Dhu Masterplan area | 172 houses | <p>Development on this site must provide protection level of 31-5m AOD and minimum finished floor level of 31.5 AOD. Proposals should be supported by a flood risk assessment (FRA). The outcome of which may affect the developable area of the site. An emergency evacuation plan in the event of a flood emergency should also be prepared as part of the masterplan. Part of the site is reserved as a flood storage reservoir. Any proposed land uses within the reservoir are should be compatible with its primary use for storage of flood water and will be subject to evacuation procedures. Other uses will only be permitted out with the reservoir area.</p> <p>An emergency evacuation plan in the event of a flood emergency must be prepared.</p> |
| R11 – Pilmuir Road West | 40 houses | Site is right at the edge of the area protected by the Findhorn Flood Scheme to 200 year event plus climate change. Sentence re embargo can be removed |
| I1 – Greshop West* | Industrial area | A detailed flood risk assessment will be required for any planning application on this site. |
| I2 – Greshop East* | Industrial | A detailed flood risk assessment will be required for any planning application on this site. |
| I3 – Former Waterford Sawmill* | Industrial | A detailed flood risk assessment will be required for any planning application on this site. |
| I4 – Waterford Road* | Industrial | A detailed flood risk assessment will be required for any planning application on this site. |
| I5 – Ben Romach Distillery* | Industrial | A detailed flood risk assessment will be required for any planning application on this site. |
| I6 – Railway Marshalling Yard* | Industrial | A detailed flood risk assessment will be required for any planning application on this site. |

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| I7 – Springfield West | Industrial | Proposals should be supported by a flood risk assessment (FRA) on further information as appropriate. The outcome of which may affect the developable area of the site. |
| I8 – Springfield East | Industrial | Proposals should be supported by a Flood Risk Assessment (FRA) or further information. The outcome of which may affect the developable area of the site. |
| OPP1 – Caroline Street | Mixed use | A detailed Flood Risk Assessment will be required for any planning application submitted for this site. |
| OPP2 – Bus Depot, North Road | Mixed use | Proposals should be supported by a Flood Risk Assessment (FRA) or further information. The outcome of which may affect the developable area of the site. |
| OPP7 – Auction Hall, Tytler Street | Mixed use | A detailed Flood Risk Assessment will be required for any planning application submitted for this site. |

* Area is defended to 200 year standard by the Forres River. Findhorn and Pilmuir flood alleviation scheme. Suitable for less vulnerable uses and a Flood Risk Assessment may be required.

Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 – Proposed Plan Sites Forres

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|------------|----------------|---|------------|--|
| Forres | R1 Knockomie | Residential – indicative capacity 100 houses | Yes | A Flood Risk Assessment (FRA) will be required. |
| Forres | R2 Ferrylea | Residential indicative capacity 380 houses. 2 of 3 phases of development consented. | Yes | A Flood Risk Assessment (FRA) will be required. |
| Forres | R3 Lochyhill | Residential – indicative capacity 850 houses | Yes | A Level 1 Flood Risk Assessment (FRA) will be required. |
| Forres | R4 Mannachie | Residential – indicative capacity 40 houses | No | N/A |
| Forres | R5 Balnageith | Residential – indicative capacity 12 houses | Yes | A Flood Risk Assessment (FRA) will be required. |
| Forres | R6 Dallas Dhu | Residential – indicative capacity 136 houses | Yes | <p>A Flood Risk Assessment (FRA) is required.</p> <p>Part of the site (below 31.5m AOD) is reserved as a flood storage reservoir. Any proposed land uses within the reservoir area should be compatible with its primary use for storage of flood water and will be subject to evacuation procedures. The Moray Flood Alleviation Team will be consulted on any planning applications within the reservoir area.</p> <p>An emergency evacuation plan in the event of a flood emergency must be prepared.</p> |

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| Forres | R7 Pilmuir Road West | Residential – Indicative capacity 40 houses. | Yes | A Flood Risk Assessment (FRA) will be required. |
| Forres | LONG 1 Lochyhill | Residential – indicative capacity | Yes | A Level 1 Flood Risk Assessment (FRA) will be required. |
| Forres | I1 Greshop | Industrial | Yes | A Level 1 Flood Risk Assessment (FRA) will be required. |
| Forres | I2 Waterford | Industrial | Yes | A Level 1 Flood Risk Assessment (FRA) will be required. |
| Forres | I3 Benromach Distillery | Industrial | Yes | A Flood Risk Assessment (FRA) will be required. |
| Forres | I4 Waterford North | Industrial | Yes | A Flood Risk Assessment (FRA) will be required. |
| Forres | I5 Easter Newforres | Industrial | Yes | A Flood Risk Assessment (FRA) will be required |
| Forres | BP1 Enterprise Park | Industrial | Yes | A Flood Risk Assessment (FRA) will be required |
| Forres | OPP 1 Caroline Street | Residential, commercial or retail | Yes | A Flood Risk Assessment (FRA) will be required |
| Forres | OPP2 Bus Depot | Retail or residential | Yes | A Flood Risk Assessment (FRA) may be required |
| Forres | OPP3 Castlehill Hall | Residential | No | N/A |
| Forres | OPP4 Auction Mart Tytler Street | Residential | Yes | A Flood Risk Assessment (FRA) is required. |
| Forres | OPP 5 Edgehill Road | Residential | No | N/A |
| Forres | OPP6 Leancoil Hospital | Health care or appropriate residential/business | No | N/A |
| Forres | OPP7 Whiterow | Residential and/or small scale business | Yes | A Flood Risk Assessment (FRA) will be required. |

Strategic Flood Risk Assessment

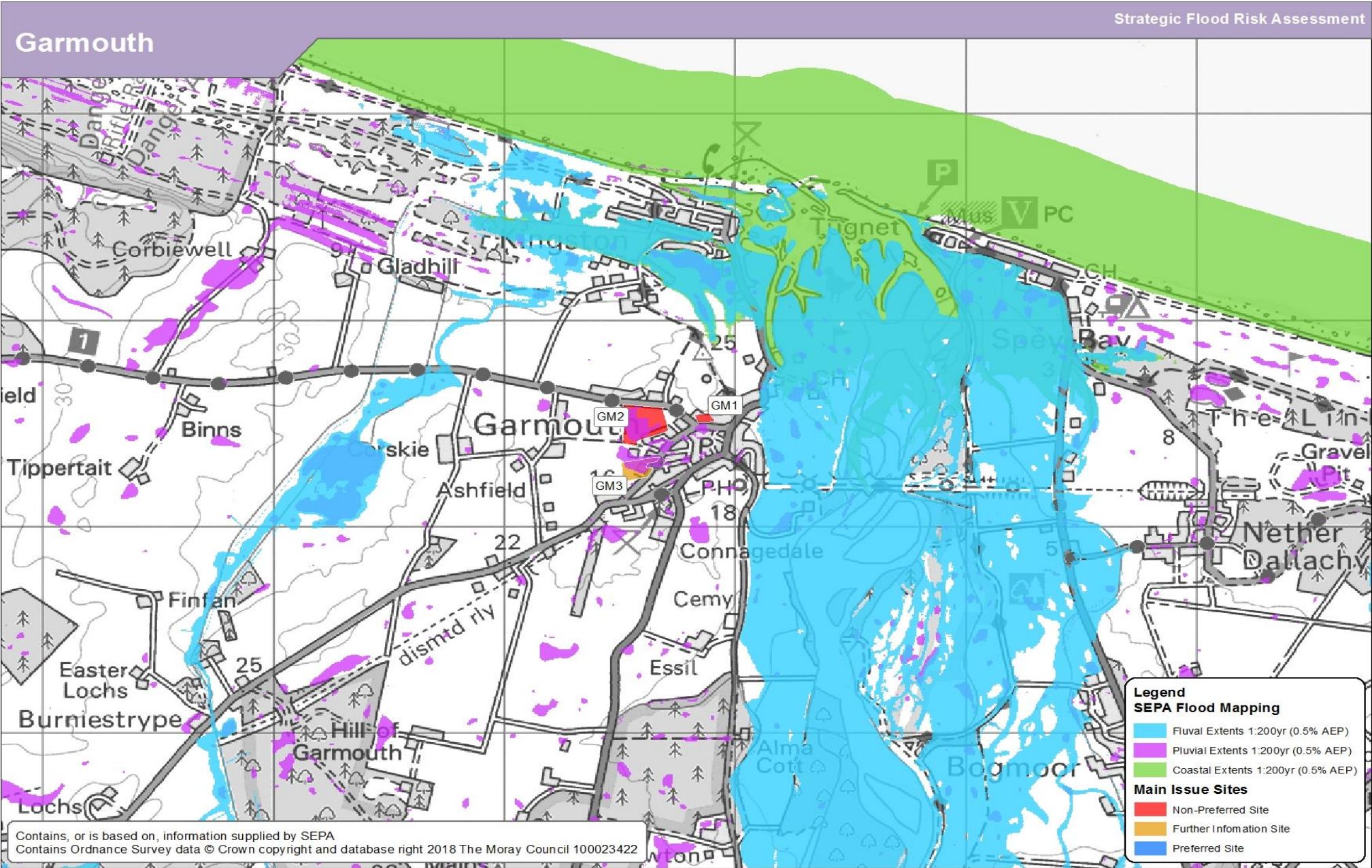


Garmouth

Parts of Garmouth are subject to persistent flood risk from the River Spey.

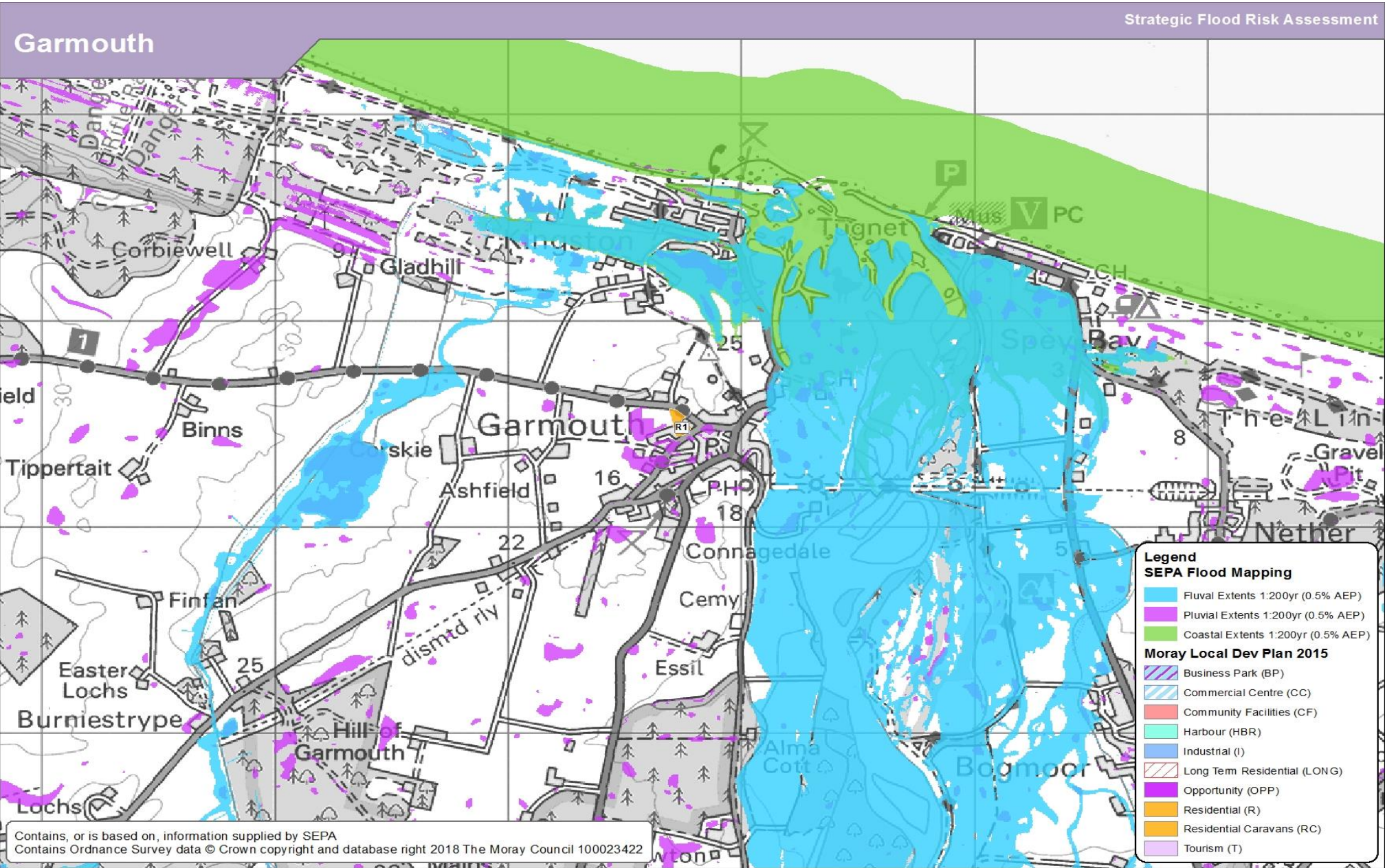
Main Issues Report – Bid sites Garmouth

| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | FRM Comments |
|----------------------|---|---------------------|-----------------|------------------|----------|---|
| | | | | Easting | Northing | |
| | | | LDP2020_BID_GM1 | | | Not supported. No flooding comments sought. |
| | | | LDP2020_BID_GM2 | | | Not supported. No flooding comments sought. |
| West of Station Road | Whiteland currently included within settlement boundary | Further information | LDP2020_BID_GM3 | | | A large proportion of the site is at risk of flooding on the surface water flood. Such a large area of the site may prove difficult to manage without impact elsewhere. A Flood Risk Assessment (FRA) may be required to look at this complex pluvial issues. |



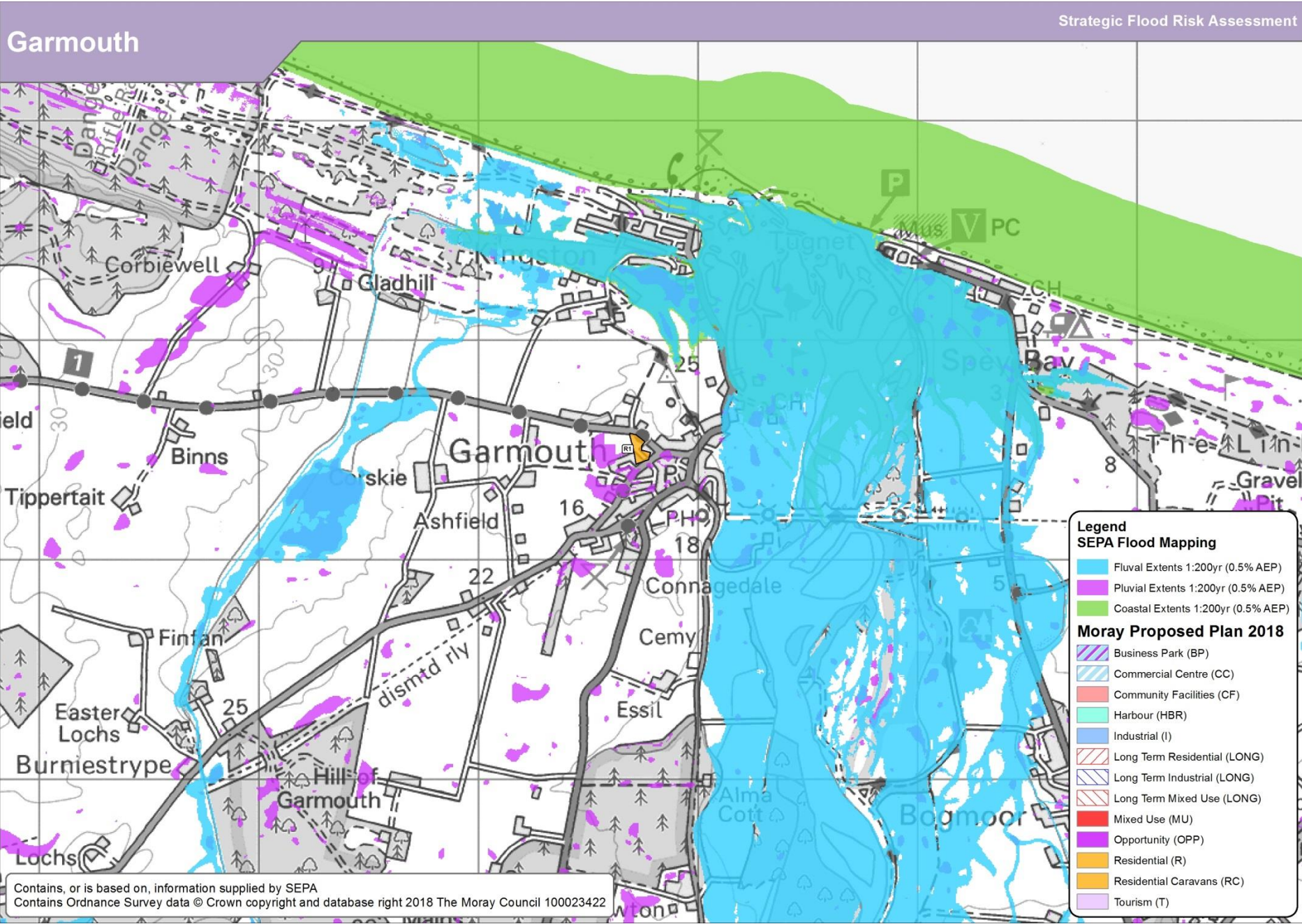
Moray Local Development Plan 2015 - Existing designations carried over with identified flood risk

There is no flood risk identified in respect of existing designated sites in the Moray Local Development Plan 2015.



Moray Local Development Plan 2020 – Proposed Plan Sites Garmouth

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|------------|------------------------|--|------------|------------------|
| Garmouth | R1 South of Innes Road | Residential – indicative capacity 10 houses. | No | N/A |



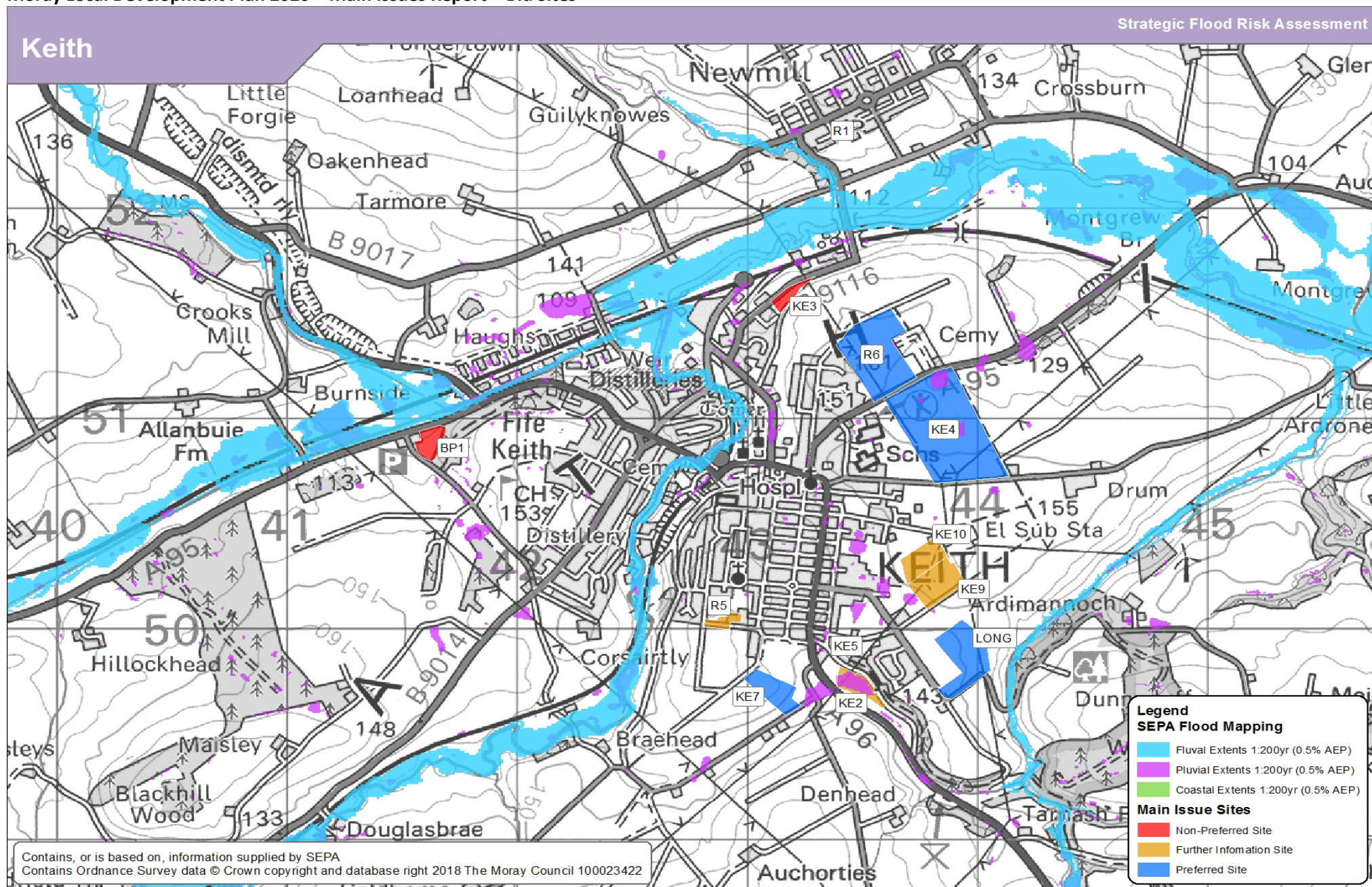
Keith

Moray Council is currently developing a Surface Water Management Plan for Moray and Keith is one of five areas prioritised within that plan. Any actions to address surface water flood risk identified within this plan will be taken forward for implementation between 2022 and 2028.

Main Issues Report – Bid Sites

| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | FRM Comments |
|---------------------|--------------------------------|-----------------------------|----------------------|------------------|----------|--|
| | | | | Easting | Northing | |
| Denwell Road, Keith | Housing - 20 houses | Further information sought. | LDP2020_BID_KE2 | 343476 | 849731 | No fluvial flood risk. There is considerable SW issues throughout the site and West of the A96 adjacent to the site. The site lies in between the A96 and the bottom of a steep slope with an existing housing estate at the top. The site currently contains heavy vegetation and is marshy in parts. A flood risk assessment is required to ensure the development will not increase flood risk elsewhere. A DIA is also required to ensure suitable SUDs design, which should include infiltration tests and a full SUDs plans. |
| Newmill, Keith | Housing - 9 houses | Non preferred | LDP2020_BID_KE3 | 343174 | 851584 | The site has no fluvial flood risk. A DIA would be required to ensure suitable SUDs design, this should take into consideration the slope to the south that runs down towards the site and the road running parallel to the North of the site. |
| Banff Road South | | Preferred site | LDP2020_BID_KE4 | | | Existing designation amended from residential to mixed use to allow community and healthcare facilities. No flooding input sought. |
| Former caravan site | Redevelop to permanent housing | Preferred site | LDP2020_BID_KE5 | 343426 | 849920 | No existing fluvial or surface water issues. A full Drainage Impact Assessment will be required, which should include detailed SUDs design, plans and calculations. |
| Nursery field | Residential | Preferred site | LDP2020_BID_KE7 | 343114 | 849706 | No existing fluvial or surface water issues. The site has a downward southwards slope with the south of the site very marshy. A full Drainage Impact Assessment will be required, which should include detailed SUDs design, plans and calculations. A construction surface water management plan will also be required prior to works commencing. |
| Banff Road North | Mixed use | Preferred site | LDP2020_BID_KE8/(R6) | | | Existing site adding in reference to potential location for NHS facilities. No flood risk identified. |
| Westerton | Mixed use | Further | LDP2020_BID_KE9 | | | |

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| Road | | informatio n | | | | |
| Westerton Road | Mixed use | Further informatio n | LDP2020_BID_KE10 | | | |

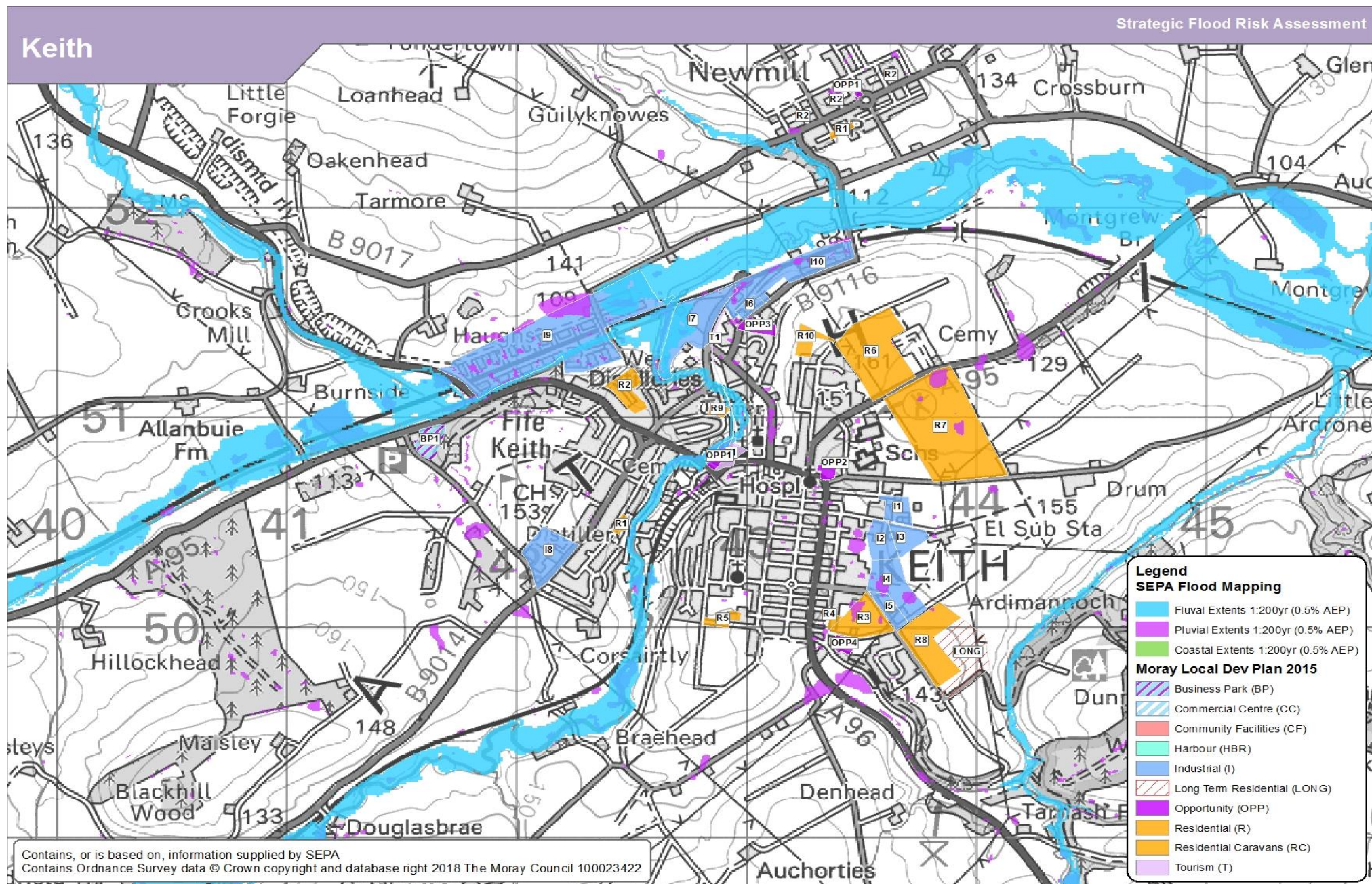


Moray Local Development Plan 2015 Existing designations carried over with identified flood risk Keith

| Site | Description of Proposal | Flooding Comments |
|----------------------------|-------------------------|--|
| R3 – Edindiach Road, west | 40 houses | Due to localised flooding in Bridge Street, a Flood Risk Assessment will be required to identify solutions and ensure that further development does not exacerbate this situation. |
| R4 – Balloch Road | 6 houses | Due to localised flooding in Bridge Street, a Flood Risk Assessment will be required to identify solutions and ensure that further development does not exacerbate this situation. |
| R7 – Banff Road | 200 houses | No flood risk requirements. SEPA flood maps show some pluvial risk so there may be additional drainage requirements. Due to the pressure of a watercourse in the north east corner of the site water resilient measures should be considered as part of this. |
| I1 – Westerton Road, North | Industrial | Drainage Impact Assessment is required to ensure that existing flood risk on Bridge Street is not increased from development on this site. |
| I2 – Westerton Road, South | Industrial | Drainage Impact Assessment is required to ensure that existing flood risk on Bridge Street is not increased from development on this site. |
| I3 – Westerton Road, East | Industrial | Drainage Impact Assessment is required to ensure that existing flood risk on Bridge Street is not increased from development on this site. |
| I4 – Bridge Street | Industrial | No flood risk concerns. Flood Maps show pluvial flooding ensure that existing flood risk on Bridge Street is not increased from development on this site. |
| I7 – Isla Bank Mills | Industrial | The flat land to the rear is liable to flooding but may be suitable for storage use. Any stored materials must not cause a potential pollution hazard should flooding occur. A Flood Risk Assessment will be required for any application that is submitted for this area. |

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| I9 – Burns of Haugh Warehouses | Industrial | A Flood Risk Assessment will be required for any planning application that is submitted for this site. |
| I10 – Railway land and blending works | Industrial | A Flood Risk Assessment will be required for any planning application that is submitted for this site. |
| OPP1 – The Tannery | Mixed use | A Flood Risk Assessment will be required for any planning application that is submitted for this site. |
| Newmill ,R2 – Any sites sub-division | Houses | A FRA may be required for any sites close to either of the burns |

Moray Local Development Plan 2015 – Existing Designated Sites



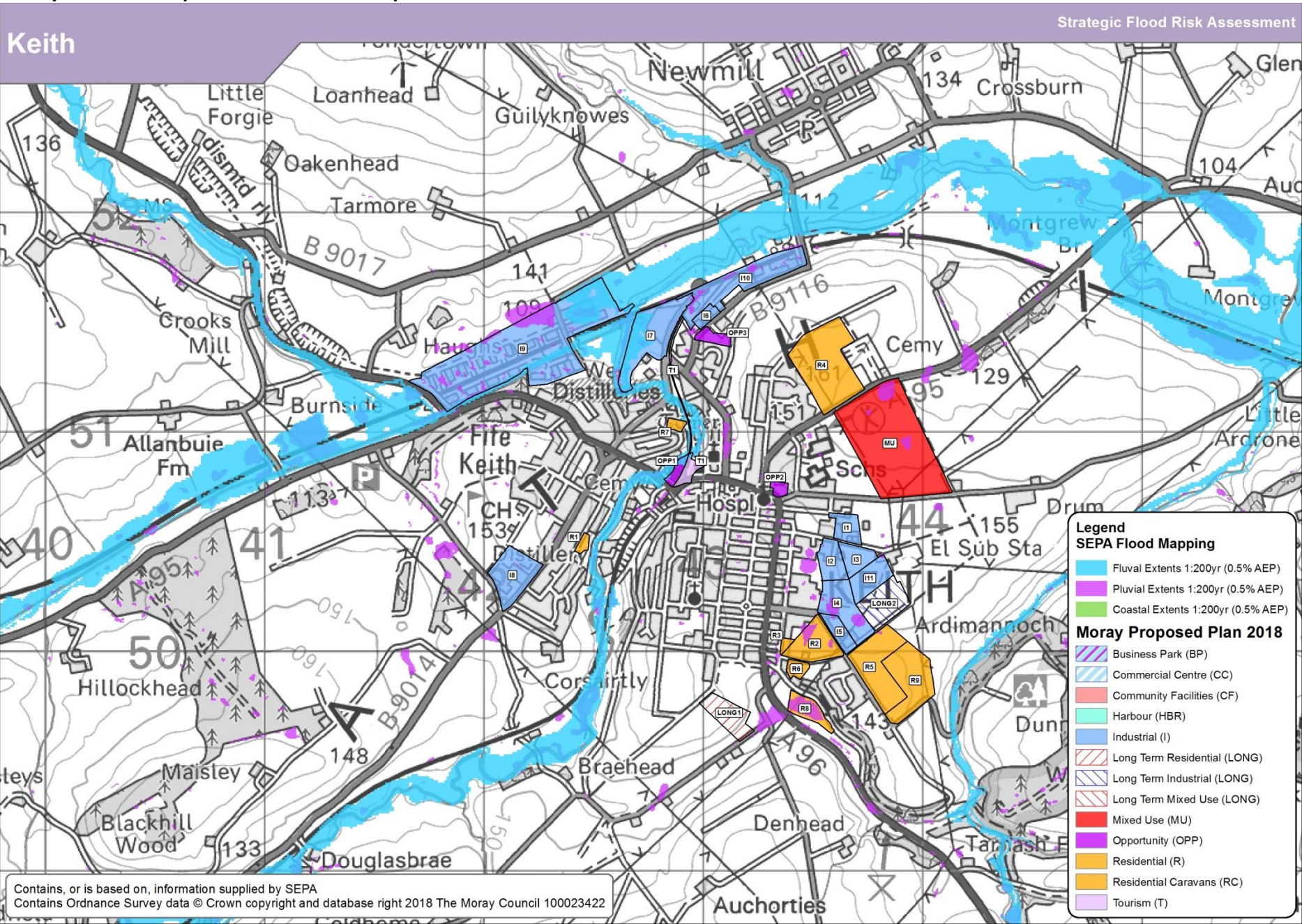
Moray Local Development Plan 2020 – Proposed Plan Sites Keith

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|------------|---------------------------------------|--|------------|--|
| Keith | R1 Nelson Terrace | Residential – indicative capacity 5 houses infill opportunities within existing 1970's development | No | N/A |
| Keith | R2 Edindiach Road West | Residential – indicative capacity 40 houses | Yes | A Flood Risk Assessment (FRA) will be required. |
| Keith | R3 Balloch Road | Residential – indicative capacity 6 houses | Yes | A Flood Risk Assessment will be required. |
| Keith | R4 Banff Road North | Residential – indicative capacity 90 houses | No | N/A |
| Keith | R5 Edindiach Road East | Residential – indicative capacity 55 houses | No | N/A |
| Keith | R6 Former Caravan Site Dunnyduff Road | Residential – indicative capacity 20 houses | No | N/A |
| Keith | R7 Jessiman's Brae | Residential –indicative capacity 6 houses | No | N/A |
| Keith | R8 Denwell Road | Capacity dependent on detailed Flood Risk Assessment | Yes | Any planning application for the site will require the support of a detailed flood risk assessment. Development will have to be avoided on all parts of the site found to be at risk of flooding and this may affect the options for site layout as well as the expected capacity of the site. No indicative capacity has been provided. This will be determined by the developable area of the site which will be determined by |

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| | | | | the FRA and ability to meet all other LDP policies. |
| Keith | R9 Edindiach Road East | Residential – indicative capacity 40 houses | No | N/A |
| Keith | LONG 1 Nursery Field | Residential – indicative capacity 70 houses | No | N/A |
| Keith | MU Banff Road South | Mixed use – residential, community facilities, and high amenity/high quality business uses. | Yes | A Flood Risk Assessment (FRA) will be required. |
| Keith | I1 Westerton Road North | Industrial – fully occupied | No | N/A |
| Keith | I2 Westerton Road South | Industrial | Yes | A Drainage Impact Assessment is required to ensure that existing flooding on Bridge Street is not increased through developing the site. |
| Keith | I3 Westerton Road East | Industrial | Yes | A Drainage Impact Assessment is required to ensure that existing flooding on Bridge Street is not increased through developing the site. |
| Keith | I4 Bridge Street | Industrial | Yes | A Drainage Impact Assessment is required to ensure that existing flooding on Bridge Street is not increased through developing the site. |
| Keith | I5 Edindiach Road | Industrial – fully occupied | No | N/A |
| Keith | I6 Newmill Road | Industrial – fully occupied | No | N/A |
| Keith | I7 Isla Bank Mills | Industrial | Yes | A Flood Risk Assessment (FRA) will be required. Flat areas of land are liable to flooding but may be suitable |

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|-------|--|---|-----|---|
| | | | | for storage uses. |
| Keith | I8 Grain Store Dufftown Road | Industrial – site of long established grain merchant and retained for that use. | No | N/A |
| Keith | I9 Burn of Haugh Bonded Warehouses | Industrial | Yes | A Flood Risk Assessment (FRA) will be required. |
| Keith | I10 Railway Land and Business Works | Industrial | Yes | A Flood Risk Assessment (FRA) will be required. |
| Keith | I11 Westerton Road East Expansion | Industrial | No | N/A |
| Keith | LONG2 Western Road | Industrial | No | N/A |
| Keith | OPP1 The Tannery | Industrial | Yes | A Flood Risk Assessment (FRA) will be required. |
| Keith | OPP2 Former Primary School Church Road | Residential/Business | No | N/A |
| Keith | OPP3 Newmill South Road | Residential/Business | No | N/A |
| Keith | T1 Keith Dufftown Railway | Tourism | No | N/A |

Moray Local Development Plan 2020 – Proposed Plan Sites

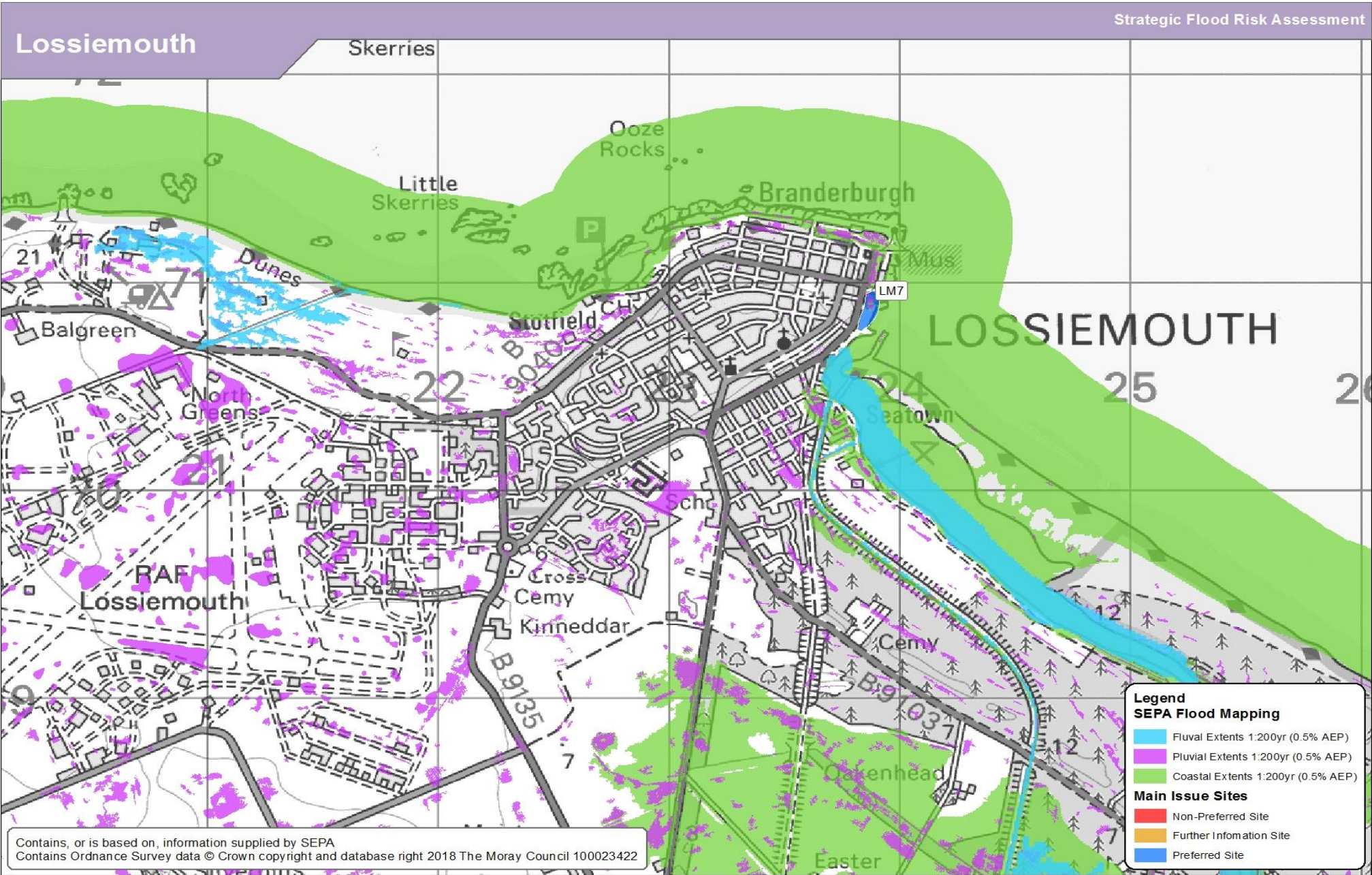


Lossiemouth

Growth in Lossiemouth is constrained due to physical and environmental constraints and RAF Lossiemouth safeguarding. Areas in close proximity to the coast are at risk from inundation from the sea and will require to incorporate adequate protection measures.

Main Issues Report – Bid Sites Lossiemouth

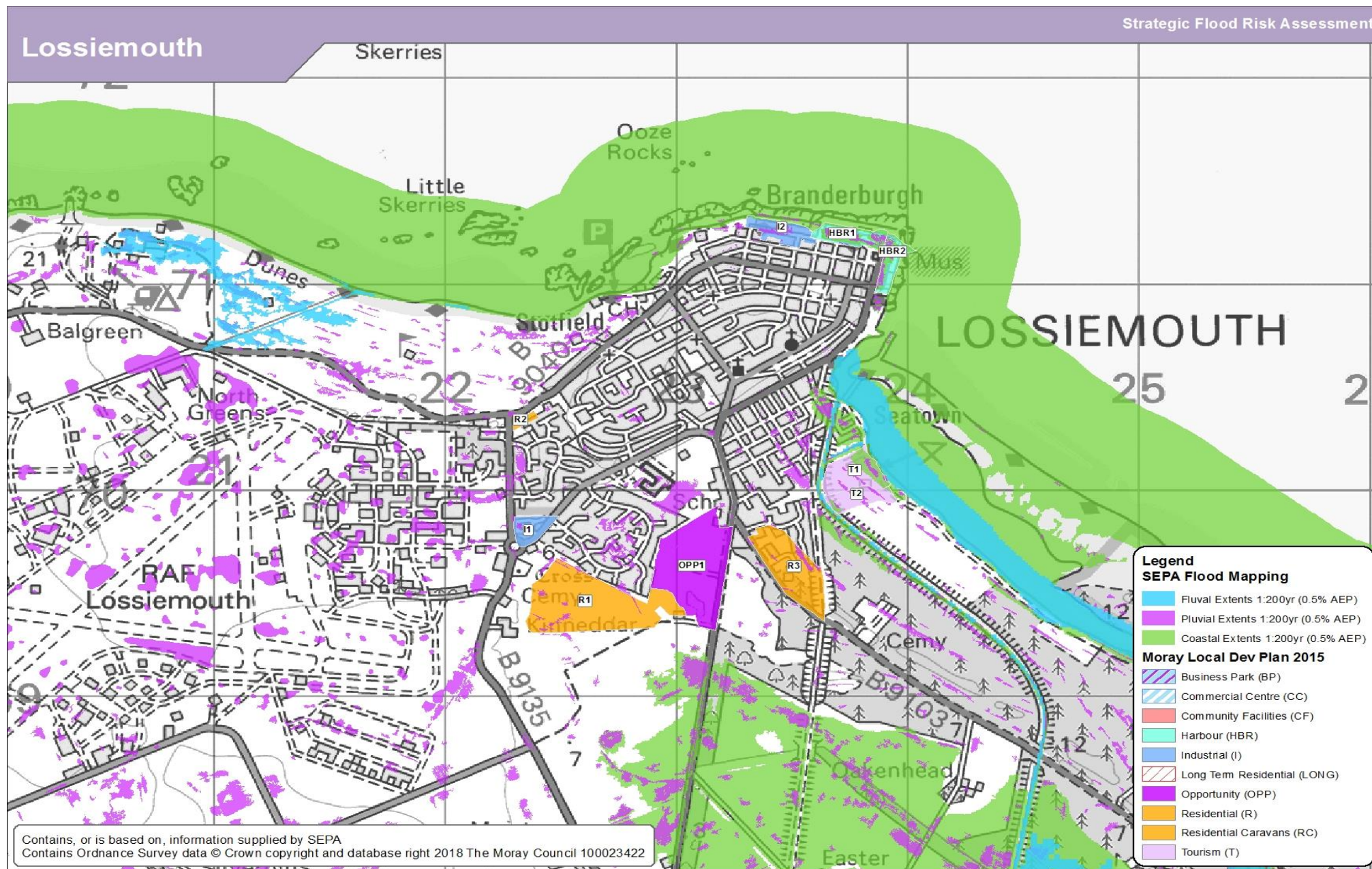
| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | FRM Comments |
|--------------------------------|--|----------------|-----------------|------------------|----------|---|
| | | | | Easting | Northing | |
| Station Park, Pitgaveny Street | Tourism, Recreation Community Facility | Preferred site | LDP2020_BID_LM7 | 323867 | 870868 | Site is affected by both fluvial and wave action flooding. A FRA would be required to discuss these risks and to discuss strength of retaining wall, SuDS best practice to be followed. |



Moray Local Development Plan 2015 Existing designations carried over with identified flood risk Lossiemouth

| Site | Description of Proposal | Flooding Comments |
|------------------------|--------------------------------|---|
| R1 – Sunbank/Kinneddar | 250 houses | Proposals should be supported by a Flood Risk Assessment. |

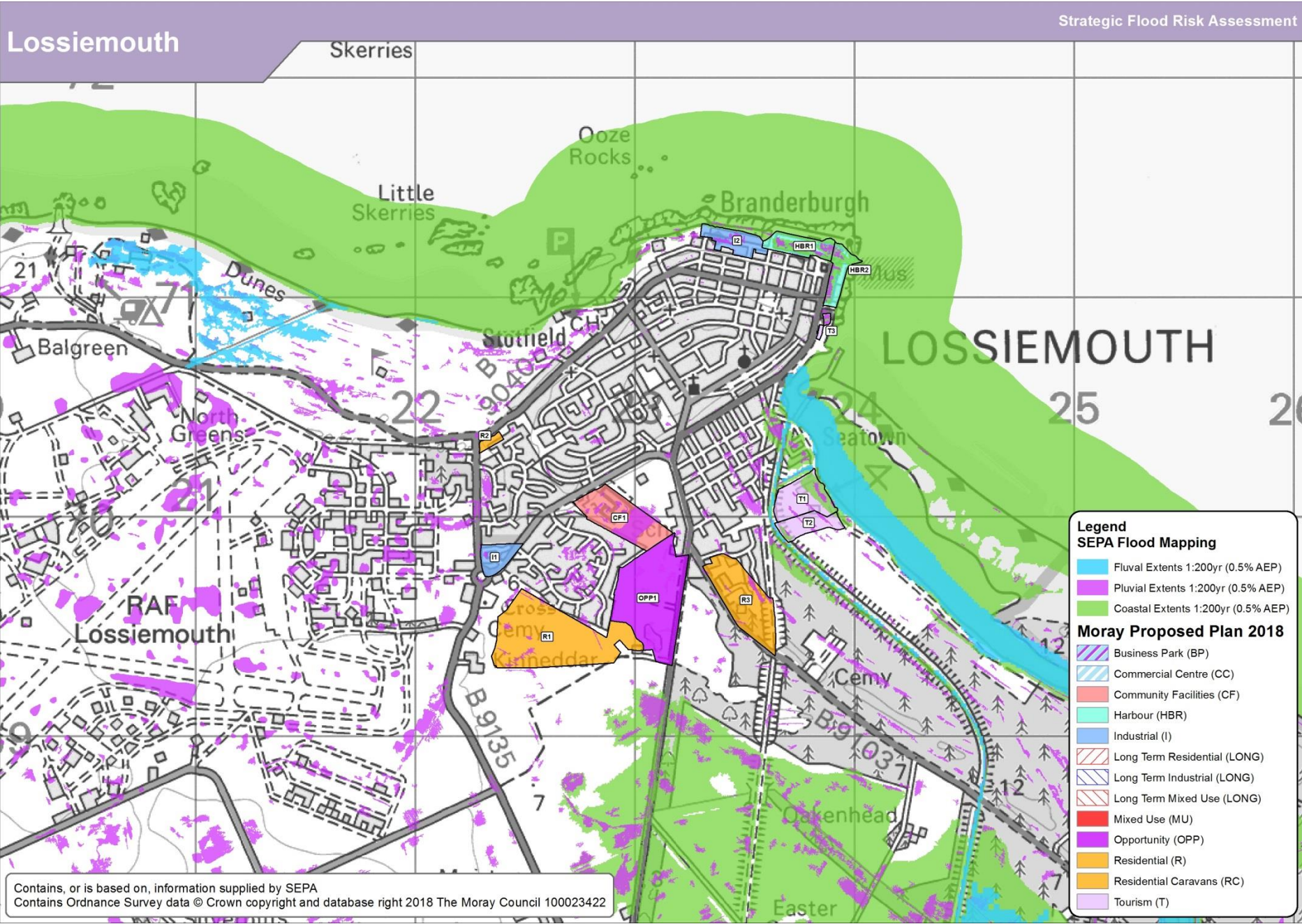
Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 –Proposed Plan Sites Lossiemouth

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|-------------|---------------------------------|--|------------|--|
| Lossiemouth | R1 Sunbank/Kinnedar | Residential – indicative capacity 261 houses | Yes | A Level 2 Flood Risk Assessment (FRA) is required. |
| Lossiemouth | R2 Stotfield Road | Residential –indicative capacity 5 houses | No | N/A |
| Lossiemouth | R3 Inchbroom | Residential – indicative capacity 67 houses | Yes | A Level 2 Flood Risk Assessment (FRA) is required. |
| Lossiemouth | I1 Coularbank Industrial Estate | Industrial – fully occupied | Yes | A Flood Risk Assessment (FRA) will be required. |
| Lossiemouth | I2 Shore Street | Industrial – harbour related and small business premises | Yes | A Flood Risk Assessment (FRA) will be required. |
| Lossiemouth | OPP1 Sunbank | Business Park, industrial and retail | Yes | A Level 2 Flood Risk Assessment (FRA) is required. |
| Lossiemouth | T1 Lossiemouth Bay Caravan Park | Tourism | Yes | A Flood Risk Assessment (FRA) will be required. |
| Lossiemouth | T2 Caravan Park extension | Tourism | Yes | Site is at risk from coastal flooding and a Flood Risk Assessment (FRA) is required. |
| Lossiemouth | T3 Old Station | Community and tourism uses | Yes | Flood Risk Assessment (Level 2) required, site affected by fluvial and wave action flooding. |
| Lossiemouth | HBR 1 Harbour | Tourism, recreational and residential | Yes | Flood Risk Assessment (Level 2) required. |
| Lossiemouth | HBR 2Harbour | Tourism, recreational and residential | Yes | Flood Risk Assessment (Level 2) required. |

Moray Local Development Plan 2020 –Proposed Plan Sites Lossiemouth



Newmill

Modest housing development to meet local housing demand is identified. There are no significant flooding issues.

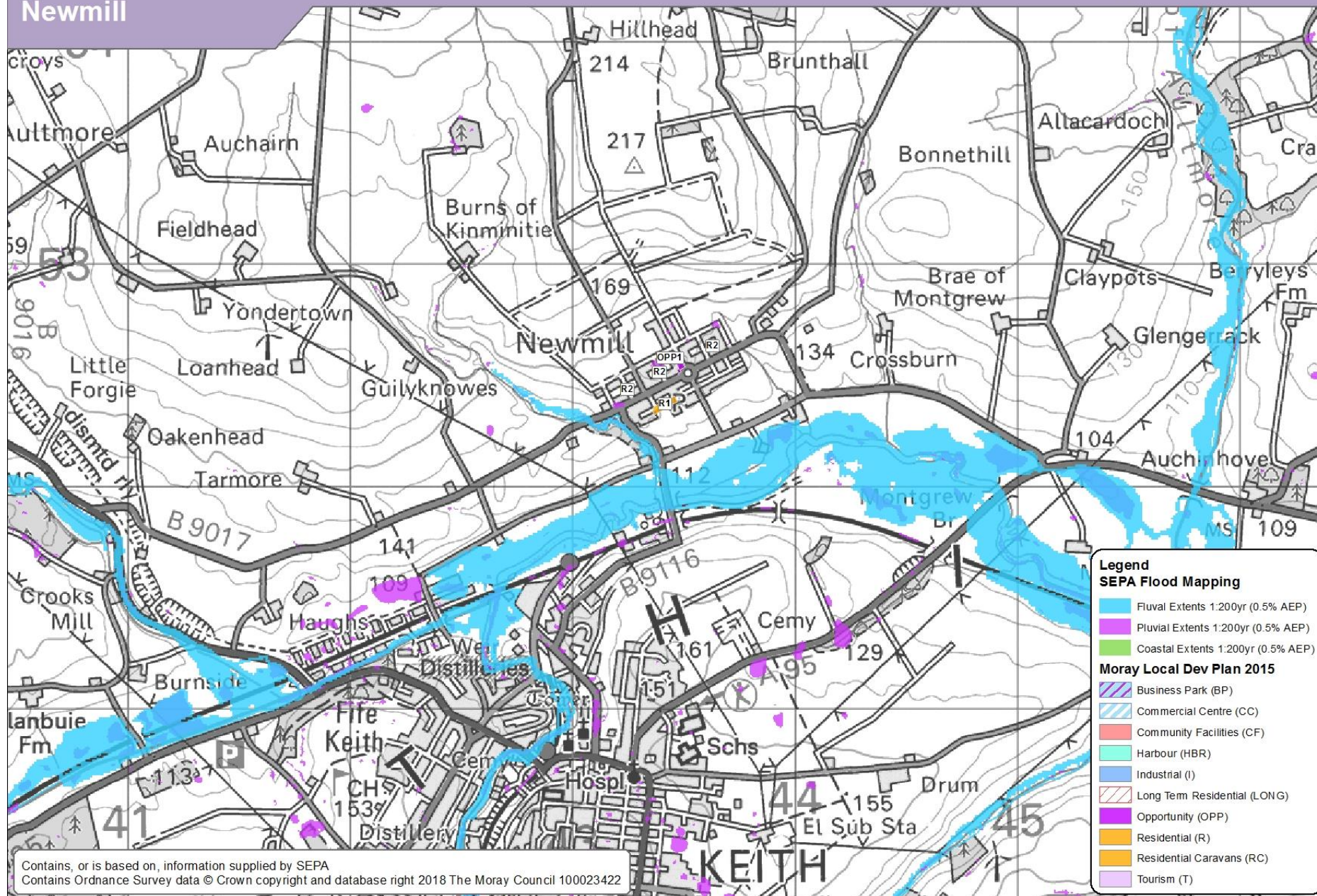
Main Issues Report – Bid Sites Newmill

No bid sites were submitted for Newmill as part of the Main Issues Report Call for Sites.

Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Newmill

| Site | Description of Proposal | Flooding Comments |
|----------------|-------------------------|---------------------------------------|
| R1 – Isla Road | 6-10 houses | Flood Risk Assessment (FRA) required. |

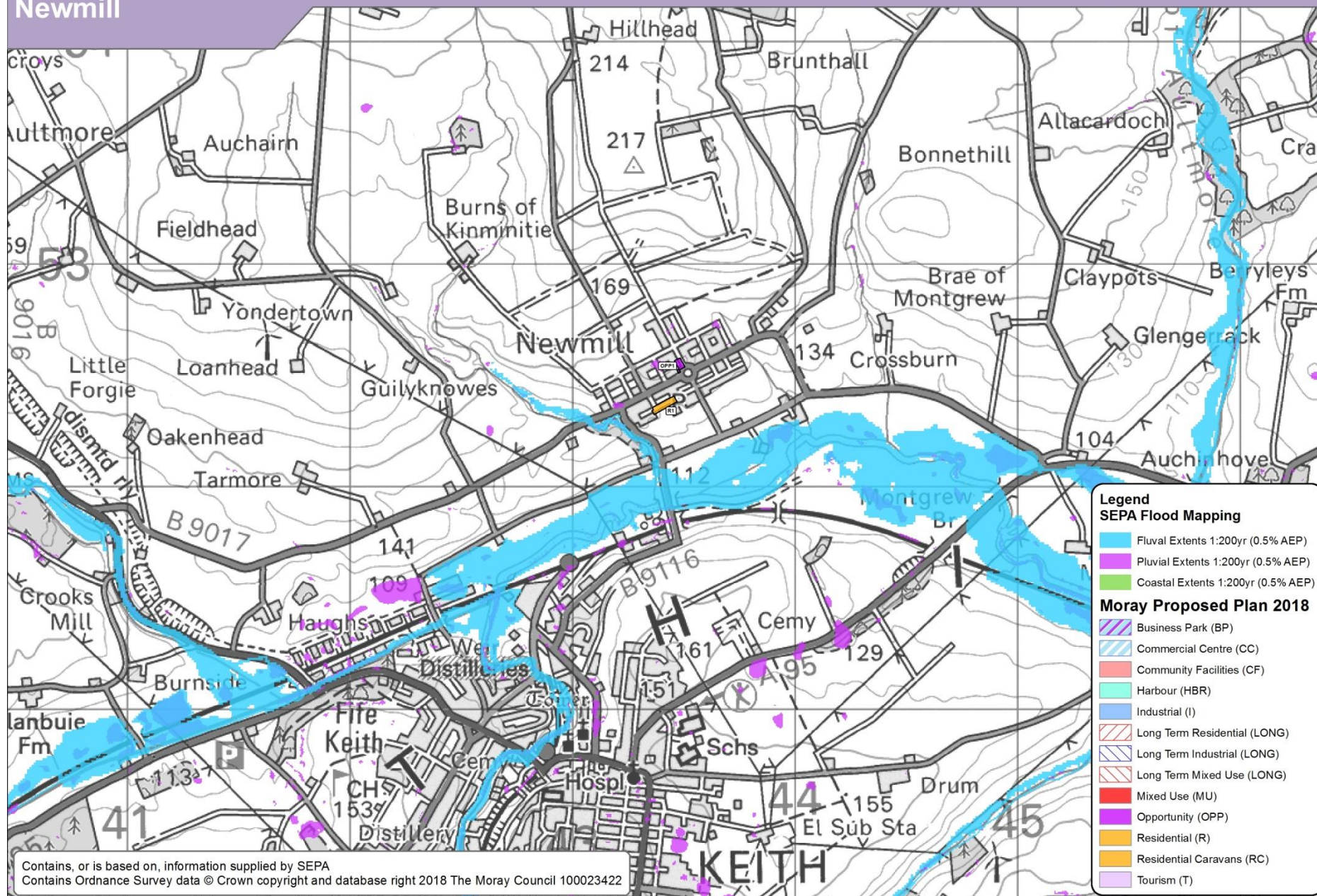
Newmill



Moray Local Development Plan 2020 – Proposed Plan Sites Newmill

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|-------------------|------------------------|---|-------------------|--|
| Newmill | R1 Isla Road | Residential – indicative capacity 6-10 houses | Yes | Flood Risk Assessment (FRA) may be required. |
| Newmill | Gap sites/subdivisions | Residential – none indicated. | Yes | A Flood Risk Assessment may be required for ant site close to either of the burns. |
| Newmill | OPP1 The Square | Redevelopment of derelict buildings. | No | N/A |

Newmill

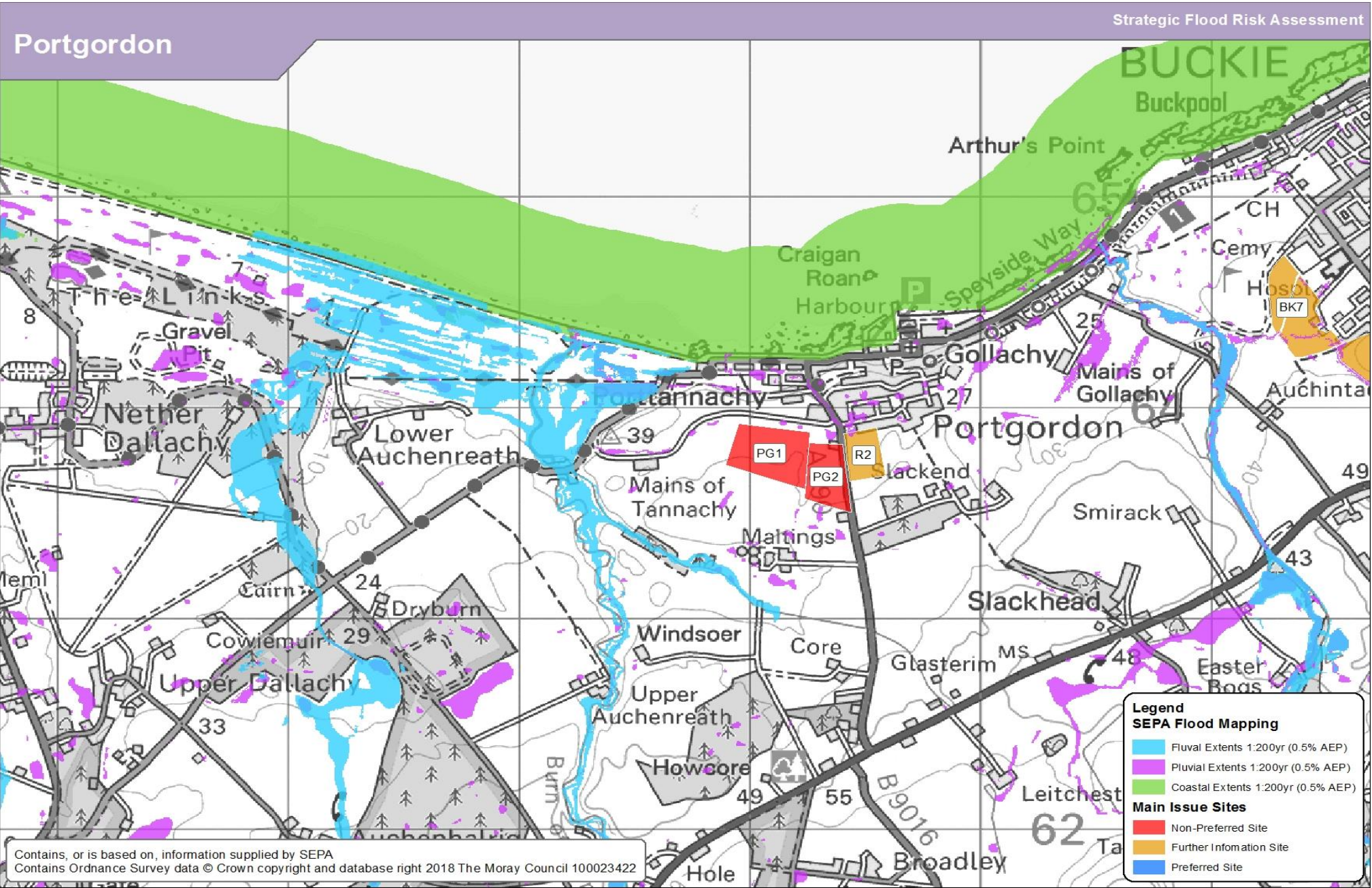


Portgordon

Moray Council is currently undertaking a study into the provision of flood protection from wave action in the Stewart Street and Lennox Place area of Portgordon. If it is feasible to do so a flood protection scheme will be constructed between 2022 and 2028.

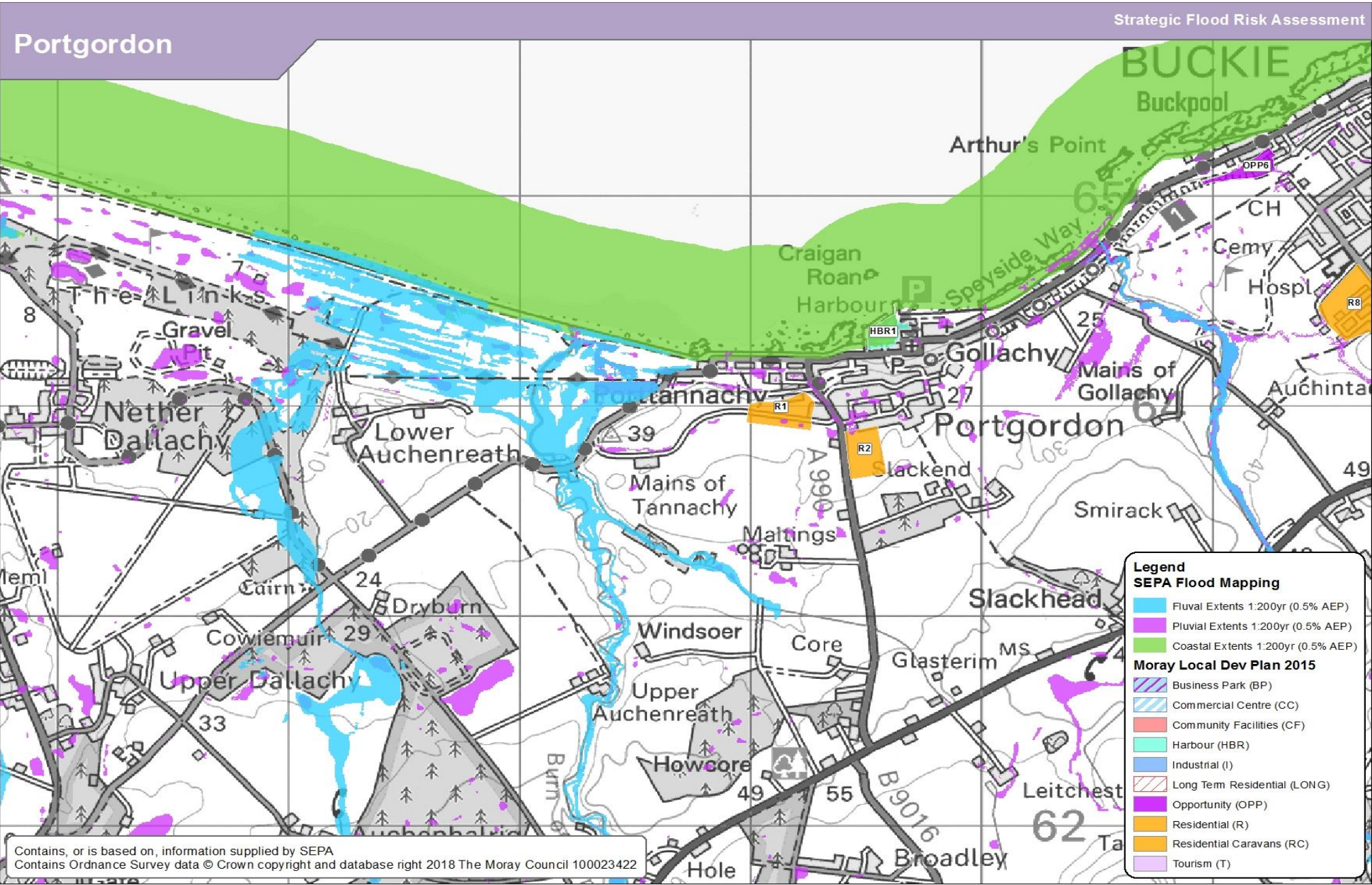
Main Issues Report – Bid Sites

| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | FRM Comments |
|--------------------------------|--------------------|---------------|-----------------|------------------|-------------|--|
| | | | | Easting | Northing | |
| Land to south of R1 Portgordon | Housing | Non preferred | LDP2020_BID_PG1 | 339093.2335 | 863783.3997 | There is no existing fluvial flooding in the area. Due to the topography of the site, which runs down towards the Moray Firth there may be some surface water issues. A housing development directly to the North of the site should also be taken into consideration to ensure no additional flooding occurs within this site from additional surface water flow. Therefore a DIA is required along with plans of the SUDs design. A Construction Surface Water Management Plan would also be required. |
| Land to south of R2 Portgordon | Housing | Non preferred | LDP2020_BID_PG2 | 339335.4537 | 863674.1567 | There is no existing fluvial flooding in the area. Due to the topography of the site, which runs down towards the Moray Firth there may be some surface water issues below the site. Therefore a DIA and full SUDs design would be required. It may be advantageous take both Portgordon sites into consideration when designing the SUDs. A Construction Surface Water Management Plan would also be required. |



Moray Local Development Plan 2015 Existing designations carried over with identified flood risk

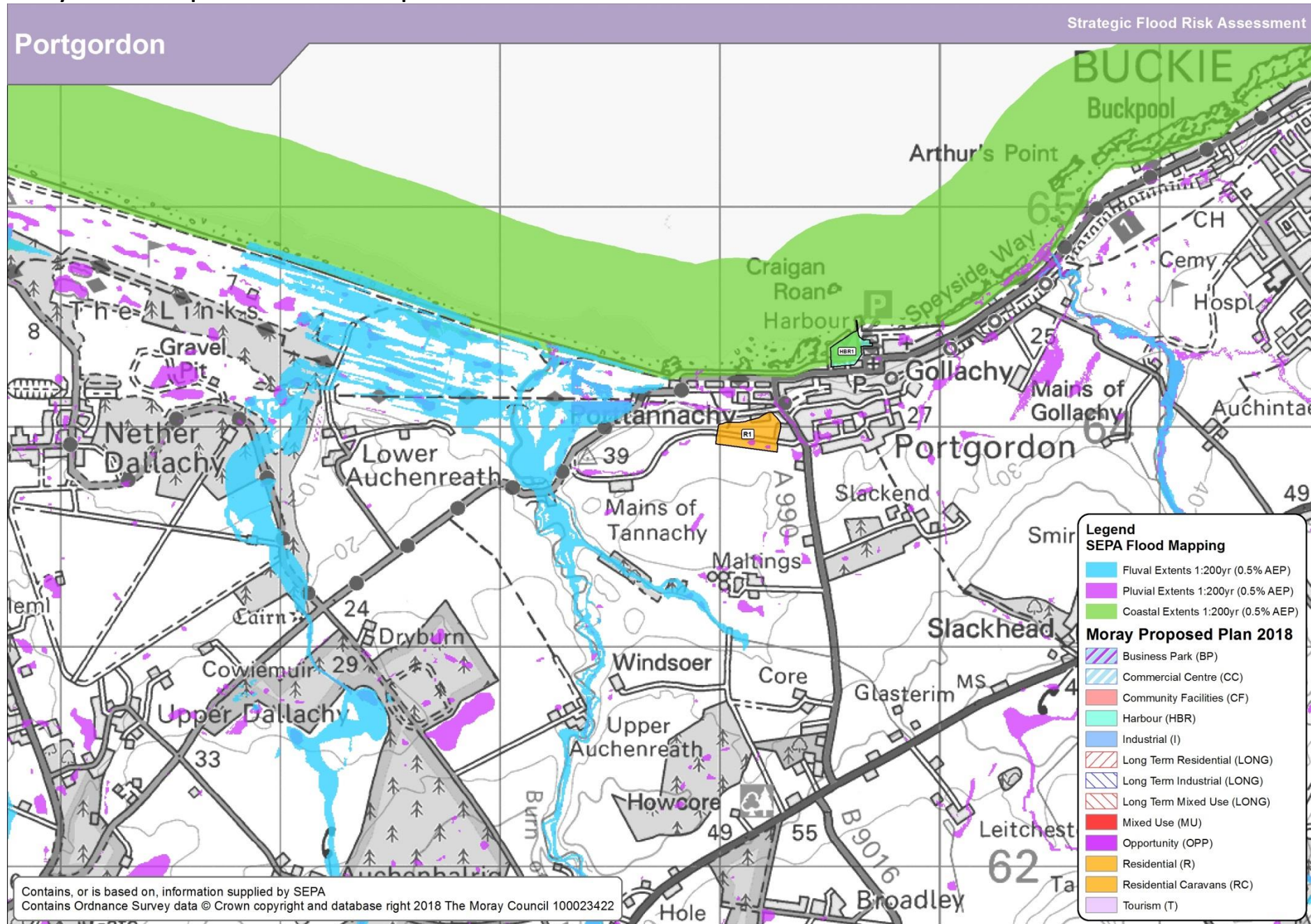
| Site | Description of Proposal | Flooding Comments |
|--------------------------|-------------------------|---|
| HBR 1 Portgordon Harbour | Mixed use harbour | A Flood Risk Assessment (FRA) would be required for more vulnerable uses on this site |



Moray Local Development Plan 2020 – Proposed Plan sites Portgordon

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|-------------------|-------------------------|--|-------------------|---|
| Portgordon | R1 West of Reid Terrace | Residential – indicative capacity 40 houses | No | N/A |
| Portgordon | HBR1 Portgordon Harbour | Tourism | Yes | A Flood Risk Assessment (FRA) may be required for more vulnerable uses. |

Moray Local Development Plan 2020 – Proposed Plan sites

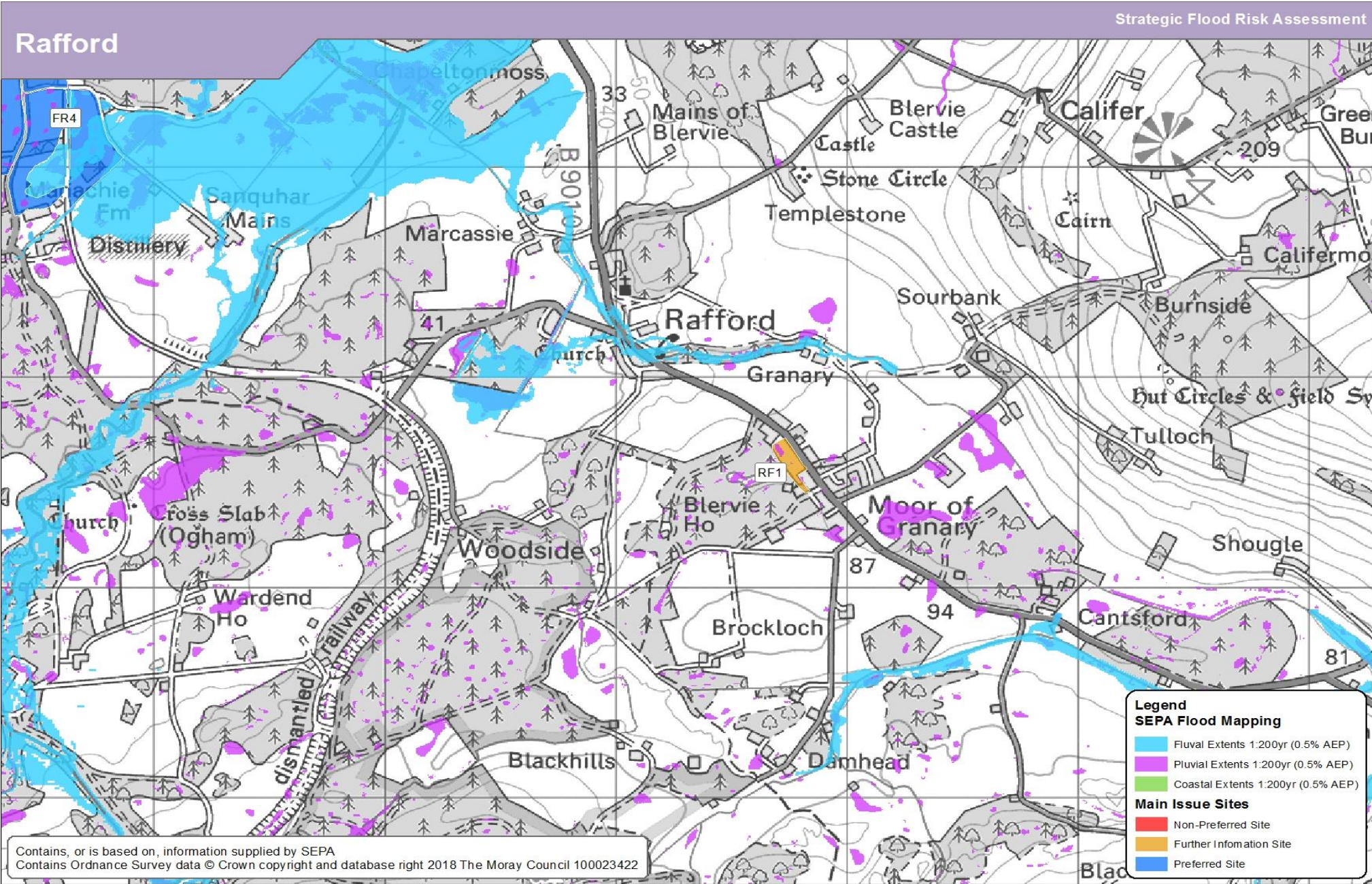


Rafford

Rafford is protected by the Burn of Mosset Flood Alleviation Scheme, which provides protection for up to and including a 1 in 100 year flood event plus an allowance for climate change.

Main Issues Report - Bid Sites

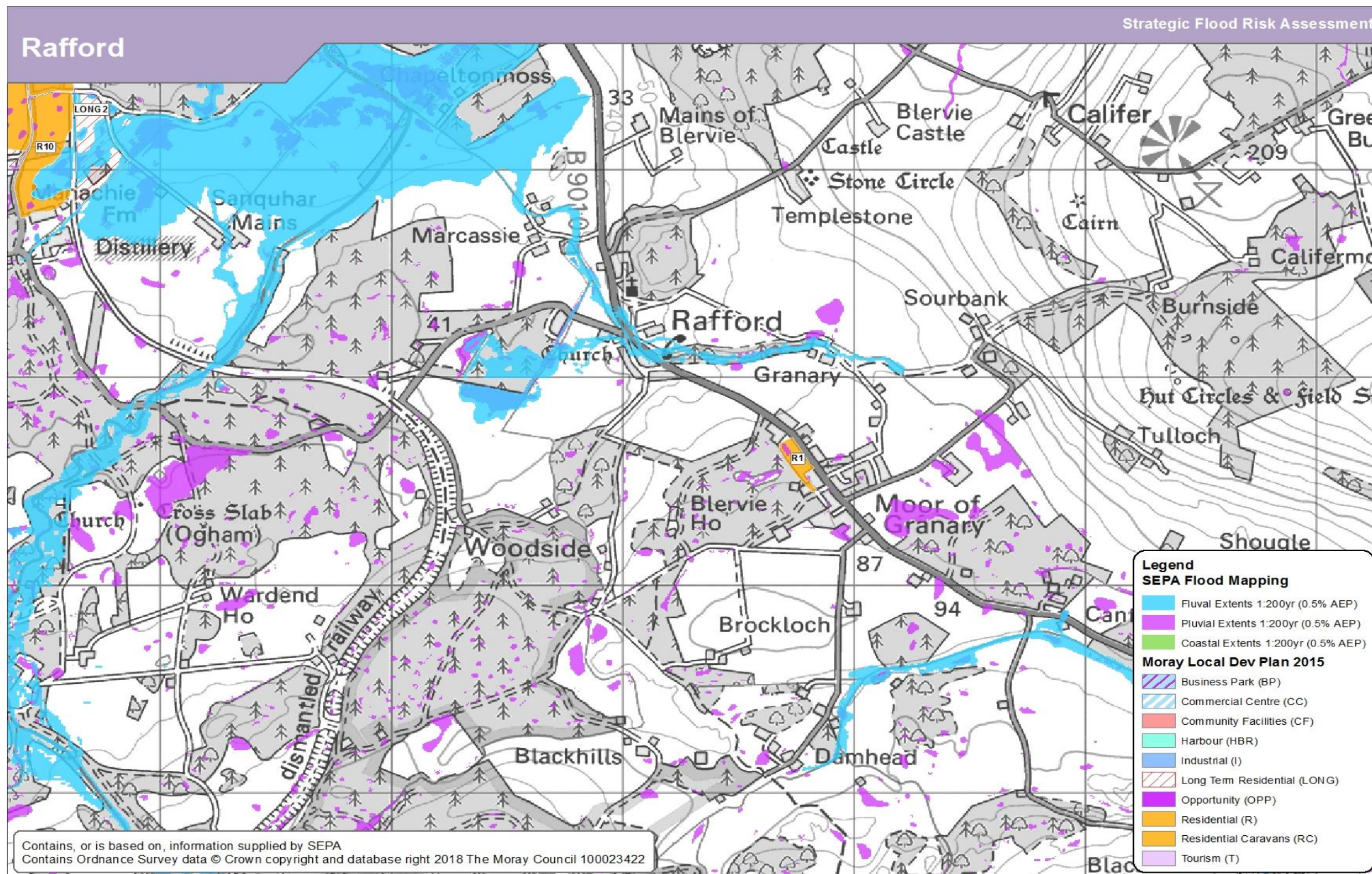
| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | FRM Comments |
|---------------|----------------------------|-----------|-----------------|------------------|-------------|--|
| | | | | Easting | Northing | |
| R1 Rafford | Retain housing designation | Preferred | LDP2020_BID_RF1 | 306753.0558 | 855597.2929 | No existing fluvial flood risk. Some surface water issues, possibly due to proximity to Cocks Loch and road. A DIA would be required along with SUDs design. |



Moray Local Development Plan 2015 Existing Sites carried over with identified flood risk Rafford

| Site | Description of Proposal | Flooding Comments |
|------|-------------------------|-------------------|
| N/A | | |

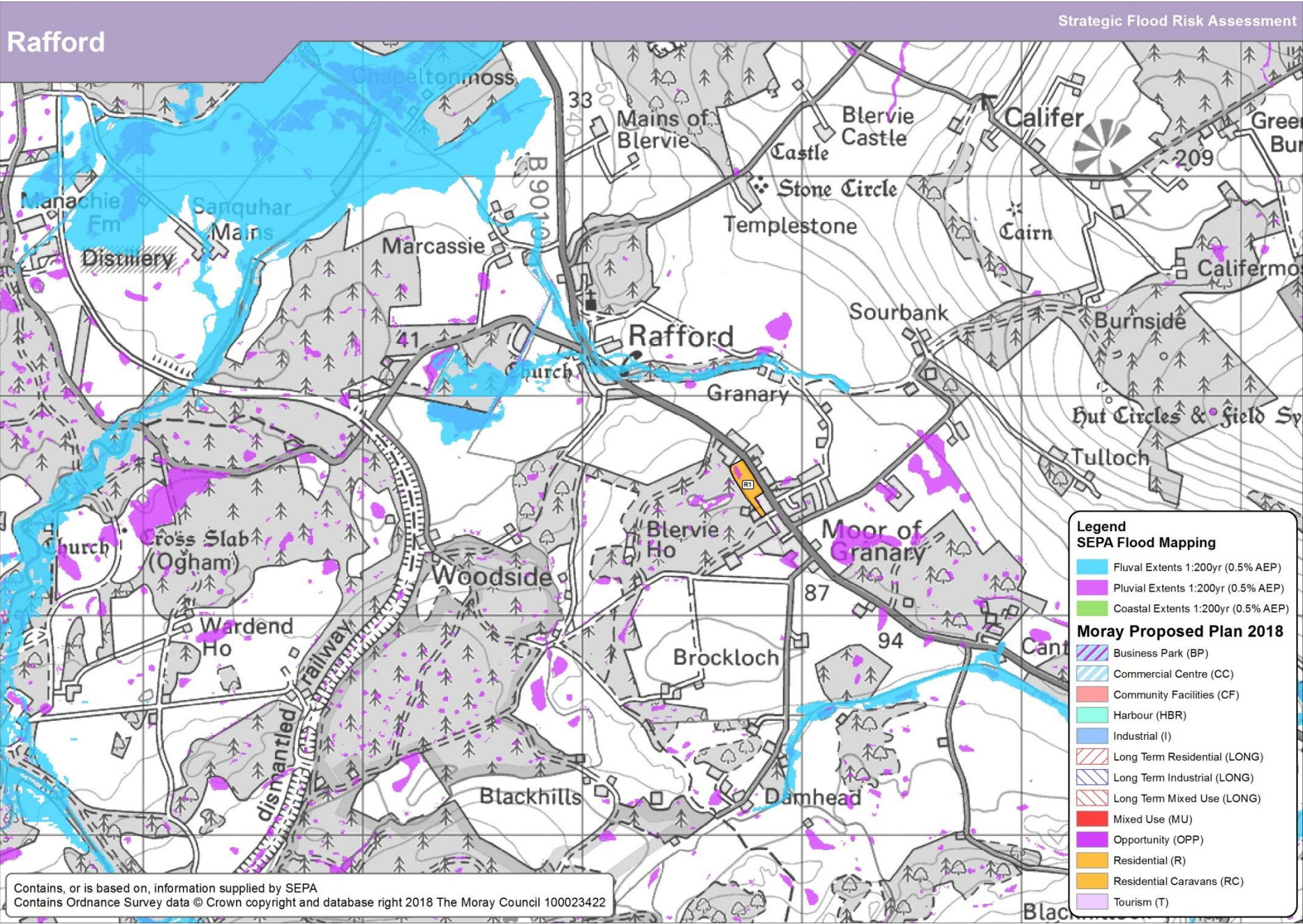
Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 – Proposed Plan sites Rafford

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|------------|----------------|--|------------|------------------|
| Rafford | R1 Brochloch | Residential – indicative capacity 12 houses | No | N/A |

Moray Local Development Plan 2020 – Proposed Plan Sites

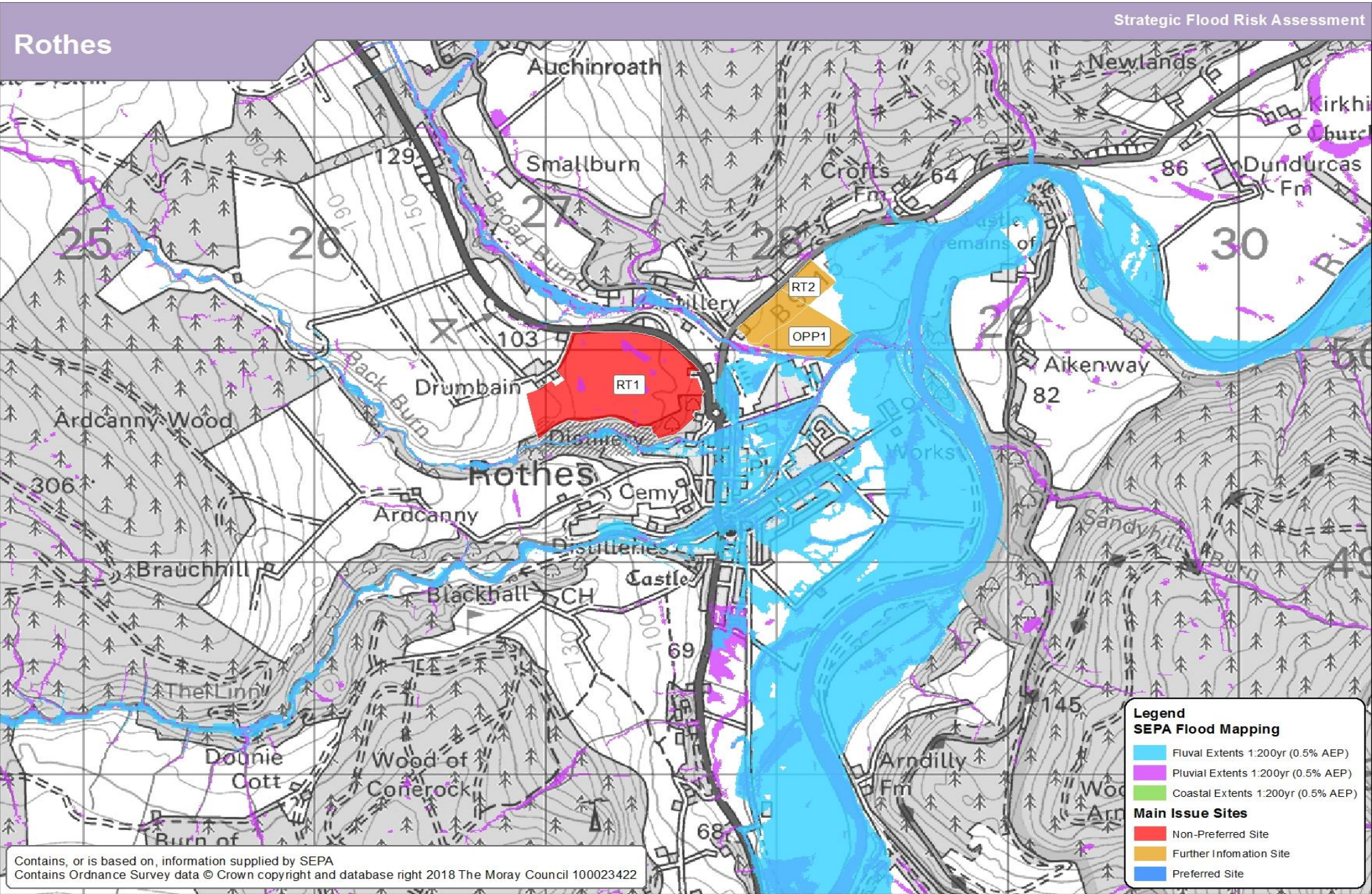


Roths

Roths has flooded on a number of occasions. In 2011 the Roths Flood Prevention Scheme was completed providing protection from the Back Burn, Black Burn and Burn of Roths for up to and including a 1 in 100 year flood event plus an allowance for climate change. A Surface Water Management Plan is currently being developed for Moray and Roths has been identified as a priority area within this plan. Any feasible actions to address surface water flooding that are identified in this plan will be taken forward for implementation from 2022 to 2028.

Main Issues Report – Bid Sites

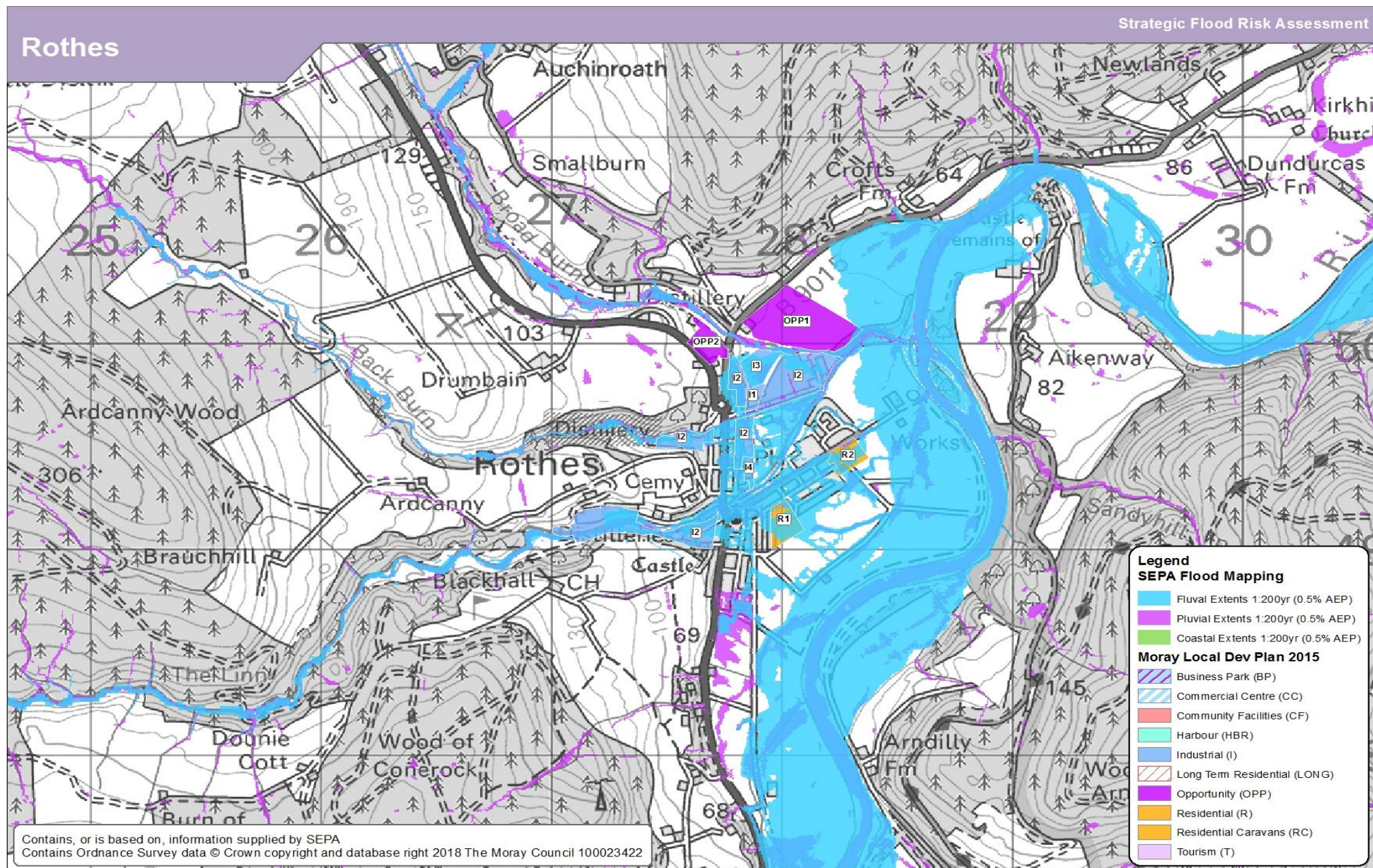
| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | FRM Comments |
|------------------------------|------------------------|---------------------|-----------------|------------------|-------------|--|
| | | | | Easting | Northing | |
| Land at Drumbain Farm, Roths | Industrial designation | Non preferred | LDP2020_BID_RT1 | 327300.625 | 849882.4997 | No existing fluvial flood risk. A DIA would be required to prevent any drainage issues occurring in Roths. There is an area of land slip above the Back Burn upstream of the distillery, any development on this land should take this into consideration so risk to properties or land below isn't increased. |
| Greens of Roths | Industrial designation | Further information | LDP2020_BID_RT2 | | | The existing opportunity site is severely constrained by the high pressure pipeline that across the site. It is proposed to amend the shape of the site to mitigate this constraint. The existing designation states that detailed Flood Risk Assessment which should include consideration of water resilient measures. |



Moray Local Development Plan 2015-Existing designations carried over with identified flood risk Rothes

| Site | Description of Proposal | Flooding Comments |
|-------------------------|-------------------------|--|
| R2 – Green Street | 40 houses | Site is in close proximity to the River Spey and proposals should be accompanied by Topographical information to demonstrate that the development is a sufficient distance from the 1:200 year flood envelopes. This could impact on the developable area of the site. Note it is proposed to amend the site to avoid the high pressure gas piping and in doing so the site is further from the River Spey and Broad Burn. |
| OPP1 – Greens of Rothes | Mixed use. | A detailed Flood Risk Assessment is still required and should include consideration of water resilient measures. |
| OPP2 – North Street | Mixed use | A Flood Risk Assessment will be required for any planning application submitted for this site. |
| I1 – Back Burn | Industrial | Land protected by the Rothes Flood Scheme. Suitable for less vulnerable uses proposed |
| I2 – The Distilleries | Industrial | Land protected by the Rothes Flood Scheme for less vulnerable uses proposed a Flood Risk Assessment (FRA) may be required. |
| 14 – Station Yard | Industrial | Land is thought to be protected by the Rothes flood prevention scheme. A flood risk assessment may be required depending on the risk and the vulnerability of the use proposed. |

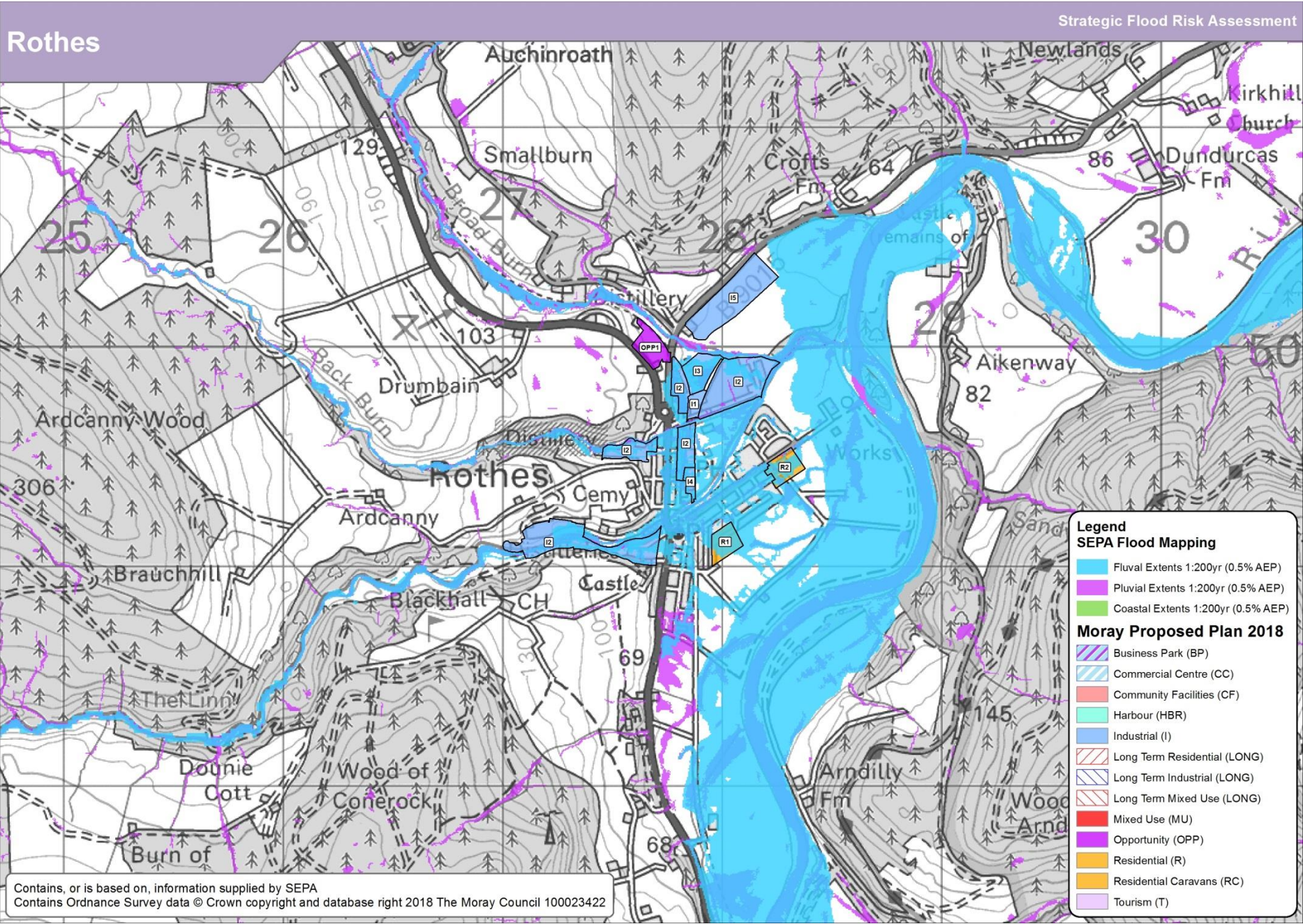
Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 – Proposed Plan Sites Rothes

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|------------|--------------------------------------|--|------------|---|
| Rothes | R1 Spey Street | Residential – indicative capacity 30 houses | Yes | A Flood Risk Assessment (FRA) will be required. |
| Rothes | R2 Green Street | Residential – indicative capacity 40 houses | Yes | A Flood Risk Assessment (FRA) will be required. Topographical information to demonstrate that development is a sufficient distance from the 1:200 year flood envelope. |
| Rothes | I1 Back Burn | Industrial | No | N/A |
| Rothes | I2 Distilleries | Industrial – reserved for use of distilleries and related business use | Yes | A Flood Risk Assessment (FRA) will be required. |
| Rothes | I3 Reserve Rear of Dark Grains Plant | Industrial – fully occupied | No | N/A |
| Rothes | I4 Station Yard | Industrial | Yes | A Flood Risk Assessment (FRA) will be required. |
| Rothes | I5 Greens of Rothes | Industrial | Yes | A Flood Risk Assessment (FRA) will be required. |
| Rothes | OPP1 North Street | Business and residential | Yes | A Flood Risk Assessment (FRA) will be required. |

Moray Local Development Plan 2020 – Proposed Plan Sites



Rothiemay

Modest housing development to meet local housing demand is identified. There are no significant flooding issues.

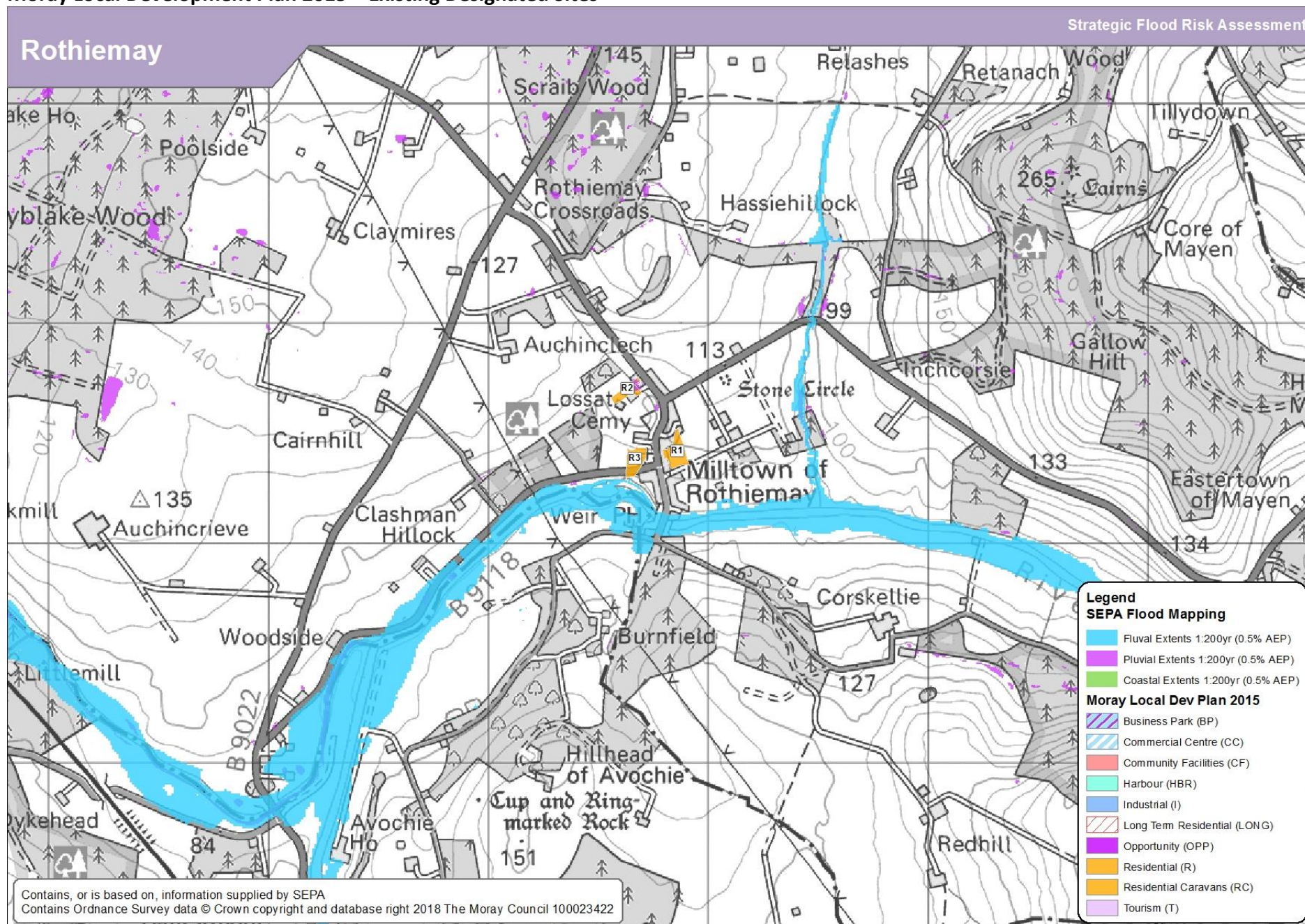
Main Issues Report – Bid Sites Rothiemay

No bid sites were submitted for Rothiemay as part of the Main Issues Report Call for Sites.

Moray Local Development Plan 2015 – Existing sites carried forward with identified flood risk Rothiemay

| Site | Description of Proposal | Flooding Comments |
|---------------------|-------------------------|--|
| R2 Anderson Drive | 5 houses | A Flood Risk Assessment (FRA) may be required due to the presence of a watercourse on the site and water resilient measures should be considered as part of this. |
| R3 Deveronside Road | 10 houses | A Flood Risk Assessment (FRA) will be necessary, given the south west corner lies within the 1 and 200 indicative flood maps (River Deveron), and water resilient measures should be considered as part of this. |

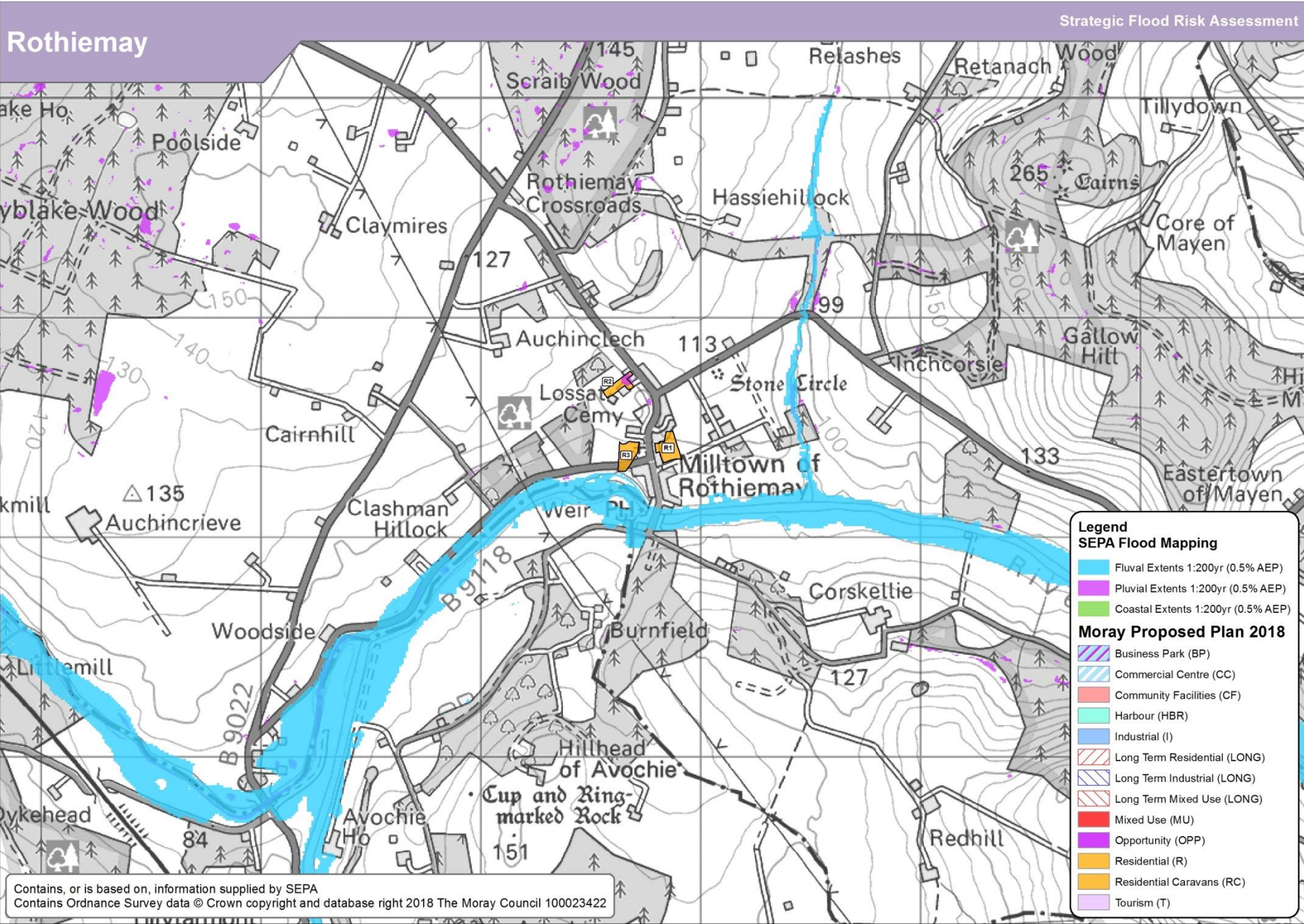
Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 – Proposed Plan Sites Rothiemay

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|-------------------|-----------------------|--|-------------------|--|
| Rothiemay | R1 Castle Terrace | Residential – indicative capacity 15 houses | No | N/A |
| Rothiemay | R2 Anderson Drive | Residential – indicative capacity 5 houses | Yes | A Flood Risk Assessment (FRA) may be required. |
| Rothiemay | R3 Deveronside Road | Residential – indicative capacity 10 houses | Yes | A Flood Risk Assessment (FRA) will be required. |

Moray Local Development Plan 2020 –Proposed Plan

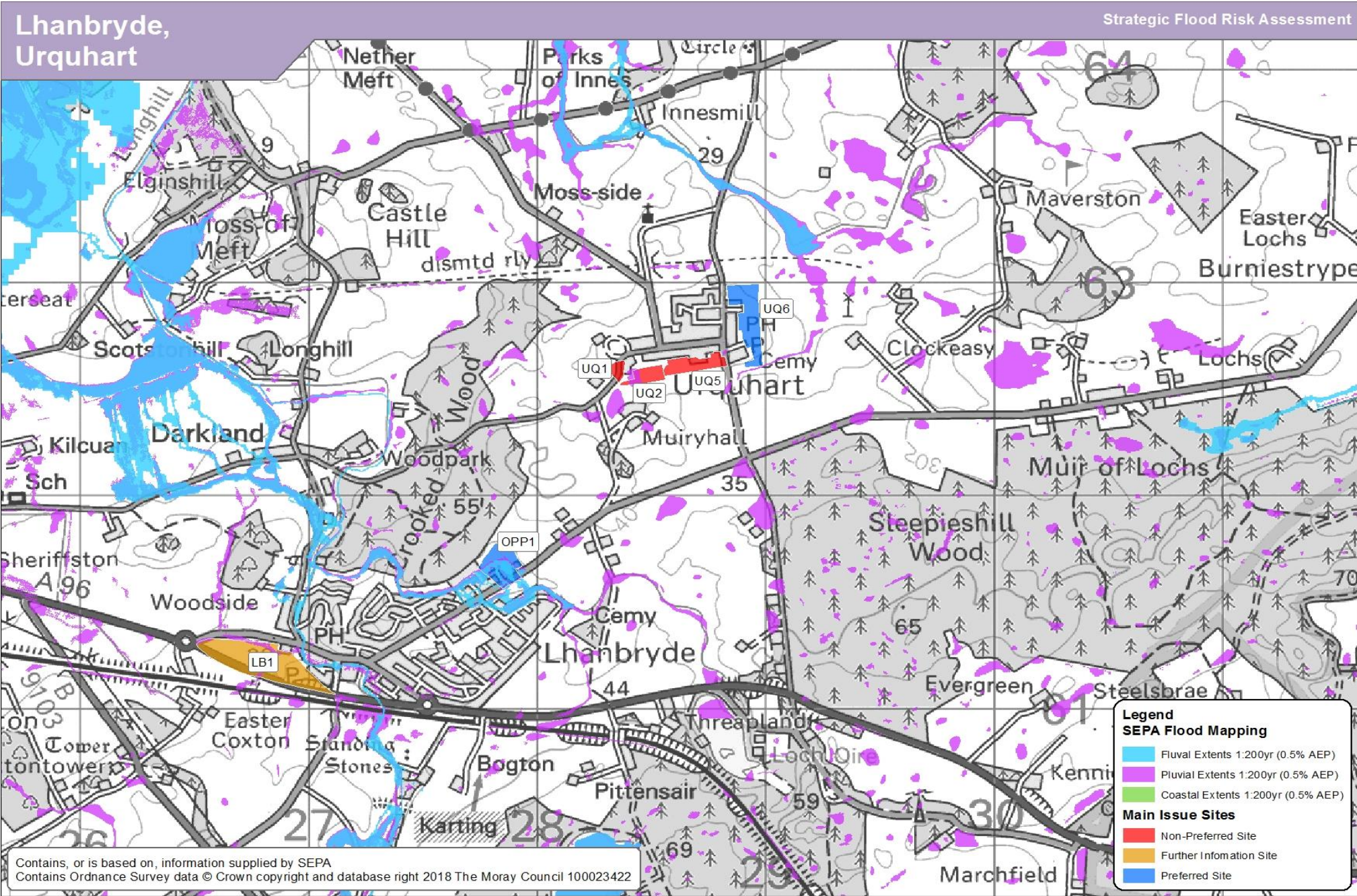


Lhanbryde and Urquhart

Lhanbryde has flooded historically but is now protected by the Lhanbryde Flood Protection Scheme for up to and including a 1 in 100 year flood event plus an allowance for climate change. There are no significant flooding issues in Urquhart.

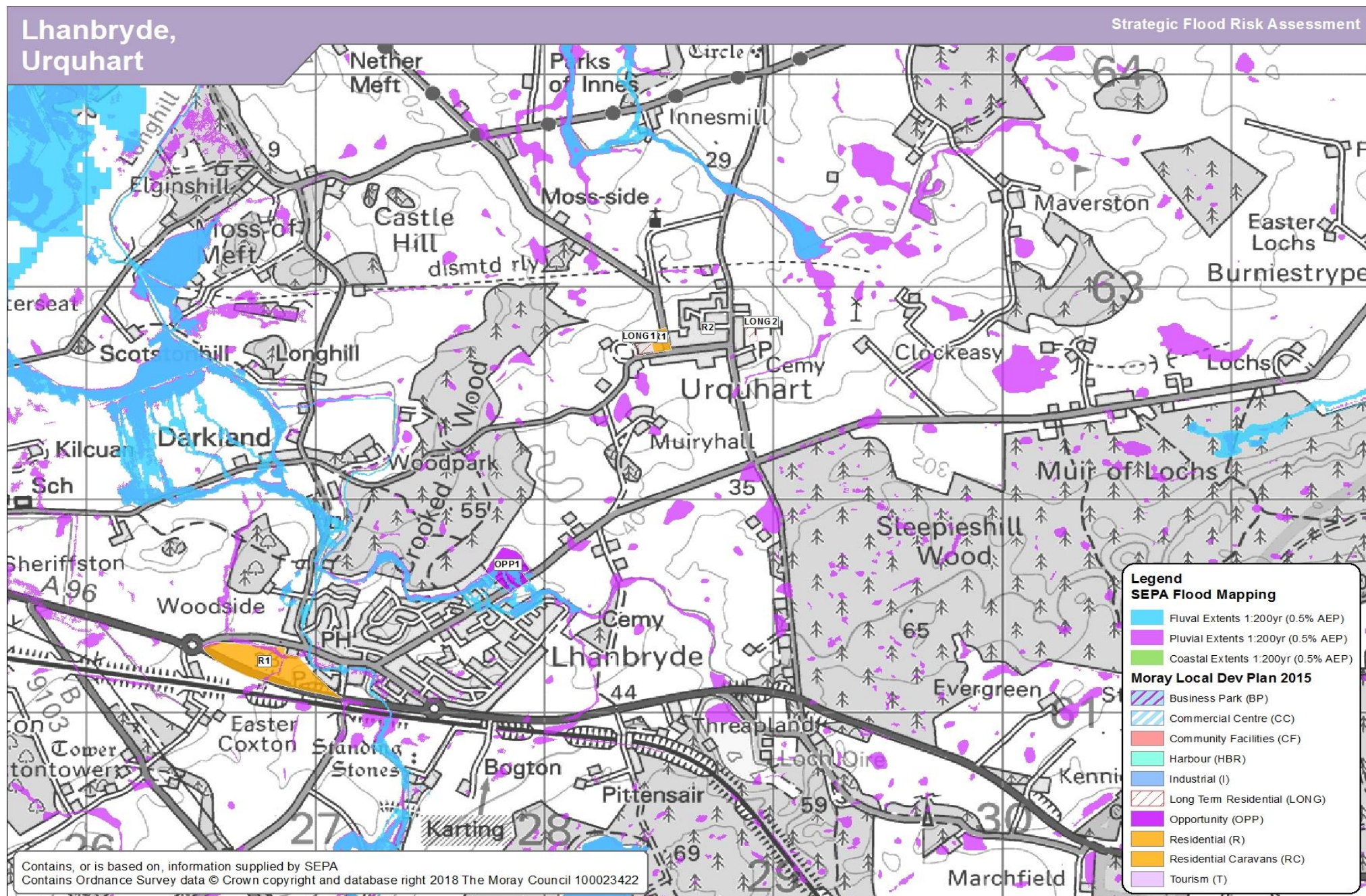
Main Issues Report – Bid Sites

| Site Location | Description of Bid | Status | Site Reference | Site Coordinates | | FRM Comments |
|------------------------------------|-------------------------------------|---|-----------------|------------------|-------------|--|
| | | | | Easting | Northing | |
| West of St Andrews Road, Lhanbryde | Residential | Further info required in respect of effectiveness/delivery of site. | LDP2020_BID_LB1 | | | Retention of existing site. Requirement for detailed Flood Risk Assessment (FRA) already identified. |
| Garmouth Road, Lhanbryde | Change of use to purely residential | Preferred site | OPP1 | | | Requirement for detailed Flood Risk Assessment (FRA) already identified. |
| | | | LDP2020_BID_UQ1 | | | Not supported. No flooding comments sought. |
| | | | LDP2020_BID_UQ2 | | | Not supported. No flooding comments sought. |
| | | | LDP2020_BID_UQ5 | | | Not supported. No flooding comments sought. |
| Land to east of Station Road | Residential | Preferred site | LDP2020_BID_UQ6 | 328905.8102 | 862787.1392 | No fluvial or pluvial flood risk water issues. Flood Risk Assessment (FRA) may be required. |



Moray Local Development Plan 2015 Existing designations carried over with identified flood risk

| Site | Description of Proposal | Flooding Comments |
|---|---|---|
| R1 – West of St Andrews Road, Lhanbryde | 65 houses | A detailed Flood Risk Assessment will be required for any planning application that is submitted on the site. |
| OPP1 – Garmouth Road, Lhanbryde | Proposed to amend from mixed use to residential | A detailed Flood Risk Assessment will be required for any planning application that is submitted on the site. |
| LONG Urquhart | Residential | A flood risk assessment may be required depending on site layout |



Moray Local Development Plan 2020 – Proposed Plan Sites Lhanbryde and Urquhart

| Settlement | Site Reference | Proposed Use | Flood Risk | Flooding Comment |
|------------|----------------------------|---|------------|---|
| Lhanbryde | R1 West of St Andrews Road | Residential – indicative capacity 65 houses | Yes | A Flood Risk Assessment (FRA) will be required. |
| Lhanbryde | R2 Garmouth Road | Residential – indicative capacity 35 houses | Yes | A Flood Risk Assessment (FRA) will be required. |
| Urquhart | R1 Meft Road | Residential – indicative capacity 10 houses | No | N/A |
| Urquhart | R2 Station Road | Residential – indicative capacity 8 houses | Yes | A Flood Risk Assessment (FRA) will be required. |
| Urquhart | LONG 1 Meft Road | Residential – indicative capacity 10 houses | No | N/A |
| Urquhart | LONG 2 Station Road | Residential – indicative capacity 25 houses | No | N/A |

Note: R3 Urquhart is a policy designation preventing further subdivision/backland development.

Moray Local Development Plan 2020 – Proposed Plan Sites

