

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 002055
Date: 22 February 2019 11:04:07

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

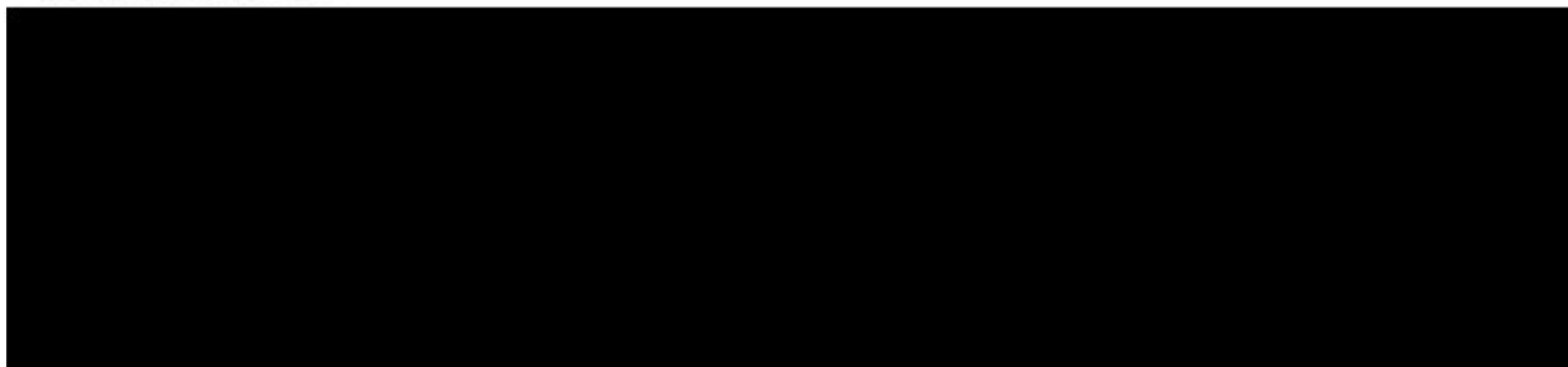
Your Details

Title: **mrs**

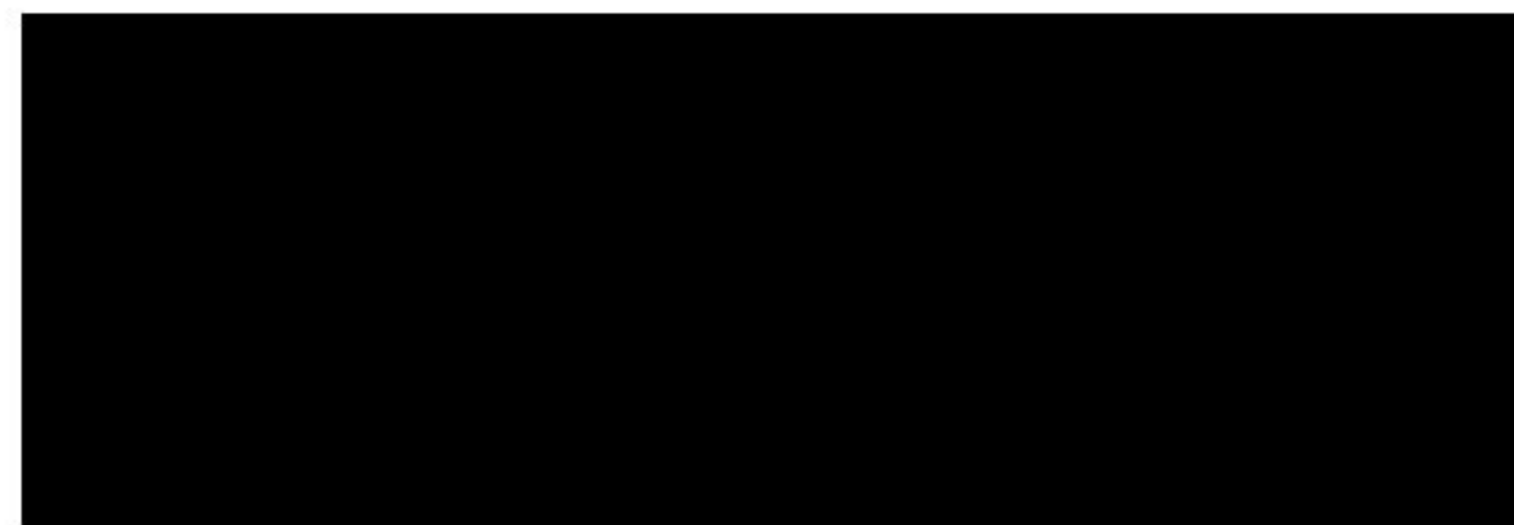
Forename(s): **rebecca**

Surname: **adams**

Your Address

A large black rectangular box redacting the address information.

Contact Details

A large black rectangular box redacting the contact details information.

Agent Details

Do you have an agent: **No**

Response

Do you want to object to a site?: **Yes**

Do you want to object to a policy, the vision or spatial strategy: **No**

Other: **No**

Supporting information: [Download supporting document](#) Available also via link at bottom of this email.

Site Objections

Name of town, village or grouping: **Elgin Central**

Site reference: **OPP11**

Site name: **Walled Gardens**

Comments: **I object to the proposed hotel build on this site. The site has previously been looked after by Moray college horticultural students and it would be tragic if they were unable to continue to use the site. This has been a symbiotic working relationship for some time, the students provide labour and learn skills and the council have a lovely area of cooper park to offer. I object to this in the strongest terms possible.**

Please use [this link](#) to view and retrieve the uploaded attachments.

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: FR_OPP5 - 001977
Date: 17 January 2019 10:53:10

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

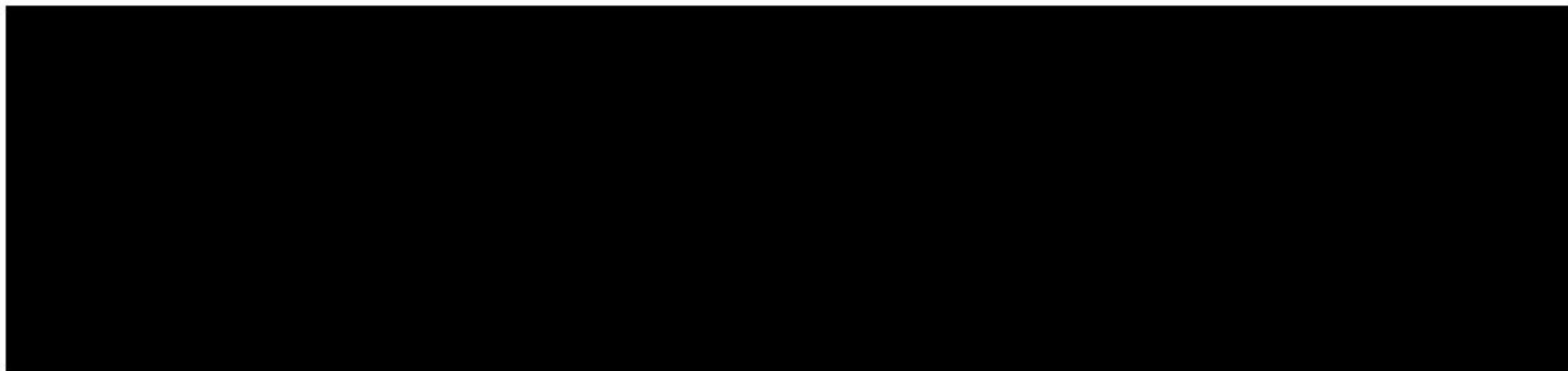
Your Details

Title: **Mr**

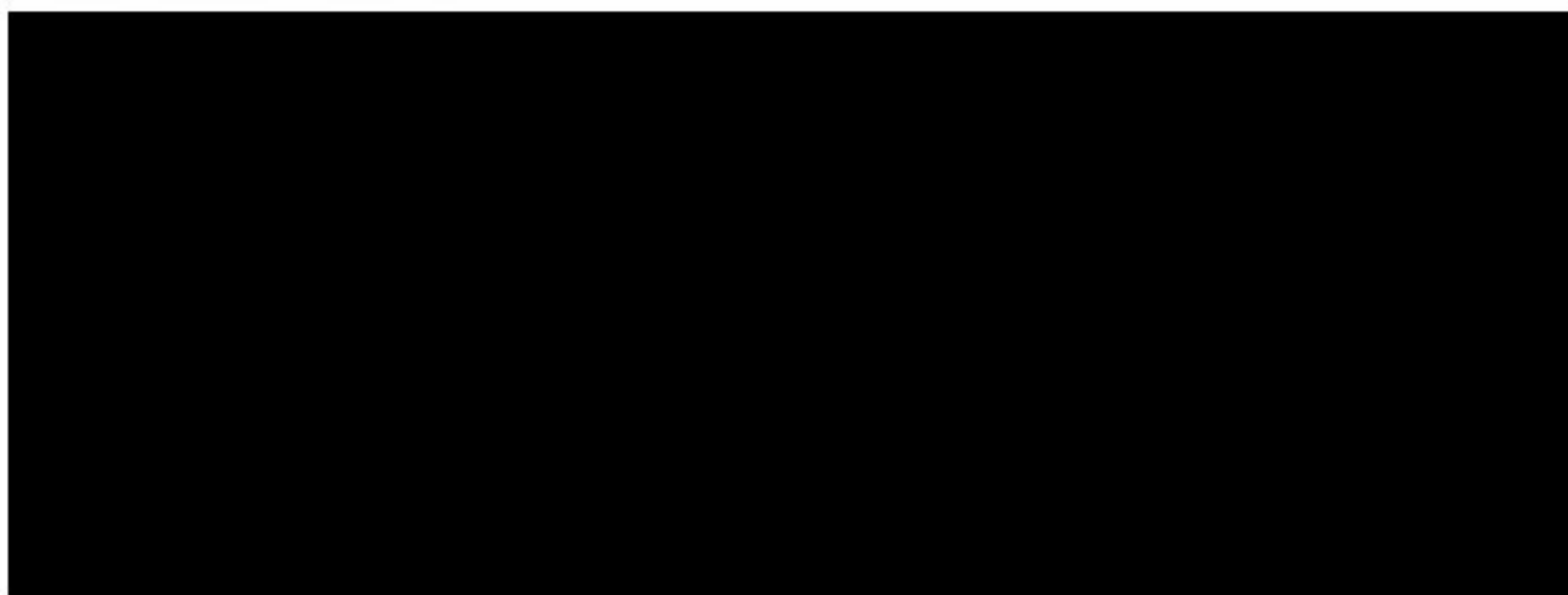
Forename(s): **Sandy**

Surname: **Aird**

Your Address

A large black rectangular box redacting the address information.

Contact Details

A large black rectangular box redacting the contact details information.

Agent Details

Do you have an agent: **No**

Response

Do you want to object to a site?: **Yes**

Do you want to object to a policy, the vision or spatial strategy: **Yes**

Other: **Yes**

Supporting information: [Download supporting document](#) Available also via link at bottom of this email.

Site Objections

Name of town, village or grouping: **Forres**

Site reference: **Forres - 0PP5**

Site name: **0PP5 Edgehill road**

Comments: **This site is situated behind and very adjacent to the first green of Forres Golf Course. Residential buildings may be susceptible to stray golf balls flying through windows. A very high fence would need to be erected to prevent damage or injury.**

Policy Objection

Policy: **DP1 Development Principles**

Comments:

Other Objection

Document commenting on: **Forres 0PP5**

Comments:

Please use [this link](#) to view and retrieve the uploaded attachments.

15 March 2019



Moray Council
Development Services (Development Plans)
High Street
Elgin
IV30 9BX

By email only

Simon Herriot
E: sherriot@savills.com
DL: +44 (0) 141 222 4138

163 West George Street
Glasgow G2 2JJ
T: +44 (0) 141 248 7342
F: +44 (0) 141 248 7343
savills.com

Dear Sir/Madam

Moray Local Development Plan – Proposed Plan

Savills has been instructed to submit representations to the above consultation on behalf of Airvolution Clean Energy (ACE). ACE is a leading UK wind farm developer and has built 11 onshore wind farms since 2013.

ACE has development interests within Moray that it wishes to pursue within the life of the future Local Development Plan 2020 (LDP 2020) and it is therefore particularly interested in Proposed Plan. This submission firstly acknowledges the wider energy policy context for the Proposed Plan and then comments upon sections within Volume 1 of the Proposed Plan, setting out the changes that ACE would like to see incorporated.

Proposed Plan Context

From an energy perspective, the Proposed Plan is published in the context of a number of relatively recent Scottish Government energy related publications including the Scottish Energy Strategy 2017 (SES), Onshore Wind Policy Statement 2017 (OWPS) and the Climate Change Plan 2018. These documents emphasise the importance of a supportive planning system in helping achieve the Scottish Government's '*commitment to a low carbon energy system and to the continued growth of the renewable energy sector in Scotland*', notably achieving the equivalent of 50% of the energy for Scotland's heat, transport and electricity consumption from renewable sources by 2030 and then near complete decarbonisation of Scotland's energy system by 2050.

To achieve these objectives the Climate Change Plan 2018 notes that Scotland's electricity system will be powered by a '*high penetration of renewables*' and that '*electricity will meet a growing share of Scotland's energy needs*'.²

The Scottish Government envisages that a significant part of this growing electricity requirement will be met by onshore wind. The OWPS notes in paragraph 3 that in order to achieve these targets the role of onshore wind '*must continue to grow*' and that '*Scotland will continue to need more onshore wind development capacity, in locations across our landscapes where it can be accommodated*'.

These national energy documents do not represent a 'business as usual' approach to renewable energy developments. If electricity is to meet an increased share of Scotland's energy needs in the future and if the onshore wind sector is to play an increasingly important role in Scotland's future energy mix, then it is quite clear that new onshore wind sites and the repowering of existing sites will become an increasing necessity. Otherwise, it is difficult to see how the Scottish Government's 2030 and 2050 targets will be achieved. The identified publications look to the planning system to create the supportive policy context within which these future major investment decisions are to be taken and this includes setting an appropriate policy context at the local level to support national objectives.

¹ Scottish Energy Strategy, page 33

² Climate Change Plan, page 67

With this national policy context in mind the overall impression is that the Proposed Plan has missed an opportunity to create a more supportive local policy context for the future development of renewables across Moray that reflects national priorities and aspirations.

ACE wish to make comments on Volume 1 of the Proposed Plan. The following paragraphs set out ACE's comments and suggestions for changes.

Introduction

ACE notes and welcomes the fact that the Introduction of the Proposed Plan recognises that '*generating electricity from renewable sources*' and '*addressing climate change*' are two key challenges the Plan needs to respond to. Furthermore, the Vision of the Proposed Plan aims to '*promote low carbon and sustainable development*', something which ACE fully supports and is in line with paragraph 154 of SPP.

However, it is the detail behind these objectives and strategic policies that ACE believes is lacking. Of some concern is the apparent absence of any reference to the '*presumption in favour of development that contributes to sustainable development*'. The presumption is a key policy principle set out in page 9 of Scottish Planning Policy (SPP) and applies to all forms of development, to plan making and decisions on individual planning applications. ACE considers that Volume 1 of the Proposed Plan should make reference to the presumption in favour in The Vision to clarify at an early stage for the benefit of all stakeholders that the presumption underpins the LDP 2020 and subsequent decision making.

Policy DP9 Renewable Energy

Policy DP9 'Renewable Energy' is the main Proposed Plan policy against which all renewable energy proposals will be assessed. It is not a wind specific policy and largely replicates Policy ER1 of the Moray LDP 2015. Criteria a) of Policy DP9 states that all renewable energy applications '*will be considered favourably*', subject to meeting three criteria. ACE considers that Policy DP9 should be amended to make it clear that when assessing individual applications for renewable energy proposals, the Council will also address the presumption in favour on a case by case basis having regard to the guiding principles set out in paragraph 29 of SPP, as well as applying the detailed assessment criteria set out in paragraph 169 of SPP, where relevant. Notwithstanding, ACE particularly welcomes the statement that renewable energy proposals '*will be considered favourably*' in principle.

Renewable energy projects would be considered mainly against the requirements of Policy DP9 but may also be considered against other LDP 2020 policies depending upon project specifics. Policy DP9 states that renewable energy proposals will be considered favourably where they '*are compliant with policies to safeguard and enhance the built and natural environment*'. ACE considers that this should be reworded to confirm that proposals will be '*considered against the requirements of other relevant policies and proposals*', thus ensuring that Policy DP9 remains the main policy against which renewable energy applications will be considered.

In addition to the overarching renewable energy assessment criteria, Policy DP9 (b) sets the specific criteria against which onshore wind turbines will be assessed, each of which are discussed in the following sections:-

1. The Spatial Framework – the Council's Spatial Framework for onshore wind turbines is set out in Maps 1 and 2 of the LDP. ACE believes that the text in Policy DP9 (b)(i) is overly restrictive in respect of Group 2 areas. The policy states that proposals in these locations will '*only*' be appropriate in certain circumstances. This does not reflect what SPP says in Table 1, SPP makes it clear that wind farms '*may be appropriate in some circumstances*' in these areas and that further consideration will be required to ascertain the extent to which any significant effects can be substantially overcome. This may seem a relatively minor point but use of the word '*only*' in the draft policy is more negative than the language used in SPP. ACE therefore requests that the policy is amended to reflect SPP;
2. Detailed Consideration – ACE welcomes that onshore wind proposals will be determined through assessment of the details of the proposal 'including its contribution to renewable energy generation targets and effect on greenhouse gas emissions, net economic impact, including socio-economic

benefits such as employment, associated business and supply chain opportunities and the extent to which it avoids or mitigates any unacceptable significant adverse impact.' ACE agrees that wider economic benefits are acknowledged, with benefits likely to extend beyond the immediate site boundary and should not therefore be discounted in the wider planning balance.

3. Landscape and visual impact – With particular regard to the Landscape Capacity Study and further to the comments earlier in this response, ACE considers that it is not appropriate to expect development proposals to fully address this document. It is well established that landscape capacity studies have limitations when it comes to assessing individual planning applications, a point the Moray Windfarm Landscape Capacity Study itself acknowledges in Section 1.6 which states that:-

'We consider that it is not practical to appraise a wide range of turbine typologies in a capacity study as it becomes too complicated in the field assessment but also in clearly presenting findings on sensitivity. Individual applications therefore need to be considered on a case-by case basis with some flexibility on turbine heights being applied within close range of the upper height threshold used in the assessment.' (emphasis added).

Furthermore, bullet point two states *'The proposal is capable of accommodating the development without significant detrimental impact on landscape character or visual amenity.'* ACE considers that the word 'proposal' is a typo and should be replaced with the word 'site'. While the term 'without significant detrimental impact' should be replaced with 'subject to the acceptability of the impact.' As such bullet two should read *'The site is capable of accommodating the development subject to the acceptability of the impact on landscape character or visual amenity.'* (emphasis added). This presents a more realistic context for assessing onshore wind proposals, which are generally acknowledged to give rise to significant landscape and visual effects due to their scale.

4. Cumulative impact – Reference is made to *'Any detrimental impact'*, ACE considers that this should be replaced with *'Subject to the acceptability of the impact'*. Again, this presents a more realistic context for assessing onshore wind proposals, and introduces the concept of acceptability into the planning balance where there is currently none in the policy.
5. Impact on local communities – seeks *'The proposal addresses any detrimental impact'*, For the same reasons as noted above, ACE considers that this should be replaced with *'Subject to the acceptability of the impact of the proposal'*.

Other – refers to potential aviation and defence constraints and notes that *'The proposal addresses any impacts'* on these. ACE considers that this should be replaced with *'Satisfactorily mitigates the impact'*. The second bullet point considers the natural and historic environment, cultural heritage, biodiversity, forest and woodlands and tourism and recreational interests- core paths, visitor centres, tourist trails and key scenic routes. It seeks that the *'proposal avoids or adequately resolves'* impacts on these elements. ACE welcomes the acknowledgment that impacts can be resolved but would suggest that the word 'resolves' is replaced with 'mitigates' as this is a more accepted term in EIA language and recognises that while not all identified impacts by be resolved, they can be mitigated to acceptable levels.

Considering the points in 3 above, it is not appropriate that Policy DP9 sets a requirement for applications to 'address' or be 'subject to a detailed consideration' of the Landscape Capacity Study and it should be amended accordingly. The Landscape Capacity Study is one of a number of documents that can assist decision makers in coming to an overall balanced planning conclusion on individual planning applications but it should not be determinative in its own right.

Map 3 'Policy Guidance for Large Typologies', part of Policy DP9 on page 65, illustrates areas of greatest potential for turbines 80m and over to blade tip, a summary from the Landscape Capacity Study supports Map 3. In respect of turbines measuring 150m to blade tip the LDP states *'Some limited scope has been identified for very large turbines up to 150m high to be accommodated in this more extensive upland landscape.'* In relation to turbines measuring 130m to blade tip, it is noted *'Turbines of this size should be sited to minimise cumulative effects with smaller turbines within nearby operational and consented wind farms in key views.'*

The summary from the Landscape Capacity Study which supports Map 3, only makes reference to Landscape Character Type (LCT) 10. ACE requests that the summary makes clear that areas within other LCTs can also be acceptable for typologies over 80 metres to blade tip. Furthermore, ACE consider the references to *'Large Typologies to 130m'* and *'Very Large Typologies to 150m'* are outdated. Turbine technology and specification is advancing with taller turbines becoming more common, with current examples of live applications in Moray Council for turbines measuring 176m and above. As such, it is likely that demand for larger turbines will continue to rise and ACE suggests that the references to tip heights in the LDP should be amended upwards to reflect the fact that turbines in excess of 150m to blade tip are likely to be more common place through the life of the LDP.

As mentioned earlier within this submission, the Council's Spatial Framework for onshore wind turbines is set out in Maps 1 and 2 of the LDP, Map 1 sets out *'Areas with potential for wind farm development'*. ACE believes is important to emphasis that Map 3 does not supersede Map 1, with the Council reverting to Map 1 during the determination of applications, as it provides the main basis for decision making for onshore wind turbine proposals in line with SPP.

Volume 1 of the Proposed Plan makes no reference to the repowering and extensions of wind energy developments which is likely to become more common place, generally involving the installation of larger turbines. While it is acknowledged that Chapter 5 of MOWESG considers repowering and extensions of wind farms, ACE requests the inclusion of some commentary within the Proposed Plan recognising the important opportunity this presents. As paragraph 24 of the OWPS notes, not all landscapes will have the capacity to accommodate larger turbines *'but fewer larger turbines may also present an opportunity for landscape improvement, as well as increasing the amount of electricity generated'*. ACE considers that a modification to the Proposed Plan is required to present the opportunities associated with taller turbines, as noted by the OWPS.

ACE believes that the Proposed Plan should make it clear that the Council will support, in principle, the repowering of wind farms at existing sites, noting the commentary in paragraph 170 of SPP that *'areas identified for wind farms should be suitable for use in perpetuity'*. This would provide much needed clarity on this issue for the development industry through the lifetime of the LDP 2020 and would reflect the contents of paragraph 35 of the OWPS which states the Scottish Government's *'clear support in principle for repowering at existing sites'*.

Policy EP16 Geodiversity and Soil Resources

ACE is interested in this section of the Proposed Plan as it discusses peat and carbon rich soils. Given ongoing developer interest in wind farms it is likely that peat extraction will continue to be an issue that needs to be addressed in some wind farm planning applications. Policy EP16 states that

'Major developments, minerals and large scale renewable energy proposals on areas of peat and/or land habitat will only be permitted for these uses where:

- a) The economic, social and/or environmental benefits of the proposal outweigh any potential detrimental effect on the environment (in particular with regard to the release of carbon dioxide into the atmosphere); and*
- b) It has been clearly demonstrated that there is no viable alternative.'*

ACE believes that the above text in Policy EP16 is overly restrictive. The policy states that proposals in *peat* and/or land habitat will *'only'* be appropriate in certain circumstances. This does not reflect what SPP says in Table 1, SPP makes it clear that wind farms *'may be appropriate in some circumstances'* in these areas and that further consideration will be required to ascertain the extent to which any significant effects can be substantially overcome. This may seem a relatively minor point but use of the word *'only'* in the draft policy is more negative than the language used in SPP. ACE therefore requests that the policy is amended as follows to reflect SPP

'In considering major developments, minerals and large scale renewable energy proposals, consideration will be given to effects on areas of peat and/or land habitat and how these can be substantially overcome through siting, design or other mitigation '

Relationship between LDP and Supplementary Guidance

Page 5 of the Proposed Plan states that current adopted Supplementary Guidance is proposed to be carried forward to form part of the new statutory LDP 2020 when adopted. This includes The Moray Onshore Wind Energy Supplementary Guidance (MOWESG) (adopted November 2017) and the Moray Wind Energy Landscape Capacity Study (Landscape Capacity Study) (adopted May 2017). Reference is made to both the MOWESG and Landscape Capacity Study on three occasions within Policy DP9 'Renewable Energy'

While ACE can understand the attractiveness of carrying forward a relatively recent piece of SG, there are concerns about the robustness of this approach, namely the relationship between the LDP and SG. The 2017 MOWESG was prepared within the context of the 2015 LDP, with Policy ER1 providing the 'hook' for the SG. In this regard, the Council may wish to consider the comments from the Chief Planner in a letter to all Heads of Planning (dated 15 January 2015), setting out comments regarding the use of supplementary guidance. The letter states:-

"In order to qualify as supplementary guidance under section 22(1) of the Act, and so on adoption form part of the development plan in accordance with section 24, the guidance must meet the requirements of Regulation 27(2) of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008. For supplementary guidance to be issued in connection with a local development plan, this means that the guidance may only deal with the provision of further information or detail in respect of policies or proposals set out in the local development plan and then only provided those are matters which are expressly identified in a statement contained in the plan as matters which are to be dealt with in supplementary guidance."

"It is therefore essential that supplementary guidance is limited to the provision of further information or detail and that the local development plan expressly identifies the matters to be dealt with in supplementary guidance. In the absence of the necessary statement identifying such matters, section 22(9) provides that it remains open to the planning authority to bring forward guidance in connection with a plan. This guidance does not require to be submitted to Ministers as it is not "supplementary guidance" within the meaning of the Act and it would not form part of the development plan"

Since publication of the MOWESG, there have been a number of very significant Scottish Government energy publications including the OWPS, SES and Climate Change Plan. These documents set new 2030 and 2050 energy targets which have not been taken into consideration in the current MOWESG and include statements relating to repowering and taller turbines which ACE would like to see reflected in both the new LDP and any revision of the MOWESG. ACE would therefore suggest that there is merit in the Council exploring further the link between the new LDP and the extant SG to ascertain whether this meets the test of the Act and Regulations and also to make sure that it reflects the latest Scottish Government targets and aspirations relating to the continue growth of the onshore wind sector in Scotland. There is a concern that the current SG, while relatively recent, does not adequately reflect the Scottish Government's aspirations for the continue growth of the onshore wine sector through taller turbines, extensions or repowering proposals.

Concluding Observations

In summary, ACE welcomes the acknowledgement in the introductory sections of Proposed Plan that generating electricity from renewable sources and promoting low carbon, are important considerations for the Council. Notwithstanding, ACE considers that a number of amendments could and should be made to the Proposed Plan to make the overall tone of the document more positive towards renewables and to better reflect the Scottish Government's aspirations set out in SPP, the OWPS and SES.

Please do not hesitate to contact me if you have any queries regarding these representations.

Yours faithfully



Simon Herriot
Director - Planning

cc. Airvolution Clean Energy

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 002037
Date: 22 February 2019 08:58:17

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

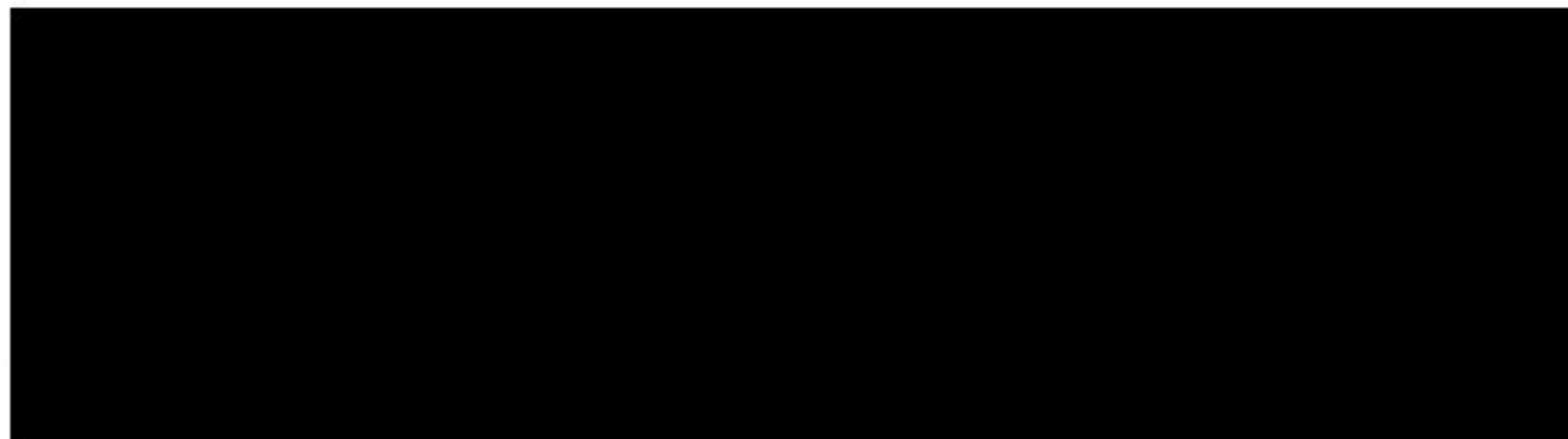
Your Details

Title: **Mr**

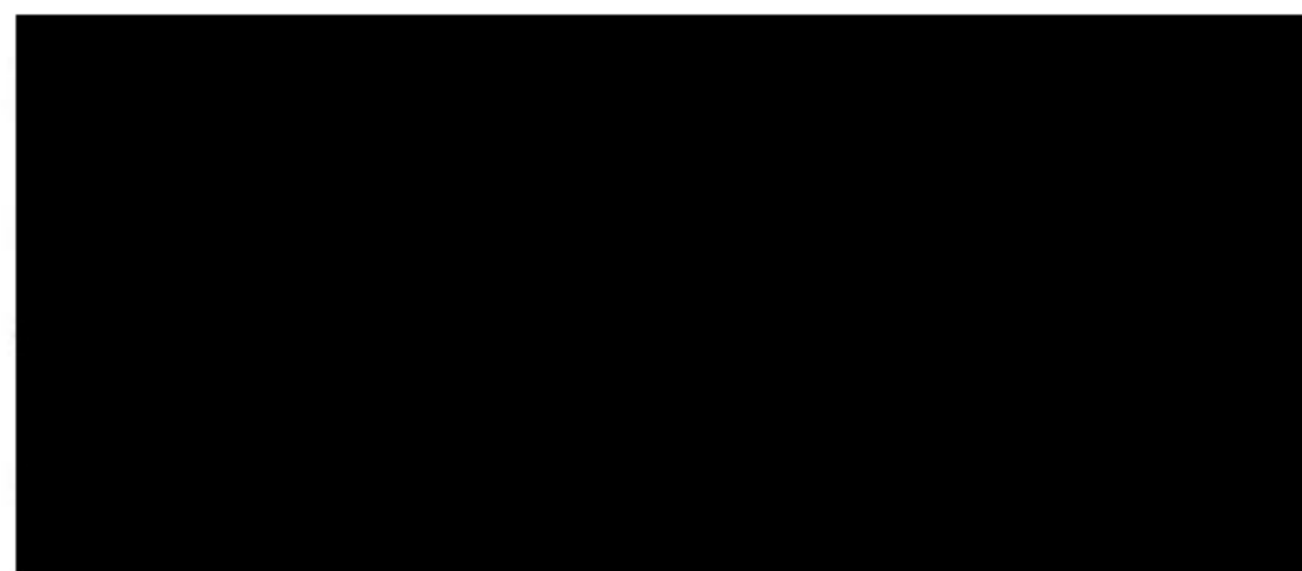
Forename(s): **Raymond**

Surname: **Aitken**

Your Address

A large black rectangular box redacting the address information.

Contact Details

A large black rectangular box redacting the contact details information.

Agent Details

Do you have an agent: **No**

Response

Do you want to object to a site?: **Yes**

Do you want to object to a policy, the vision or spatial strategy: **No**

Other: **No**

Supporting information: [Download supporting document](#) Available also via link at bottom of this email.

Site Objections

Name of town, village or grouping: **Elgin Central**

Site reference: **OPP 11**

Site name: **Walled Garden**

Comments: **This site currently houses a much required and much utilised teaching and learning facility. This educational resource teaches students ranging from school pupils to HNC college students giving them a chance to work in a real life situation maintaining the Biblical gardens and it would be a travesty to see this removed in favour of a hotel that could almost certainly be situated in another location.**

Please use [this link](#) to view and retrieve the uploaded attachments.

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: 001997 - CC_SITEA
Date: 09 February 2019 13:12:09

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

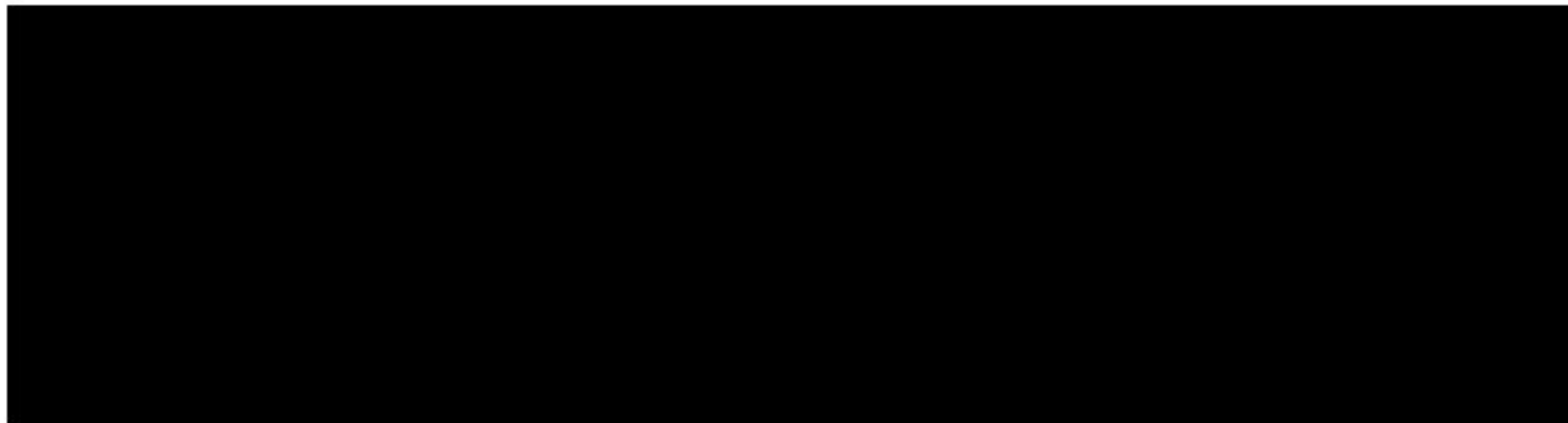
Your Details

Title: **Mr**

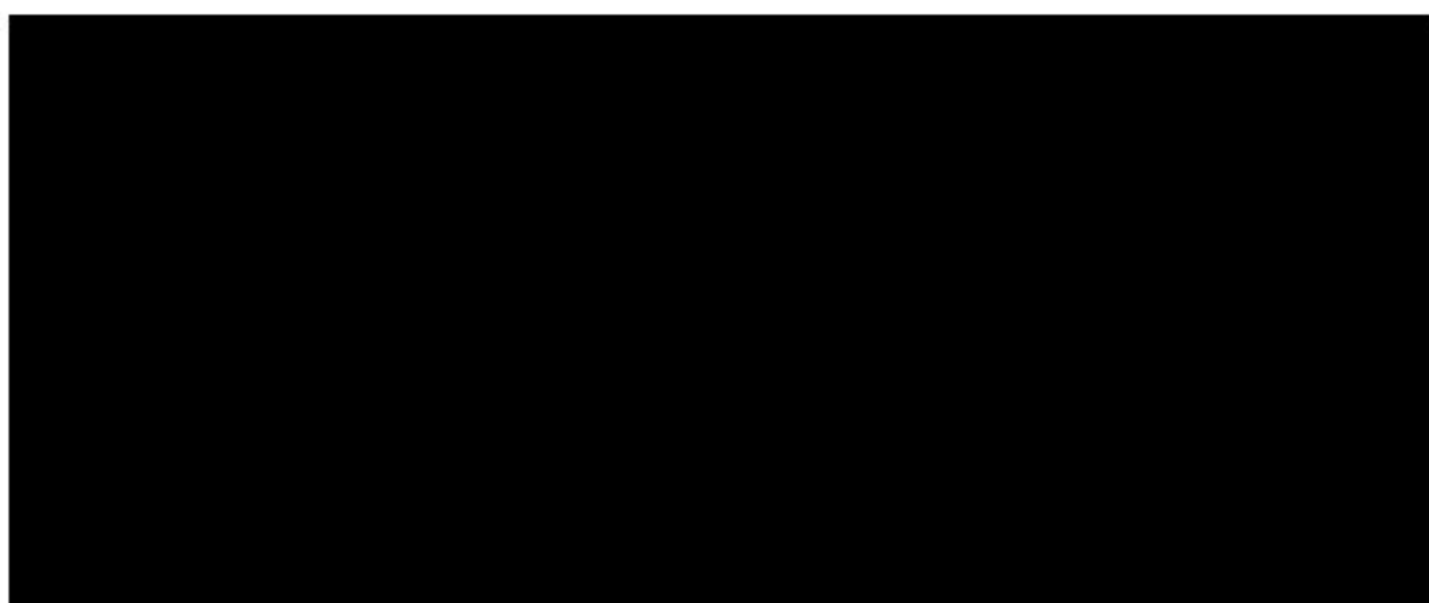
Forename(s): **Edward**

Surname: **ALDWINCKLE**

Your Address

A large black rectangular box redacting the address information.

Contact Details

A large black rectangular box redacting the contact details information.

Agent Details

Do you have an agent: **No**

Response

Do you want to object to a site?: **Yes**

Do you want to object to a policy, the vision or spatial strategy: **Yes**

Other: **Yes**

Supporting information: [Download supporting document](#) Available also via link at bottom of this email.

Site Objections

Name of town, village or grouping: **Clochan**

Site reference: **moray Local Development Plan 2020.**

Site name: **Clochan site A. and Clochan Site B.Mory**

Comments: **Dear Moray Council. First I would like to put our feelings on Site B, this site is [REDACTED] We are under the impression the land is owned by the Crown Estates and is arable land worked by the local farm Newbiggin. We are horrified at the prospect of the loss of farming land and at having properties built both behind and above our property. This will bring a loss of privacy that we enjoy now and the loss of light, I can think of many more problems and one I think very important the loss in the value of our property. We made the choice to live in this location and to have more building would spoil it forever. I would also like to mention site A, this is across the track to the north approx of our property. This we know some of it is owned by the owners of the Croft and some by the Crown Estates again land worked by Newbiggin Farm, and once more any building will only magnify the problems that Site B would have on our property. Any work to build would directly impact on my property as to get to Site A with any building machinery some of my land would have to be forfeited and that of my neighbour. We would be almost surrounded. I would ask you to think again as we that live here in this wonderful spot would like it to stay that way.**

Policy Objection

Policy: **DP1 Development Principles**

Comments: **this I hope has been explained on the last form.**

Other Objection

Document commenting on: **Moray Local Development Plan 2020**

Comments: **All comments have been mentioned previously.**

Please use [this link](#) to view and retrieve the uploaded attachments.

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: 001997 - CC_SITEB
Date: 09 February 2019 13:12:09

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

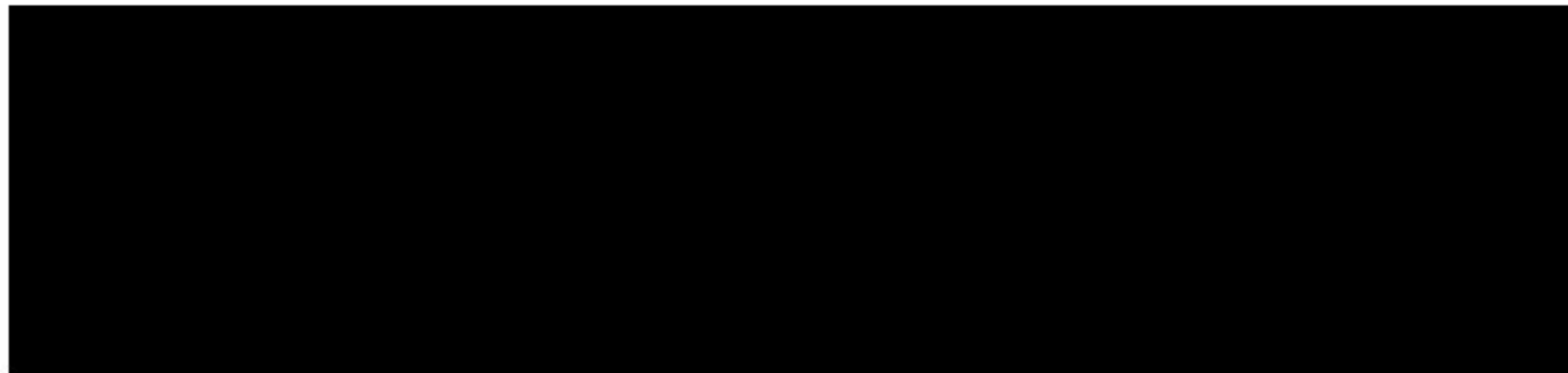
Your Details

Title: **Mr**

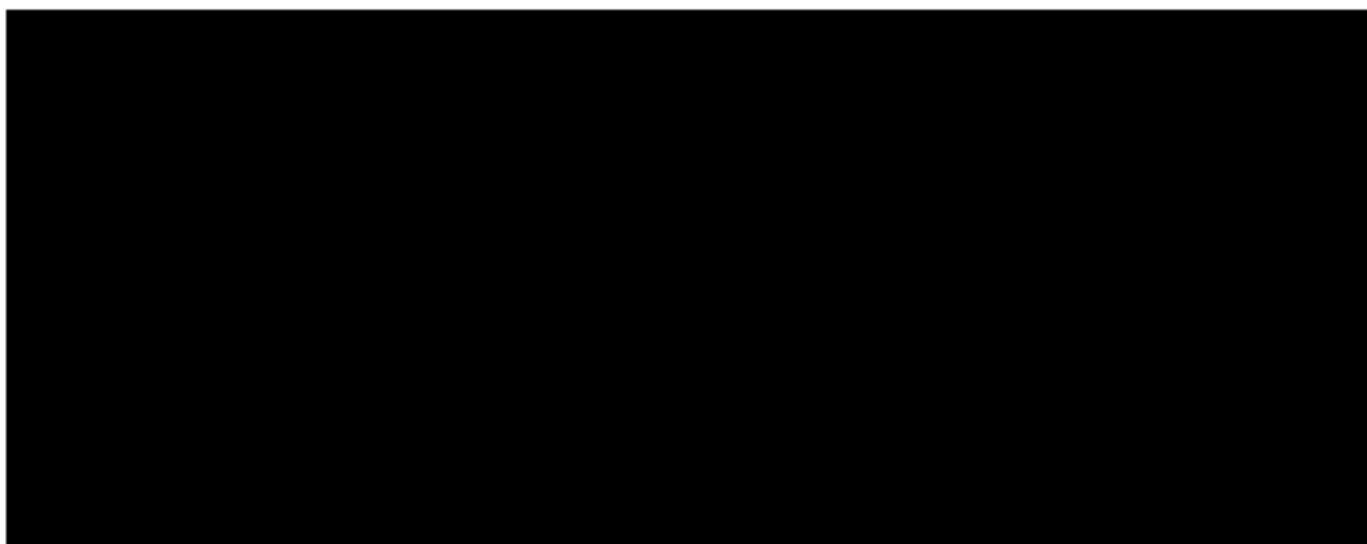
Forename(s): **Edward**

Surname: **ALDWINCKLE**

Your Address

A large black rectangular box redacting the address information.

Contact Details

A large black rectangular box redacting the contact details information.

Agent Details

Do you have an agent: **No**

Response

Do you want to object to a site?: **Yes**

Do you want to object to a policy, the vision or spatial strategy: **Yes**

Other: **Yes**

Supporting information: [Download supporting document](#) Available also via link at bottom of this email.

Site Objections

Name of town, village or grouping: **Clochan**

Site reference: **moray Local Development Plan 2020.**

Site name: **Clochan site A. and Clochan Site B.Mory**

Comments: **Dear Moray Council. First I would like to put our feelings on Site B, this site is directly behind and above our property. We are under the impression the land is owned by the Crown Estates and is arable land worked by the local farm Newbiggin. We are horrified at the prospect of the loss of farming land and at having properties built both [REDACTED] this will bring a loss of privacy that we enjoy now and the loss of light, I can think of many more problems and one I think very important the loss in the value of our property. We made the choice to live in this location and to have more building would spoil it forever. I would also like to mention site A, this is across the track to the north approx of our property. This we know some of it is owned by the owners of the Croft and some by the Crown Estates again land worked by Newbiggin Farm, and once more any building will only magnify the problems that Site B would have on our property. Any work to build would directly impact on my property as to get to Site A with any building machinery some of my land would have to be forfeited and that of my neighbour. We would be almost surrounded. I would ask you to think again as we that live here in this wonderful spot would like it to stay that way.**

Policy Objection

Policy: **DP1 Development Principles**

Comments: **this I hope has been explained on the last form.**

Other Objection

Document commenting on: **Moray Local Development Plan 2020**

Comments: **All comments have been mentioned previously.**

Please use [this link](#) to view and retrieve the uploaded attachments.

From: [DUNCAN ALEXANDER](#)
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 002136
Date: 08 March 2019 16:10:02

I am writing in relation to the proposal for a hotel on the Walled garden at Cooper Park. While I am greatly in favour of the idea of a hotel, I am very concerned that the proposal includes ground that is currently used for the growing of plants for the Biblical Garden. As a member of the Friends of the Biblical Garden, and having been connected with it since its inception, I am well aware of its importance as an attraction for both tourists and local people, and would not want anything to be done that would prejudice its viability. Please can the boundaries of the ground proposed for a hotel be changed so that it does not involve this ground

Duncan Alexander



From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 002035
Date: 22 February 2019 08:51:08

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

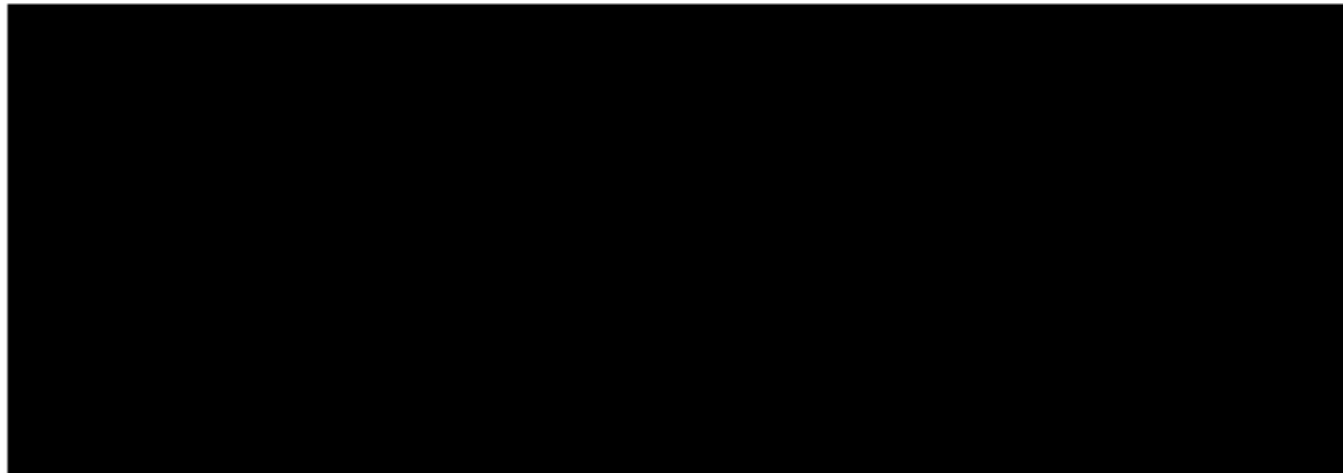
Your Details

Title: **Miss**

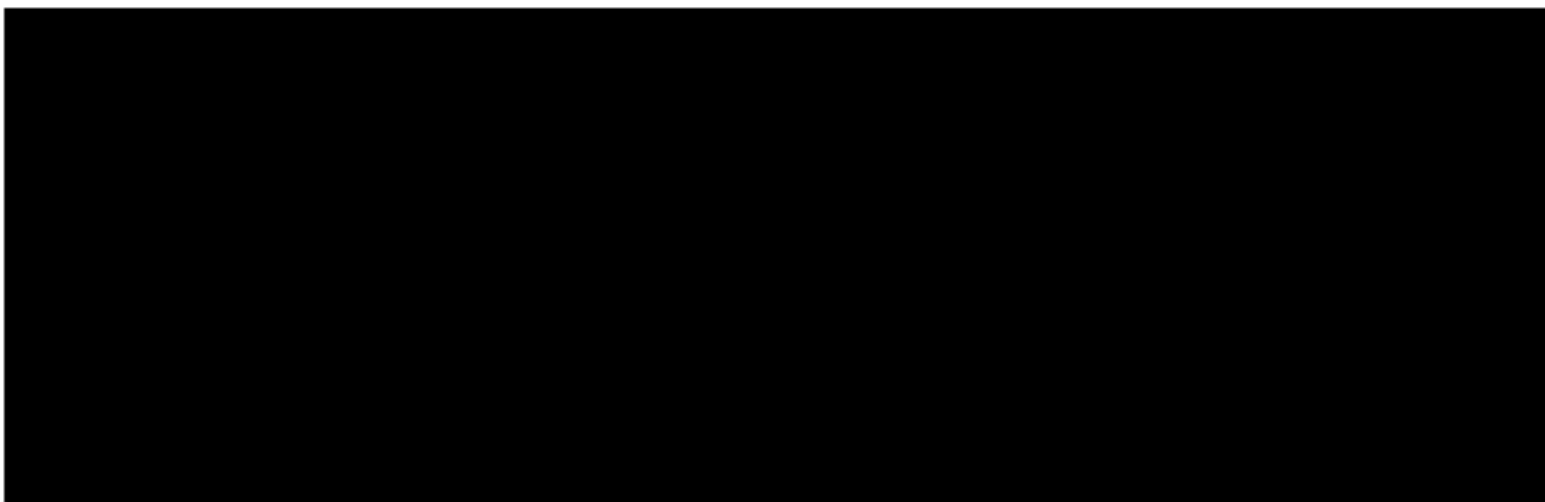
Forename(s): **Yvonne**

Surname: **Alexander**

Your Address

A large black rectangular box redacting the address information.

Contact Details

A large black rectangular box redacting the contact details.

Agent Details

Do you have an agent: **No**

Response

Do you want to object to a site?: **Yes**

Do you want to object to a policy, the vision or spatial strategy: **Yes**

Other: **No**

Supporting information: [Download supporting document](#) Available also via link at bottom of this email.

Site Objections

Name of town, village or grouping: **Elgin Central**

Site reference: **OPP 11**

Site name: **Walled Garden**

Comments: **A beautiful area much loved by residents and visitors to the area.**

Policy Objection

Policy:

Comments:

Please use [this link](#) to view and retrieve the uploaded attachments.

RECEIVED

27 FEB 2019

Tuesday 26th February 2019.

Moray Council,
Development Services, (Development Plans)

Dear Sirs,

(A) Until reading the Northern Scot I did not know about the Biblical Garden your reference "OPP 11 The Walled Garden" this garden is too much of an asset to the people of Elgin and the surrounding area to be lost! Though resident far from my home it is my strong feeling, that also of my sister in the United States, that it must remain in existence serving its many admirable purposes for many years to come. If it were to be sold to me the most acceptable purchaser would be the National Trust for Scotland or the Botanic Gardens of Edinburgh or Glasgow. There is of the Royal Horticultural Society of Scotland. Someone who would know exactly what requires to be done! Will you answer a question please? Is the newspaper photograph taken in what is or was the Council Nursery close to the Cathedral?

(B) Planning Applications 18/01617 APP+19/00048/LBC+19/00011/APP+19/00100/APP+19/00095/APP. That in each case full protection is given to all wildlife flora & fauna on site and that applicants and contractors are fully aware of their obligations and responsibilities in this respect. Among species in significant decline are Bats and Hedgehogs who may have emerged from hibernation at the time work commences birds also and butterflies & moths where landscaping is concerned what is planted should favour them as are insects and spiders! Are adders to be found in Moray?

(C) It would appear that the Craigellachie Bridge is in a state of disrepair fortunately it is an 'A' Listed Structure as a Friend of Historic Scotland my concerns having been made known. A Mr John Stewart is mentioned in the Newspaper would you please give him my telephone number 01355-225845 I wish to make adonation toward the restoration of the bridge.

(D) A question not strictly relevant but perhaps you will indulge me, if the Elgin Town Hall is run by volunteers who are they, is it for the benefit of the community and Council and who presently owns it? As a six year old I saw the original town hall burn down it was December 1940 I believe.

NB. It was not the Luftwaffe who were responsible for the old town hall burning down but a blow torch and Council workers!

01355-225445

I/II

15 MAR 2019

Many Council
Development Services

09/03/2019

Dear Sir

BIBLICAL CANON FELLO

- Herewith a copy of a letter to Mr.
○ FROM SIMON SKINNER CEO of the National
Trust for Scotland myself a member you
will note would the PATRON IS COULD
BE IN A POSITION TO HELP!

My feeling is that this matter could
be resolved to the mutual satisfaction
of Council and Public! The Canon is
an asset which Fello must not lose!
One much too precious to be lost

○ The National Trust has considerable
skills with regard to Canons

Yours faithfully

J E Allan

NB HALL IS NOT
ONLY PATRON OF NTS
BUT HAS MANY OTHER

II / II

AND CONSIDERABLE FINANCIAL RESOURCES
WHY NOT OFFER HIM AN OFFER OF
\$1M FOR THE LAND? ZIE PURCHASES
THIS WOULD RESOLVE THE PROBLEM!



15 MAR 2019

X2

6 March 2019

Dear Mr Allan

Thank you for your letter of 26 February drawing my attention to an article in The Northern Scot concerning the Biblical Gardens in Elgin.

I can understand that the Biblical Gardens represent a significant local asset for the community in and around Elgin and for visitors. An interesting partnership also seems to have developed between volunteers and horticulture students, some of whom have gone on to professional employment with the National Trust for Scotland.

I can appreciate from the Northern Scot article which you refer to in your letter that the proposal in Moray Council's draft local development plan to include the neighbouring land to the Biblical Gardens, on which key service facilities sit, will be of real concern. I can also understand why you have approached me. However, from the National Trust for Scotland's perspective it is unlikely that we would be in a position to step in as you suggest to purchase the land beside the Biblical Garden. As a charity, the Trust is not generally in a position to purchase sites, particularly at a development rate, and in all but exceptional circumstances acquisitions need to be accompanied by an endowment or significant commercial assets.

I realise that you might find this a disappointing answer but I think the most likely route to securing the land will be through local support and campaigning. You may also want to explore community asset transfer, if you haven't done so already. Under the 2015 Community Empowerment Act, community groups can request the transfer of local authority land or buildings to their ownership, where they consider they could make better use of these. The authority must assess these requests against transparent criteria and agree the request, unless they have reasonable grounds for refusal.

FROM THE CHIEF EXECUTIVE

The National Trust for Scotland, Hermiston Quay, 5 Cultins Road, Edinburgh EH11 4DF
Tel: 0131 458 0200 Fax: 0131 458 0201 Email: information@nts.org.uk Web: nts.org.uk

The National Trust for Scotland for Places of Historic Interest or Natural Beauty is a charity registered in Scotland, Charity Number SC007410

Patron - HRH The Prince Charles, Duke of Rothesay KG KT GCB OM, President - Neil Oliver, Chairman - Sir Mair Lockhead OBE, Chief Executive - Simon Skinner MBA

COPIES TO NIS/MC

From: [Richard Heggie](#)
To: [Localdevelopmentplan](#)
Cc: [Alastair Gordon Cumming](#)
Subject: Representations to Proposed Moray LDP
Date: 15 March 2019 16:08:45

Hello

Please note the following representations on behalf of our Clients, Altyre Estate.

1. R6, Dallas Dhu, Forres : Altyre Estate supports allocation of this site for housing development in accordance with the adopted Dallas Dhu Master Plan.
2. Forres Settlement Boundary at Mannachy Farm : Altyre Estate supports the adjustment to the settlement boundary to include the Mannachy Farmhouse and surrounding site. This will enable proposals to be brought forward during the plan period for reuse of the site and buildings.
3. OPP7, Whiterow, Forres : Altyre Estate supports allocation of this site as set out in the Proposed LDP. Wider proposals for a more extensive development here by Altyre Estate have been under consideration but are not being brought forward at this time. However, there is an opportunity for the OPP7 development to help the Council address transportation concerns at the south and west of the town and to resolve potential safety issues at the U83E junction with the A940. Preliminary work has been undertaken to review access options to serve new development here. There are a number of ways this can be achieved. Ongoing work will be undertaken with SGN, the Council and others to appraise options and arrive at the most beneficial and effective solution.

The allocation of the site as an 'opportunity' remains appropriate, providing potential for reuse and repurposing of a former poultry shed and brown field site, improvements to the settlement edge and scope for other uses, including housing.

Could you please acknowledge receipt of these comments?

Regards
Richard

Richard Heggie, Director
Urban Animation 22 Westhall Gardens Edinburgh EH104JQ

<http://www.urban-animation.com>
Twitter @UrbanAnimation

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: KU_SITEA - 002021
Date: 22 February 2019 20:01:40

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

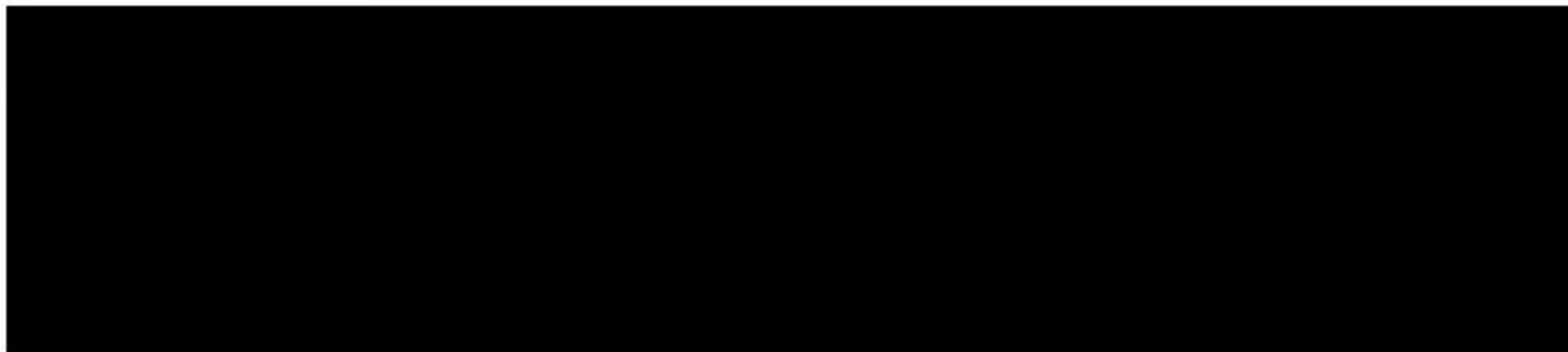
Your Details

Title: **Mr**

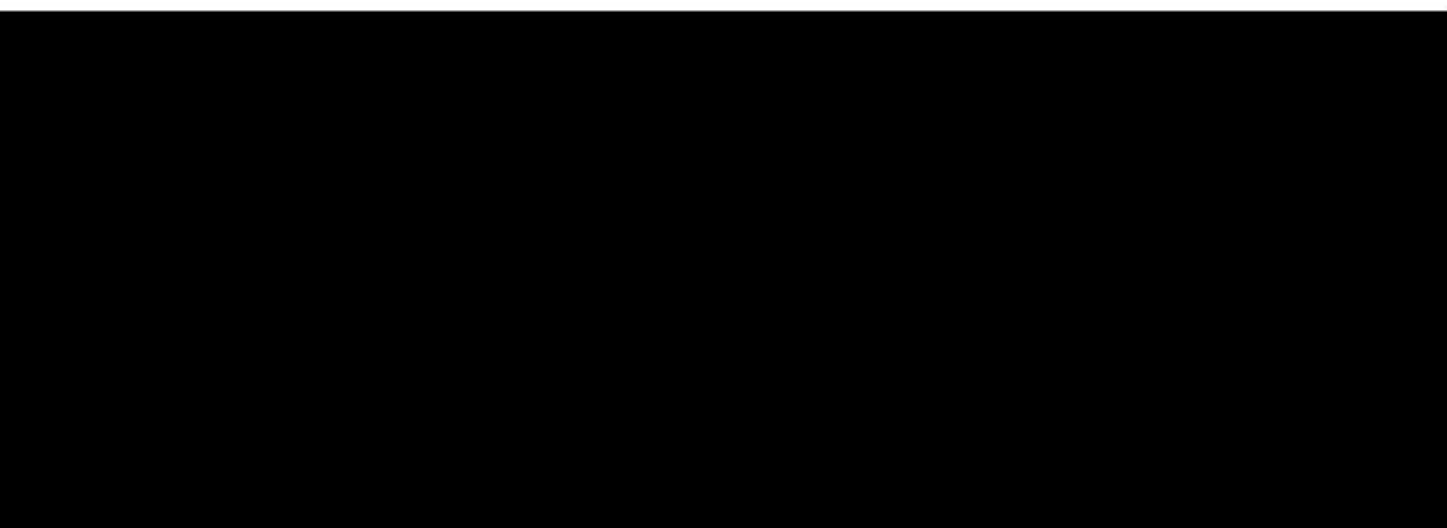
Forename(s): **A**

Surname: **Anderson**

Your Address

A large black rectangular box redacting the address information.

Contact Details

A large black rectangular box redacting the contact details information.

Agent Details

Do you have an agent: **No**

Response

Do you want to object to a site?: **Yes**

Do you want to object to a policy, the vision or spatial strategy: **No**

Other: **No**

Supporting information: [Download supporting document](#) Available also via link at bottom of this email.

Site Objections

Name of town, village or grouping: **Knockando (upper) site A**

Site reference: **Knockando (upper) site A**

Site name: **Knockando (upper) site A**

Comments: **Access to site very restricted. Major concerns over site drainage. Ground unsuitable for soak away drainage as three of the current properties in area have had major issues with soak away drains.**

Please use [this link](#) to view and retrieve the uploaded attachments.

From: [Carolyn Anderson](#)
To: [Localdevelopmentplan](#)
Subject: EL_R1 - 001869
Date: 14 March 2019 16:15:19

Please find my objection to this development



Elgin Masterplan Consultation

14/03/2019

Dear Sir/Madam

On 20/02/2019 I attended the public consultation event at the town hall, for development proposals Elgin South including the Bilbo Hall area in Elgin. I was left very disappointed with the complete lack of detail given during that consultation with particular reference to:

Traffic Management and the impact on the railway bridge from Mayne Farm to Wittet Drive. No one could clarify exactly what is happening and the impact this will have. Is it a one way system, is it a two way system, is there going to be traffic lights? If a traffic management impact assessment has been carried out I am requesting a copy of that report. This bridge was not built for the volume of traffic that will according to your design and I quote from your Internal Traffic Hierarchy 4.4.6. Bullet point "Primary Street: the link road through the core of the site that connects the Wards Road and Edgar Road access points. The design of which is suitable for public transport and mixed use" It is not a link road and will just add to the traffic volume passing through this area increasing both noise and pollution, undoubtedly leading to traffic jams and back up on to Wittet Drive. The number of houses now being proposed has risen from 370 to 450 which will simply add to the problem.

In addition no one could confirm in detail how pedestrians will cross the railway line.

I formally object to this proposed plan and ask the council to look for an alternative route as you are simply resurrecting the Western Link Road by default.

We reside at No [REDACTED] and looking again at **your** preferred option we find no detail on the height and distance that the proposed build will impact on our property. All we have again is numbers and computer impressions of a development. We were led to believe that single storey bungalows will be built behind us, again no detail. You were at pains to point out how sympathetic the use of space was for the new development. I await the detail.

At the moment, the field is an amenity for all the residents but if the developments go ahead as they are then the residents of Fairfield will not be the

only stakeholders to lose out on this amenity. It has been used by dog walkers for as many years as I have been a resident and well before that. It should remain as such. Red deer also use this as a wildlife corridor, cognisance of this and preservation of wildlife need to be protected.

The environmental impact on the Wetlands which by your own admission is a natural reservoir for any drainage is dubious to say the least as this part of Edgar Road has a history of flooding already from the burn. Any increase in water flow can only increase that potential risk.

Drainage and potential flooding therefore remain a huge concern with your representative at the consultation claiming this was all in place. I would request a detailed report on that or access to it.

The Development of the Firs. Whilst I did not receive a letter with regard to this development it remains very much contentious as there is yet again no detail on what is being proposed and the number of houses and style. It sits surrounded by protected trees and on no account should they be interfered with.

I am flabbergasted that we are being asked to object to a plan with such little detail therefore my objections will more than likely remain unresolved until that detail is supplied and can be assessed.

In the interim I firmly object to the number of houses now being proposed and request a reduction to more manageable numbers.

You have a very long way to go to get this right

Lastly like my neighbours I extend an invitation to any and all of the consortium members to come to our house and view the proposal from our property.

Carolyn Anderson

By Scotia Homes Ltd on behalf of Mr D. Anderson

Contents

- 1.0 Introduction
- 2.0 Moray Local Development Plan – Proposed Spatial Strategy
- 3.0 Accessibility
- 4.0 Deliverability
- 5.0 Justification for Allocation
- 6.0 Conclusion

Figures

- 1 Proposed Plan Spatial Strategy
- 2 Example of Poseidon P-8 Aircraft
- 3 Duffus Inn and Village Shop
- 4 Location of Services in Duffus
- 5 Location of Core Path Network within Duffus Area
- 6 Example of Good Core Path Connections to the West towards Hopeman
- 7 Example of Grass Core Path Connections to the East towards Lossiemouth
- 8 Location Map Showing Proposed Route of Core Path
- 9 Photograph of Existing Route between Gordonstoun School and Duffus
- 10 Extract of Proposed Layout Linking into Core Path Network
- 11 Proposed Housing Layout Showing Wider Core Path Links
- 12 Extract from Infrastructure Topic Paper for Duffus

1.0 Introduction

- 1.1 This representation has been prepared in support of the allocation of the land to the east of Duffus, for a residential development comprising 45 units. It relates to land which was promoted as a bid site in 2017 (ref DU5), however has not been included in the Proposed Plan.
- 1.2 The land in question is owned by Mr D. Anderson, and is being promoted on his behalf by Scotia Homes Ltd.
- 1.3 A planning application for the site was submitted in June 2005 for the erection of 45 units (ref 05/01519/FUL). This application was not determined and was withdrawn on the 12th March 2008.
- 1.4 This representation shall initially comment on the proposed Spatial Strategy upon which the Proposed Plan is based. This shall be followed by a justification for the allocation of the site within the context of the Duffus settlement statement. Finally the deliverability of the development shall be assessed.

2.0 Moray Local Development Plan – Proposed Spatial Strategy

- 2.1 The Proposed Plan is founded on a Spatial Strategy which seeks to promote the Elgin as the primary growth area, with other settlements identified as secondary, tertiary and smaller growth areas, as set out in Figure 1 below.

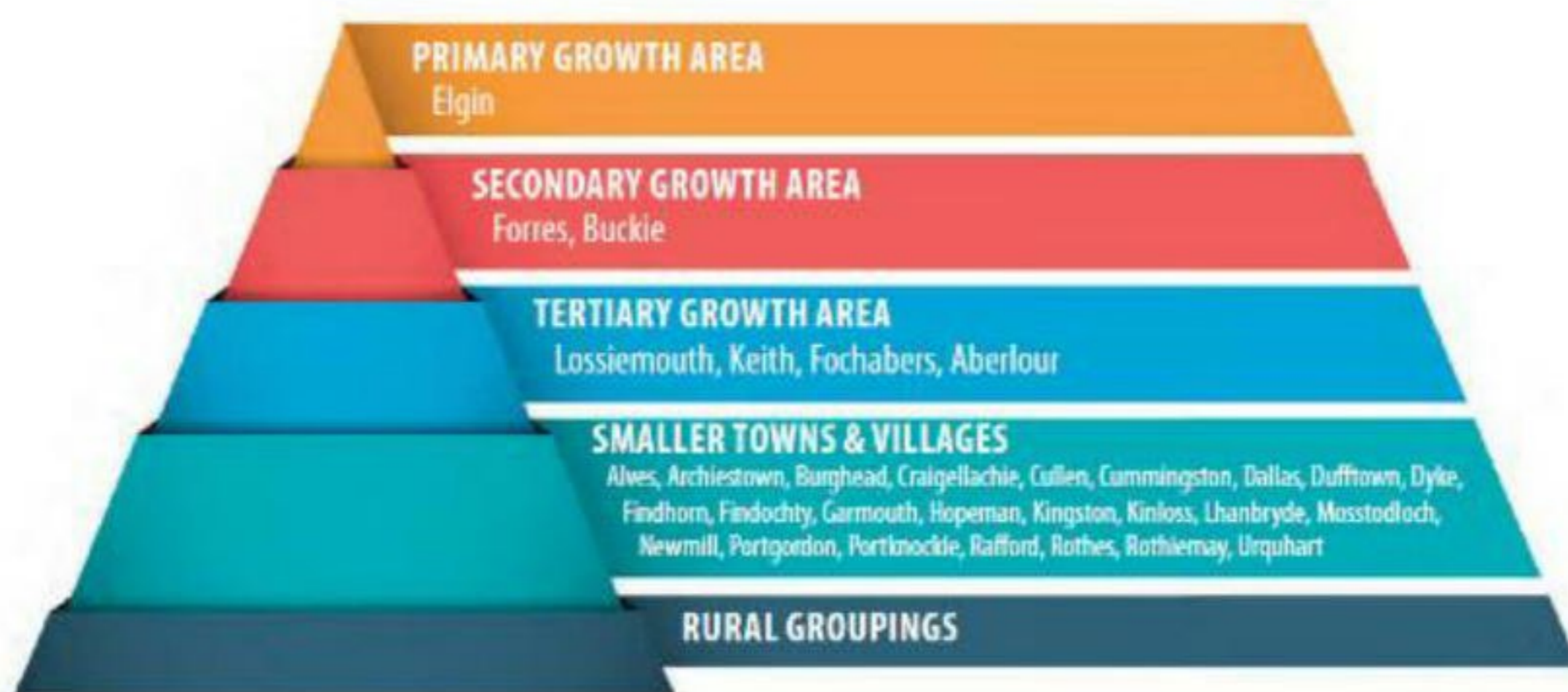


Figure 1 – Proposed Plan Spatial Strategy

- 2.2 This strategy represents a departure from the previous 2015 Local Development Plan, which sought to more evenly spread development throughout the Moray area, with more equal levels of growth identified in Elgin, Forres, Buckie, Lossiemouth and Keith.
- 2.3 The current strategy to focus growth in Elgin is based upon a range of factors, including an assessment that the other settlements have failed to deliver housing at the same rate. The strategy notes that growth in Forres has slowed owing to the closure of RAF Kinloss, and that

Lossiemouth is constrained as a result of environmental designations, and noise restrictions from the base.

- 2.4 Basing the current strategy on past trends of development will result in a perpetuation of the current patterns of growth, and it is considered that a more forward looking approach should be adopted, which recognises the likely future demands for housing, as a result of anticipated investment and development in Moray.
- 2.5 For example it must be recognised that a major plan for expansion is proposed at RAF Lossiemouth. This stems from the plans for the P-8 Poseidon maritime defence aircraft at the base, which are programmed for arrival later in the year. This has been variously reported in the Press and Journal over recent months, with this being described as a £500M expansion project, which will result in the arrival of up to 2000 personnel and their families over the next 2 years.



Figure 2 – Example of Poseidon P-8 Aircraft

- 2.6 It has been further reported that the nearby Kinloss Barracks could become the home to another army battalion before 2022, following confirmation that further investment will take place as part of the restructuring of the Army in Scotland.
- 2.7 The Scottish Government's guidance on development planning is set out in Circular 6/2013. This states that when preparing an LDP, an early task will be for planning authorities to monitor changes in the principal physical, economic, social and environmental characteristics of the area (para. 59). The Proposed Plan gives little or no recognition to the impending growth which is planned particularly at RAF Lossiemouth, and also to an extent at Kinloss Barracks. Given the scale of the proposed investments and the associated increases in population which they will bring, it is suggested that the Spatial Strategy be reconsidered to reflect the real changes which are expected to be realised in the areas around Lossiemouth and Kinloss within the lifetime of the new plan.
- 2.8 It is recognised that the Proposed Plan describes Lossiemouth as being constrained from further growth as a result of environmental designations and noise restrictions associated with the base.

Whilst these constraints may prevent Lossiemouth from widespread expansion, smaller settlements within the vicinity would be able to accommodate additional growth to cater for demand generated by expansion at RAF Lossiemouth. For example Duffus lies approximately 2kms to the west of the RAF Lossiemouth Base and would be well placed to accommodate a small extension to the settlement. At the moment Duffus is not named within the Spatial Strategy, and it is suggested that it be added to the Smaller Towns and Villages category (as it is in the current LDP). This would then facilitate an expansion to this settlement as proposed by this representation.

- 2.9 The housing land requirements which are set out in Table 1 of the Proposed Plan, indicate that the bulk of the housing land is to be delivered by existing effective sites which are largely included in the current 2015 LDP. Only 1701 units on new sites are proposed, with over 4000 units to be delivered from existing allocations. This is a large reliance on existing sites, and given the lack of progress which has been made in the delivery of these units during the current lifetime of the plan, there must be a danger that these sites are not viable or deliverable, thereby constraining the housing land supply.
- 2.10 It is recognised that the Council have attempted to avoid this scenario by the introduction of *Policy DEL 1 – Delivery of Effective Site and Delivery Programme*. This requires developers to submit an annual delivery strategy/update, to confirm the steps which are being taken to advance the site. If this does not provide confidence that the site is going to be delivered during the lifetime of the plan, then *Policy DEL 2 – Maintaining an Effective Supply of Land for Housing and Employment Uses* allows the Council to step in with compulsory purchase rights, to assist in sites being developed. Whilst this focus on delivery is laudable, it must be recognised that there are a few examples of compulsory purchase powers being successfully used to unlock housing sites, and accelerate the delivery of housing units. A more effective method would be allocated more sites to broaden the range for developers, thereby ensuring that the Housing Land Requirement can be met. Should this approach be adopted, a range of smaller sites such as the one at Duffus could be allocated.

3.0 Accessibility

- 3.1 Duffus is an attractive planned village which is based on a grid plan which was established in 1811. It has won numerous awards including *Best Kept Village in North Scotland*. It benefits from a range of facilities, the location of which are shown in Figure 4 overleaf. Figure 3 below shows the inn and shop which form the heart of the village. The other facilities which are on offer include, the village hall and associated playing field; playpark; church; with Gordonstoun School existing 900metres



Figure 3 – Duffus Inn and Village Shop



Figure 4 – Location of Services in Duffus

to the east. *PAN 75 – Planning for Transport* notes that the maximum threshold for walking is 1600m (p24). All of the existing facilities within the village are well within this catchment, and all are therefore considered to be within easy walking distance of the proposed site.

- 3.2 In addition to the site in question being well located in relation to the existing services within the village, it also enjoys good connectivity to the wider area via the Core Path Network, as illustrated in Figure 5 below.

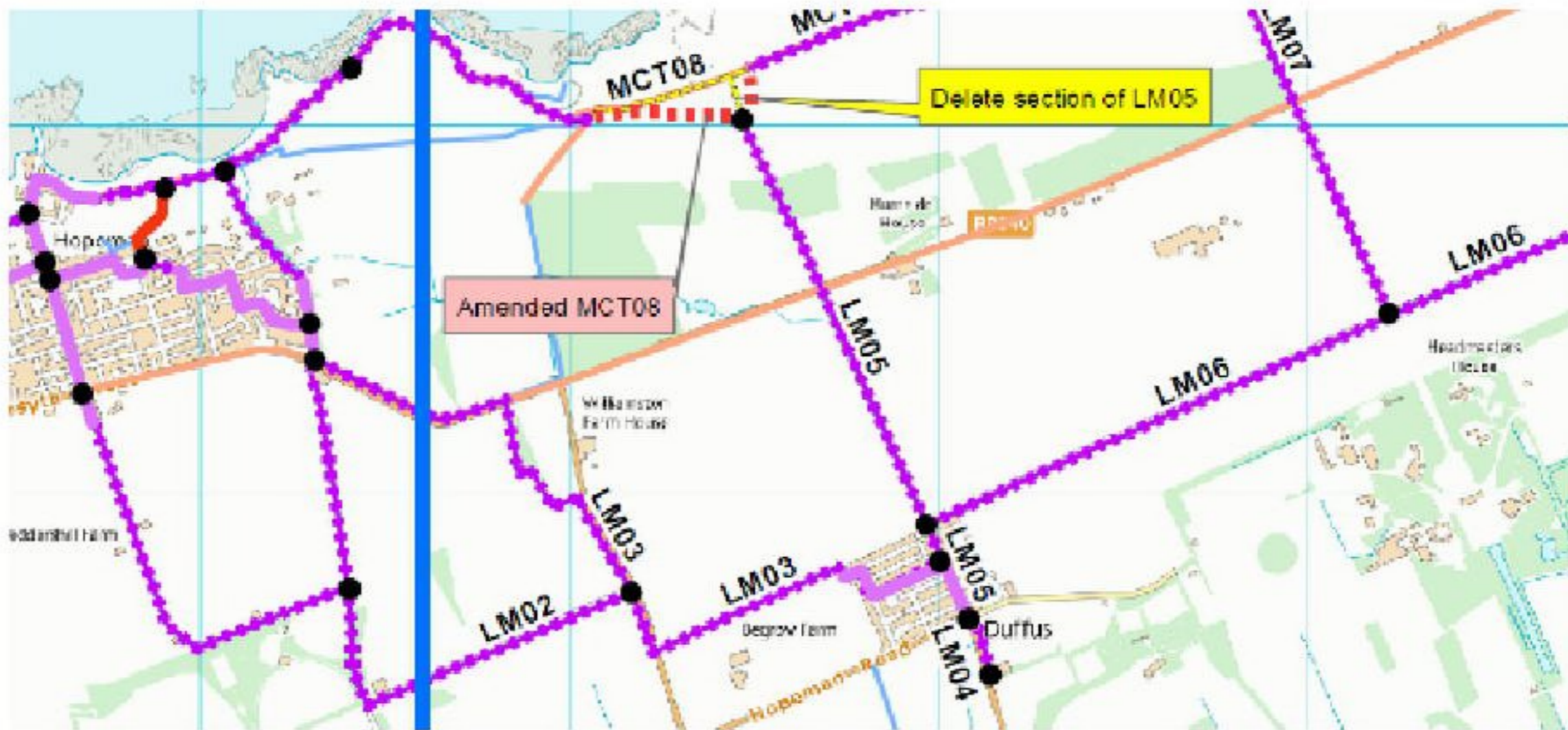


Figure 5 – Location of Core Path Network within Duffus Area

- 3.3 The sections of the network to the west of Duffus, which are annotated LM03, are excellent paths, benefitting from proper signage and tarmac surfaces. These link to Hopeman, Burghead and the wider coastal path to the west. The connections to the east are less good, with LM06 comprising a rough grass track, thereby limiting the usability of the network in this direction towards Lossiemouth. The quality of the LM03 routes is shown in Figure 6 overleaf, and this can be compared with the photographs of LM06, which are included as Figure 7.



Figure 6 – Example of Good Core Path Connections to the West towards Hopeman



Figure 7 – Example of Grass Core Path Connections to the East towards Lossiemouth

- 3.4 It can be clearly seen from the comparison between the 2 routes to the east and to the west that there is considerable scope to improve the Core Path to the east. These paths fall under the ownership of Mr D. Anderson, for whom this representation is being submitted. The development of the land on the east of Duffus would effectively form the first step in the upgrading of this route.
- 3.5 It would then be proposed to re-route the current LM06 path as per the Figure 8 map included overleaf. The new route would run along the northern boundary of Gordonstoun School, before turning north to follow the eastern boundary of the proposed housing land. From there, the path would swing round to the north of the village, connecting with the existing tarmacked LM03 Core Path. This route would be proposed to be 3 metres in width, and properly surfaced to encourage use by a broad range of users.
- 3.6 This would offer the benefit of creating a safe and useable route for the pupils from Gordonstoun School to take when travelling to Duffus Village Shop. At the moment pupils require to walk along the public road from the school to the village. This route has no pavement as shown in Figure 9 overleaf. Although a section of the road has been allocated for pedestrian use, this is not an ideal scenario and it would be a far preferable and safer situation for the proposed pedestrian/cycle path to be constructed along the route shown in Figure 8, which would be

separated from the public road, thereby avoiding the current interface between pupils and vehicular traffic.



Figure 8 – Location Map Showing Proposed Route of Core Path



Figure 9 - Photograph of Existing Route between Gordonstoun School and Duffus

- 3.7 The improved surfacing of the path would also dramatically improve its usability to a range of other users. The residents of the newly allocated site on the east of Duffus would be able to enjoy the benefits of connection to Lossiemouth and the growing employment opportunities

which exist there. Moreover the improvements to the path would complete the link between Lossiemouth in the east to Hopeman and beyond to the west thereby increasing the connectivity of the Core Path Network in the local area. The proposed development therefore offers a significant opportunity to improve sustainable links which would be to the benefit of the local community.

- 3.8 A detailed layout for the site has also been prepared, and this is illustrated in Figures 10 and 11 below. This shows that it reflects the existing grid pattern, upon which Duffus is based. In the first instance this will ensure that the development will reflect the existing urban grain of the village, thereby ensuring that its character is protected. Secondly it offers high levels of permeability for both vehicular and pedestrian connections. Figures 10 and 11 show in greater detail the route that the Core Path would follow therefore reinforcing the significant improvements in connectivity which would result from the allocation of the land in question and the associated Core Path improvements which would follow as a result of this.



Figure 10 - Extract of Proposed Layout Linking into Core Path Network

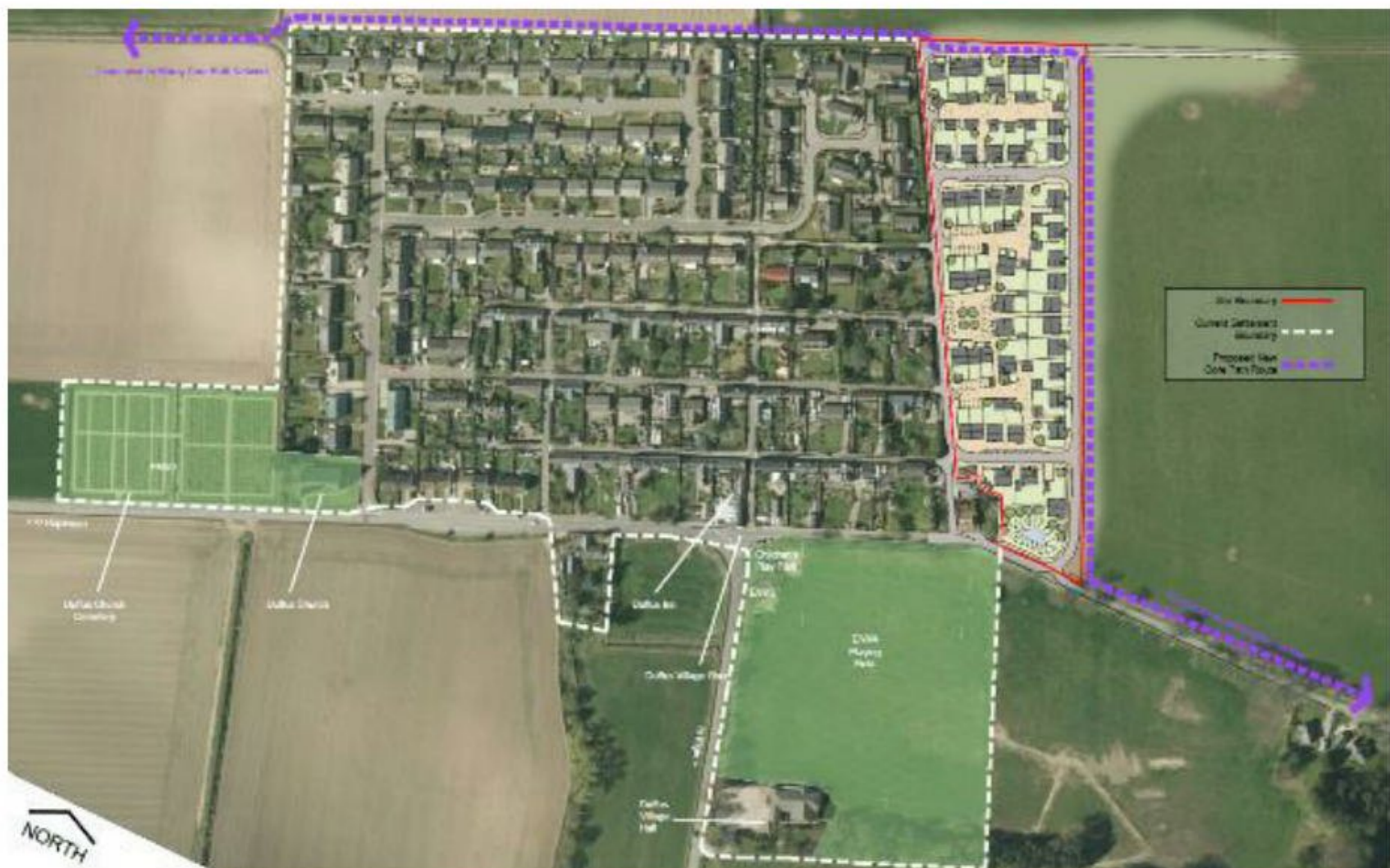


Figure 11 - Proposed Housing Layout Showing Wider Core Path Links

4.0 Deliverability

- 4.1 It is recognised that much of the emphasis in the new plan is on ensuring that sites are deliverable, and are not allocated when there are infrastructure obstacles which would prevent them being developed. Consideration is therefore given to the extent to which the land at Duffus can be serviced.
- 4.2 The site falls within the catchment area of Lossiemouth Academy, and it is noted from the Action Programme which accompanies the new LDP that it is planned to construct a new high school in the town in 2020. The current School Roll Forecasts show that there is ample projected capacity within the school, as shown in Table 1 below.

School	Year				
	2020	2021	2022	2023	2024
Lossiemouth Academy	153	125	73	33	14
Hopeman Primary School	144	147	150	155	157

Table 1 – Available Capacity at Lossiemouth Academy and Hopeman Primary School

- 4.3 The above table confirms that there is ample capacity within both Lossiemouth Academy and Hopeman Primary Schools to cater for the children from the development. This is particularly the case in the early years of the new plan, from 2020 onwards, and it is therefore clear that there are no education capacity constraints which apply to the site.

- 4.4 The Infrastructure Topic Paper which has been prepared to inform the next LDP sets out the position for Duffus in relation to public water supply and sewage. The relevant extract is included in Figure 9 below, and this shows that there is ample capacity within the treatment works in relation to water supply. Moreover there is no shortage of capacity at Moray West WWTW.

Duffus	Land to west of Duffus	Offsite mains extension may be required at this location.	Currently sufficient capacity at Moray West WWTW. However, WWTW likely to require growth within next 5 years. Once developer has met 5 growth criteria Scottish Water will initiate a growth project. DIA will be required to check impact of pumping on downstream network.
	Land to south west of Duffus Land to east of Duffus	Currently capacity at the treatment works to accommodate development.	

Figure 12 – Extract from Infrastructure Topic Paper for Duffus

- 4.5 The same Infrastructure Topic Paper also includes a section on Healthcare. It is anticipated that local healthcare provision for Duffus would be provided at Lossiemouth, and the relevant extract from the Topic Paper notes that the medical practice there requires an extension to accommodate 1 additional GP and support staff. To address this requirement, it would be expected that all development within the catchment would contribute via developer obligations towards this.

- 4.6 The proposed extension to the village has been planned to connect into the existing grid pattern. Vehicular access would be linked into the 4 routes which lie on the eastern edge of the settlement. These are Hall Place, Dunbar Lane, St Peter's Lane and Gordonstown Road. The availability of this choice of routes will spread the traffic across the network, thereby avoiding the requirement for significant upgrades on any individual route.



- 4.7 An overhead electricity line exists on the western boundary of the site, thereby confirming the availability of a connection for the development.
- 4.8 This section has confirmed that there are no infrastructure restrictions which would prevent the development in question from proceeding.

5.0 Justification for Allocation

- 5.1 The Spatial Strategy does not reflect the likely growth which will take place in Moray during the lifetime of the plan. A major investment is planned for RAF Lossiemouth over the next 2 to 3 years, and this will generate significant demand for new housing within the area. To reflect this it is suggested that the Spatial Strategy be altered to include smaller settlements such as Duffus, which can accommodate the demand for growth which will arise in the area.
- 5.2 Duffus itself has been shown to be a settlement which enjoys a good range of facilities for its size and all of these would be within easy walking distance of the site.

5.3 Moreover the development of the site offers the potential to deliver genuine improvements to the Core Path network, particularly in an easterly direction towards Lossiemouth. This would improve the connectivity of the area, enhance the safety of connections between Gordonstoun School and Duffus and would encourage a broader range of users to the network.

5.4 Finally, as stated above, there are no infrastructure reasons which would stand in the way of development on the site in question.

6.0 Conclusion

6.1 For the foregoing reasons, it is respectfully requested that the land on the east of Duffus be added as a development site for the erection of 45 dwellings.



Keith James Anderson MBE



Moray Council
Development Services Development
Plan
High Street
Elgin
IV30 9BX

Ref:

To whom it may concern,

OBJECTION TO THE BILBO HALL DEVELOPMENT PLAN

I would like it known that I wish to raise an objection to the Bilbo Hall Masterplan. I attended the public consultation event at the town hall for the development and proposals Elgin South including the Bilbo Hall area; and I, like many others, left feeling bitterly disappointed at the lack of clarity to some very simple, yet significant, questions which included: flooding, traffic management, environmental impact, and the development of the Firs! Indeed the person to whom I spoke seemed to avoid the crux of my questions at almost every point! The answers that I got ranged from 'oh the flooding has been taken into consideration', to 'yes we've run simulations and the traffic can cope'! Not only do I find that to be completely insulting; but it was obvious that these fundamental questions are too difficult to answer – and that it was nothing more than a box-ticking exercise!

My objections, remain to be (because they have yet to be answered in any form):

Flooding

I am very concerned of the effect of so much hard standing and buildings on the southern area of Fairfield, which will inevitably cause water run-off. Water only travels one way, and my property will be directly affected by any adverse water run-off! I would like to see guarantees that my property, as well as my neighbours' will not be subjected to any adverse effect of flooding from the proposed developments; and need assurance of to whom brunt of responsibility lies when it does! I would like to see evidence of any SEPA reports and test holes that may have been carried out.

Infrastructure and Sewerage

I want to know what guarantees are in place that the infrastructure will be able to cope with the proposed properties. We've heard from the development planners that the wetlands can take 'as much water as there is'; and I would like this statement to be qualified!

Entry and exiting Mayne Road

We are advised that the road systems that are planned to deal with the significant increase in traffic includes natural obstacles (trees in the middle of the road) to slow down traffic. I believe that this will inevitably lead to traffic jams at the natural choke point of the railway bridge! The choke-point at the bridge leads to one of 3 junctions leading to Edgar Road or Wittet Drive, and I believe that the volume of traffic, including the Farm traffic, will lead to very long queues which will effectively block the roads for the current residents, as well as increasing the risk of access for emergency vehicles. The tailback of traffic will lead to increased air pollution; and I would suggest that the natural choke point, which is supposed to allow for two-way traffic across the bridge, is simply too narrow. Whilst the measurement tolerances for two-way traffic may serve on paper; the reality of traffic is that cars, buses, lorries, utility vehicles etc will collide because drivers do not operate to such tight and theoretical tolerances. Our children will be trying to cross that road to access and egress the play park! We need to see the evidence-based impact report on how the traffic planning has been arrived at!

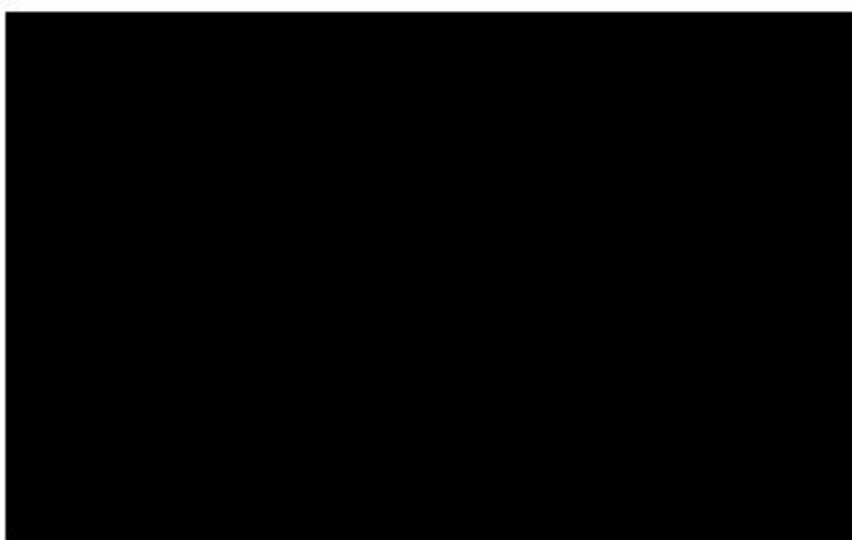
Environmental Impact

We should have ready access to any environmental impact that we are going to be subjected to. The document at the following link, <http://www.moray.gov.uk/downloads/file44366.pdf>, specifically outlined areas not suitable for development - so what has changed to make them now suitable?

The Firs

The lack of clarity about what is to be built and how many residences can be squeezed into this area, which is surrounded by protected trees, is – at best – staggering! I, like all other residents within our community, would like some honesty about what the development of this area is going to look like!

Yours sincerely,



Keith J Anderson MBE

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: FR_R1 - 002012
Date: 18 February 2019 12:24:30

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

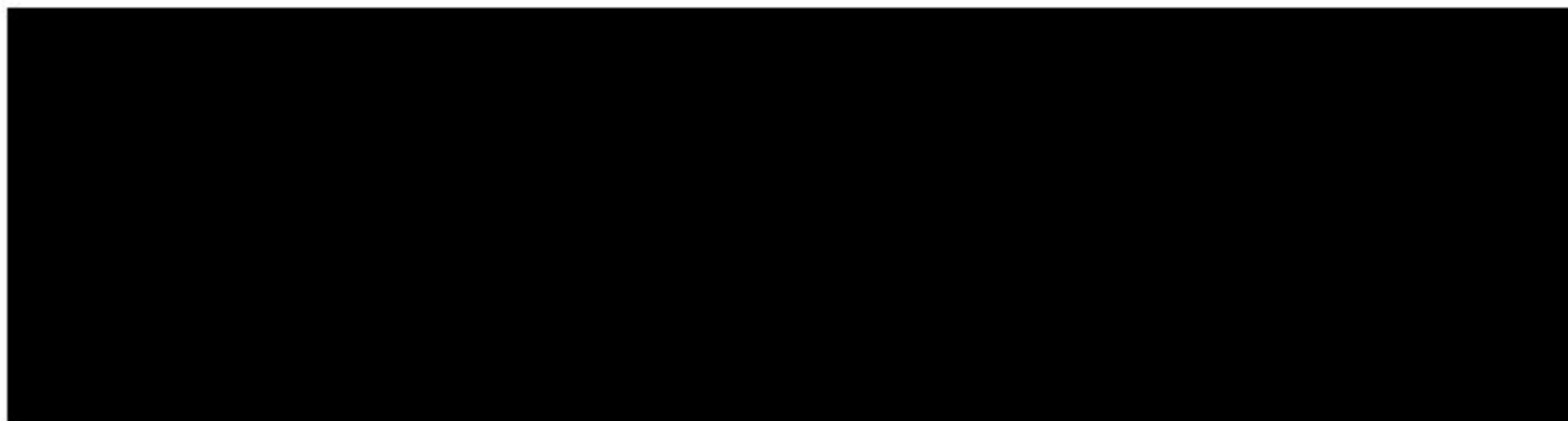
Your Details

Title: **MR**

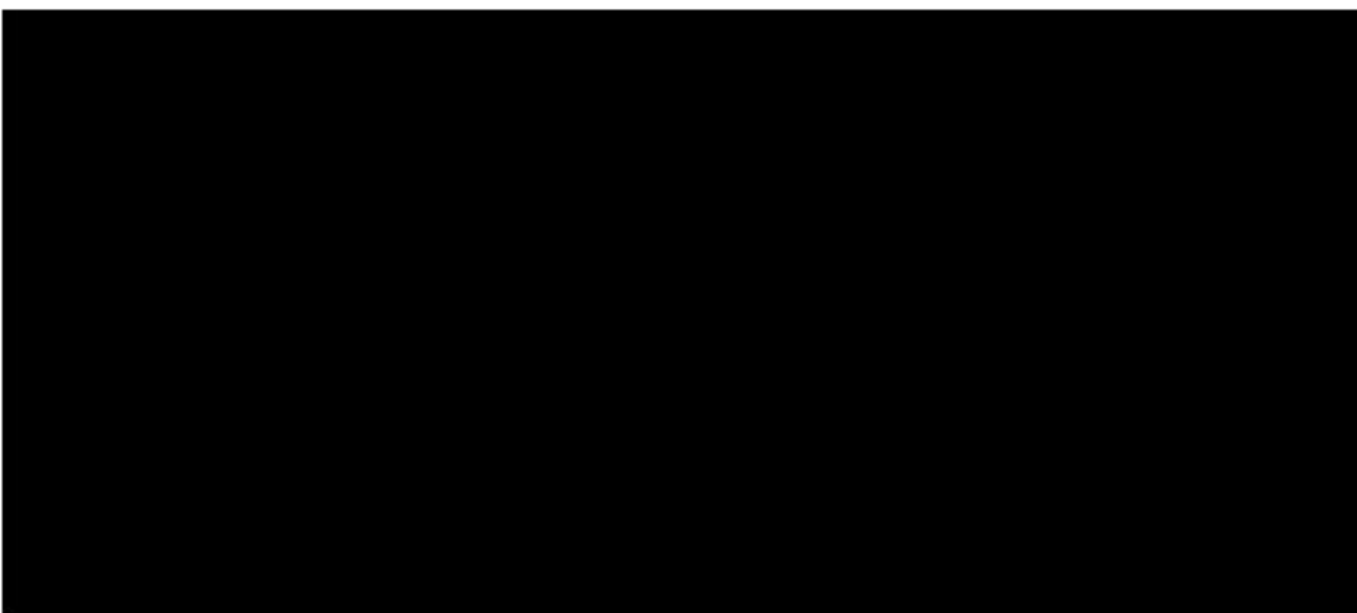
Forename(s): **PAUL**

Surname: **ANDERSON**

Your Address

A large black rectangular box redacting the address information.

Contact Details

A large black rectangular box redacting the contact details information.

Agent Details

Do you have an agent: **No**

Response

Do you want to object to a site?: **Yes**

Do you want to object to a policy, the vision or spatial strategy: **No**

Other: **No**

Supporting information: [Download supporting document](#) Available also via link at bottom of this email.

Site Objections

Name of town, village or grouping: **FORRES**

Site reference: **R1**

Site name: **KNOCKOMIE R1**

Comments: **CURRENLTY OWN A HOME AND WITH THE NEW PLANS IN PLACE WE WILL STRUGGLE TO GET SATALITE TV CURRENT SKY DISH ON BACK FENCE. WHY ARE THER NO PATH BETWEEN CURRENT HOME AND NEW HOME. WOULDNT BE AS BIG AN ISSUE IF THEY PUT A PATH IN LIKE THEY HAVE DONE IN OTHER SCHEME FROM THE KNOCKOMIE GARDENS TO KNOCKOMIE MEADOWS . SEVERAL PROPERTIES HAVE GATES ON THE BACK FENCES WHICH THEY WILL NO LONGER BE ABLE TO USE'**

Please use [this link](#) to view and retrieve the uploaded attachments.

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: FR_R1 - 001974
Date: 11 January 2019 15:50:48

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

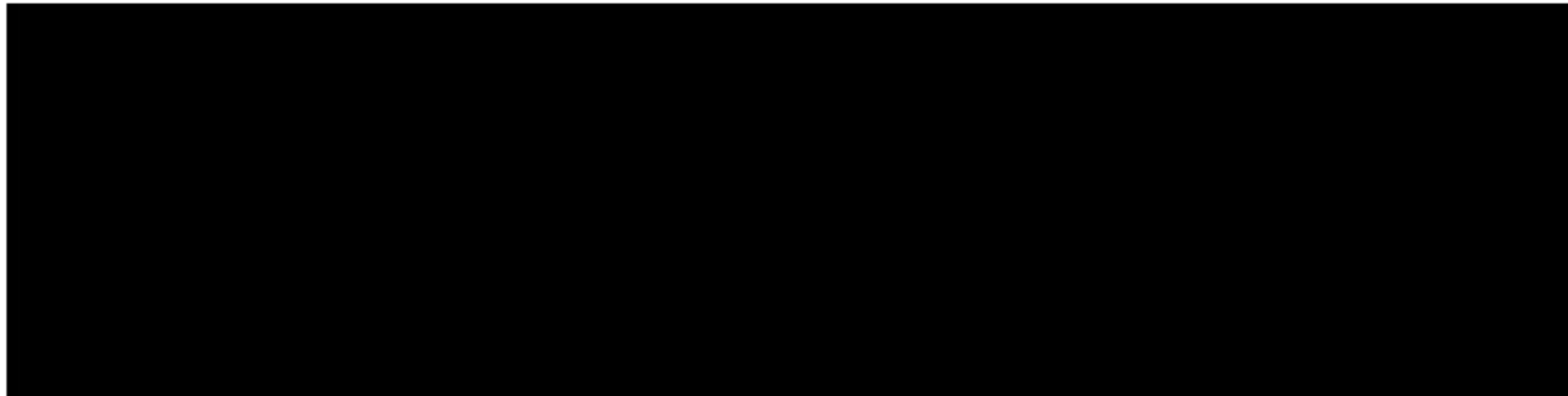
Your Details

Title: **ms**

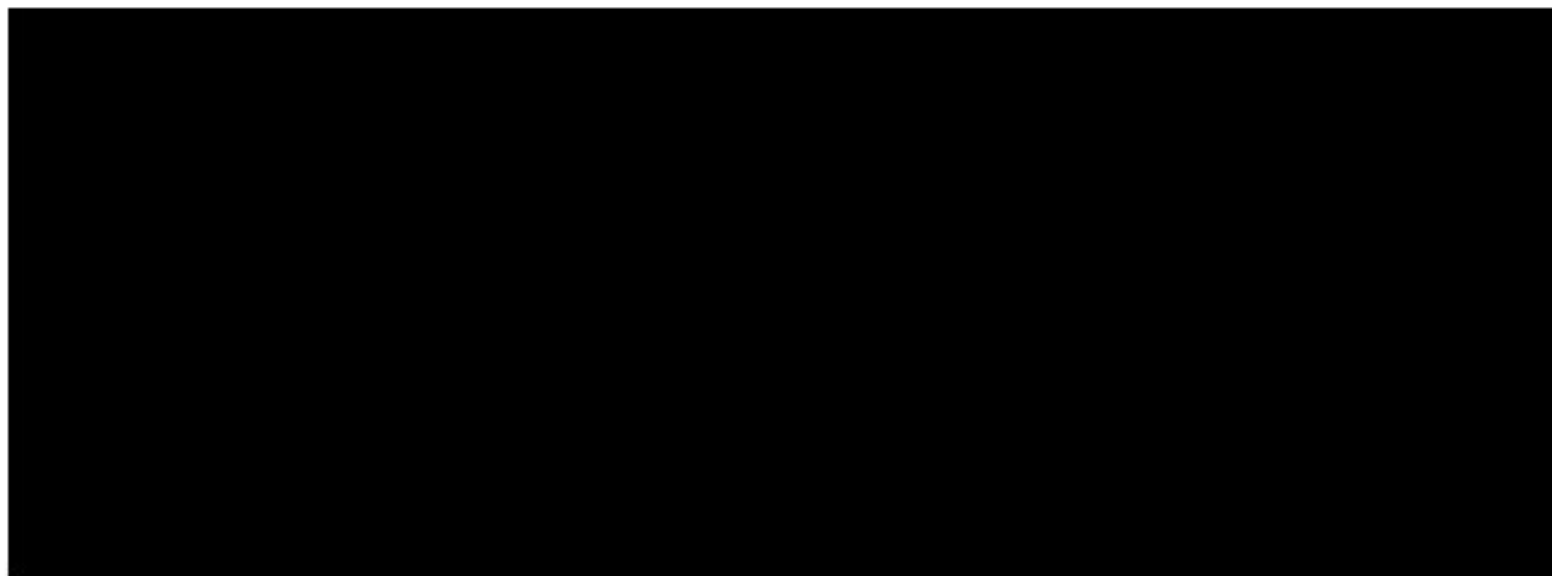
Forename(s): **stephanie**

Surname: **anderson**

Your Address

A large black rectangular box redacting the address information.

Contact Details

A large black rectangular box redacting the contact details information.

Agent Details

Do you have an agent: **No**

Response

Do you want to object to a site?: **Yes**

Do you want to object to a policy, the vision or spatial strategy: **Yes**

Other: **No**

Supporting information: [Download supporting document](#) Available also via link at bottom of this email.

Site Objections

Name of town, village or grouping: **forres**

Site reference: **Forres - R1**

Site name: **R1 Knockomie**

Comments: **house is between the field and the knockomie hotel and feel there is no room for houses in the field.**

Policy Objection

Policy: **Vision**

Comments:

Please use [this link](#) to view and retrieve the uploaded attachments.

From: [Claire Coutts](#)
To: [Localdevelopmentplan](#)
Cc: [Grant Rogerson](#)
Subject: EL_OPP5 - 000868
Date: 04 March 2019 10:07:45
Attachments: [cc 4 March 2019 - representation to OPP5.pdf](#)

Dear Sir/Madam

Please find attached a letter of representation to the Moray Local Development Plan Proposed Plan. This is in relation to site OPP5 at Elgin Auction Mart.

While support is given to this continued allocation, a number of issues are raised which we feel require amendment.

I trust that this is appropriate and look forward to receiving confirmation of this submission.

Kind regards
Claire

--

Claire Coutts BLE (Hons) MRTPI
Associate (Planning & Research)



Contact our [people](#) or find us on Twitter and [Linked In](#)

This email (and any attached files) is confidential. It is solely for use by, and it is confidential to, its intended recipient. Unauthorised or unintended recipients must observe this confidentiality. If you have received this email in error and/or this email is not for you please notify us and delete it from your computer. You must not otherwise rely on it, disclose, copy or distribute it. We accept no liability for any reliance placed on this email by anyone other than its intended recipient. While we seek to ensure that emails are free from viruses and other harmful items we accept no liability in this regard, and it is your responsibility to satisfy yourself that this email and any attachment is free from viruses or other harmful items. Unless expressly stated to the contrary, this email is not intended to, and shall not have any contractually binding effect on us or our clients. Any figures used in the above communication are purely indicative and should not be relied upon for accounts or loan security purposes or for any transactional activity. The figures are provided solely as a guide until formal investigations and/or survey work has been carried out to conclude our formal due diligence process. Should you require a formal valuation report then we would be pleased to provide this service subject to completion of our terms of engagement. If the content of this email is not about the firm's business (or that of its clients) then it is sent without our approval and we accept no liability for it. We reserve the right to monitor, record, review and recall all emails. Ryden LLP is a limited liability partnership (Reg. No.SO300405) having its registered office at 7 Exchange Crescent, Edinburgh, EH3 8AN and a full list of our members is available at our registered office.

GDPR Privacy Statement: We are required to capture and process personal information supplied to us in the fulfilment of our service – for further details as to how this information is used, kept secure and your rights, please see our Privacy Statement on our website – www.ryden.co.uk

From: [REDACTED]
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 001229
Date: 06 February 2019 15:13:41

Dear Sir or Madam

I object very strongly to the above.

1. Accuracies with Report and Photo. The photo shown on p143 of the Report, is in Cooper Park, and belongs to the Moray Council Workmen. It is not derelict either.

2. The Biblical Garden (OPP11) is NOT a 'walled garden'. It should be EP Category-Battlefields, Gardens and Designed Landscapes.

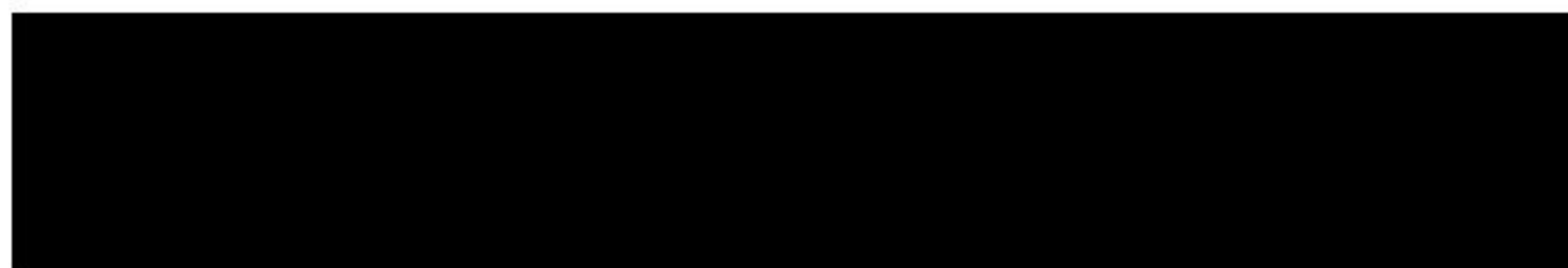
3. The Biblical Garden is a Campus of the Horticultural Dept of the Moray College. There is no derelict ground in the garden. There are also no other Horticultural Courses in this part of the country should the Dept be closed down.

4. The Biblical Garden is extremely well maintained by Students of the Horticultural Dept of Moray College and by volunteers. This brings many visitors and Tour Buses to Elgin - visitors we need to spend money in our shops.

15 March 2019



Moray Council
Development Services (Development Plans)
High Street,
Elgin,
IV30 9BX



Dear Sir / Madam,

MORAY COUNCIL PROPOSED PLAN 2019 – CONSULTATION

On behalf of Asda Stores Limited, we write to provide comments in relation to the above consultation.

Support for Town Centres

As you will be aware, Asda operate a store at Edgar Road, Elgin within the Moray Council boundary. The store is located within a defined centre as set out in the adopted development plan. Asda confirm support for the continued allocation of their store within the Commercial Centre boundary as defined in the Proposed Plan. The continued allocation under the hierarchy set out in Policy DP 7 - Table 6, reflects the role the store has within the commercial centre and the facilities it provides to the surrounding community.

Retail Assessment Threshold

We note that the Council seek to protect the town centre by requiring that development likely to attract significant footfall be located in town centres. Policy DP7 b) requires that proposals out with the town centres likely to attract significant footfall must:

- a) Demonstrate that no sequentially preferable sites are available; and*
- b) Demonstrate that there is no unacceptable individual or cumulative impact on the vitality and viability of the network of town centres, where appropriate by a Retail Impact Assessment.*

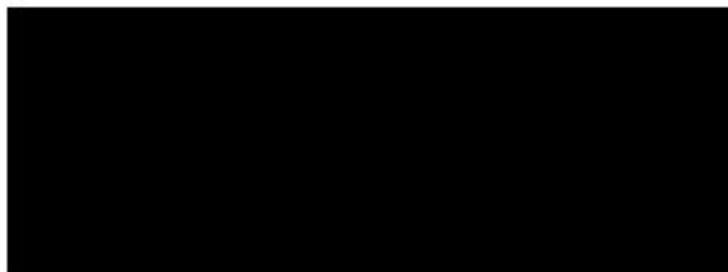
Asda are concerned that this approach allows too much debate and uncertainty in terms of what would constitute a 'significant footfall' and the use of terminology 'where appropriate' is ambiguous.

It would be simpler to take the approach that all developments for retail in excess of a certain level of floorspace, for example 400sqm gross, which are not located within a defined centre are required to undertake a Retail Impact Assessment.

This would ensure that proposals for such development are required to adequately assess their proposals in retail terms and the tests set out in SPP. This is vital to ensure that such proposals are correctly scrutinised and the relevant centres are protected against unacceptable impact.

We trust that these comments will be taken into account and if you have any queries please do not hesitate to get in touch.

Yours sincerely,



Katherine Sneed MRTPI

Director

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 001967
Date: 24 January 2019 19:45:43

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

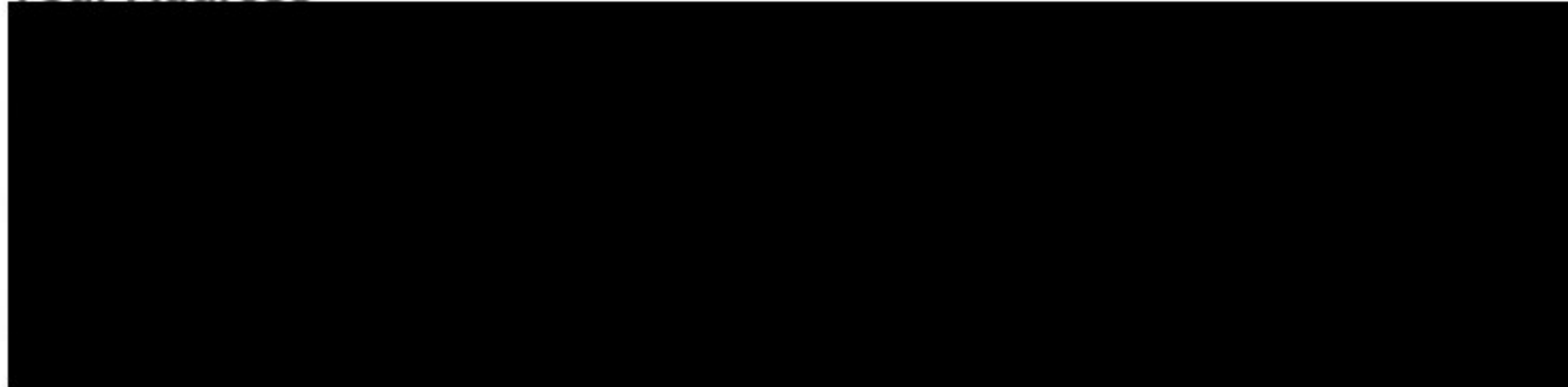
Your Details

Title: **Mr**

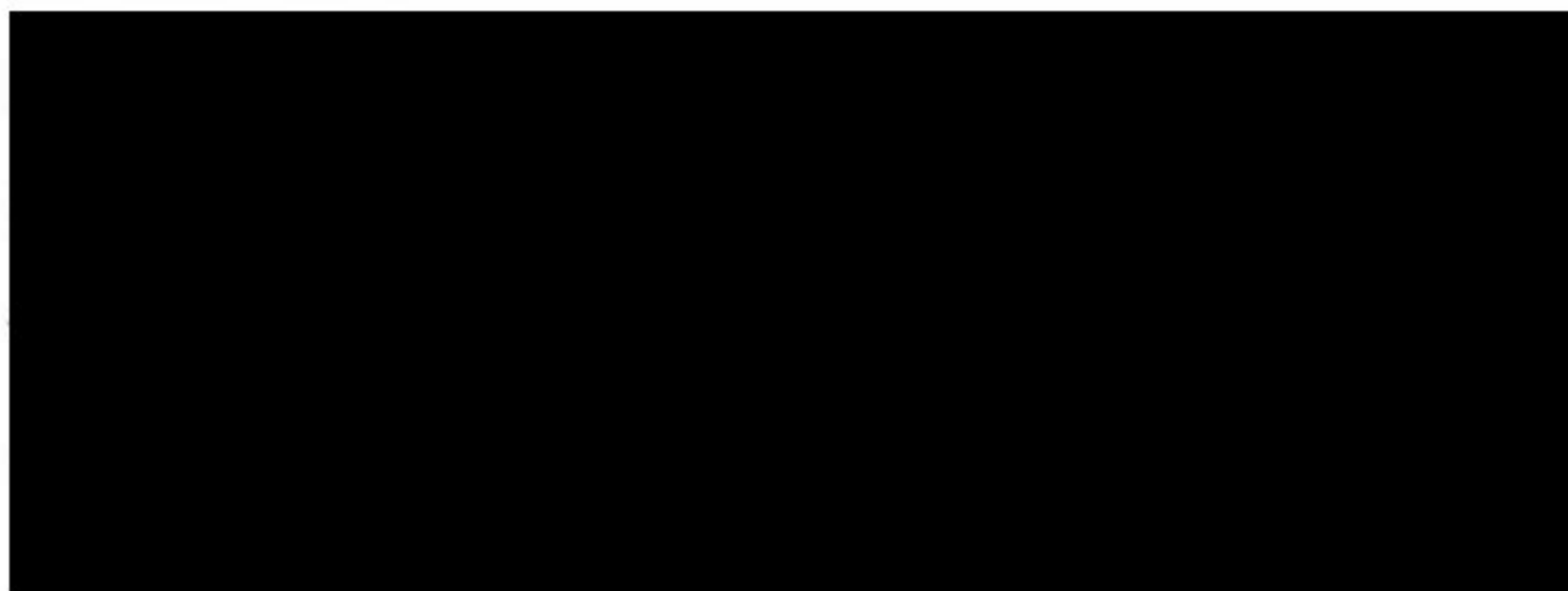
Forename(s): **Tim**

Surname: **Aspden**

Your Address

A large black rectangular box redacting the address information.

Contact Details

A large black rectangular box redacting the contact details information.

Agent Details

Do you have an agent: **No**

Response

Do you want to object to a site?: **Yes**

Do you want to object to a policy, the vision or spatial strategy: **No**

Other: **No**

Supporting information: [Download supporting document](#) Available also via link at bottom of this email.

Site Objections

Name of town, village or grouping: **Elgin**

Site reference: **Opp11**

Site name: **Central elgin**

Comments: **I completely concur with my colleague, John Sherry, and I quote him below. I also believe that consideration has not been given to the actual existing high quality employment threatened by the proposals or to the improved employment prospects and social status, and environmental awareness of the students with Moray College, or those engaged at Greenfingers. The benefits outlined in the proposal, i.e. local transport, employment and so on appear to be weak and some sort of special pleading. I urge you to re-evaluate your cursory survey with a proper investigation into both the existing physical and human utilisation of the site. I also see that the site has no direct link to Kings Road with the only clear options being through Cooper Park, which you have ruled out, The Biblical Gardens or North College. Tim Aspden 'The description within the Delivery Plan is a misrepresentation of this site. These Facilities are not Vacant nor are they Derelict. This site is currently in co-use by the Environmental Services Moray Council Ground Maintenance. Within the boundaries deemed as Opp11 Walled Garden, are glasshouses, poly-tunnels, and porta-cabin classrooms used by Greenfingers a learning needs facilitator. Moray College Horticulture Department currently teach Scottish Vocational Training Level 1,2,3 and Higher National for the horticulture occupational skills within Moray. These facilities are integral to upkeep of the Biblical Garden a major tourist attraction receiving forty eight thousand visitors per year. The funding for the continued maintenance is provided by the voluntary sector The Friends of the Biblical Garden and Moray College Students.'**

Please use [this link](#) to view and retrieve the uploaded attachments.

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 002149
Date: 11 March 2019 20:00:31

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

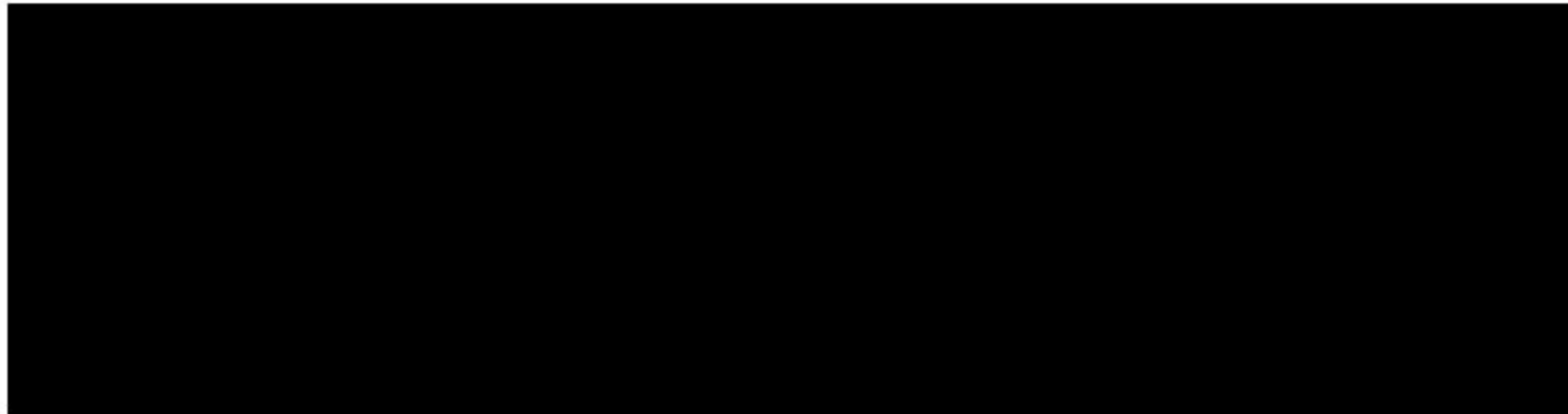
Your Details

Title: **Rev**

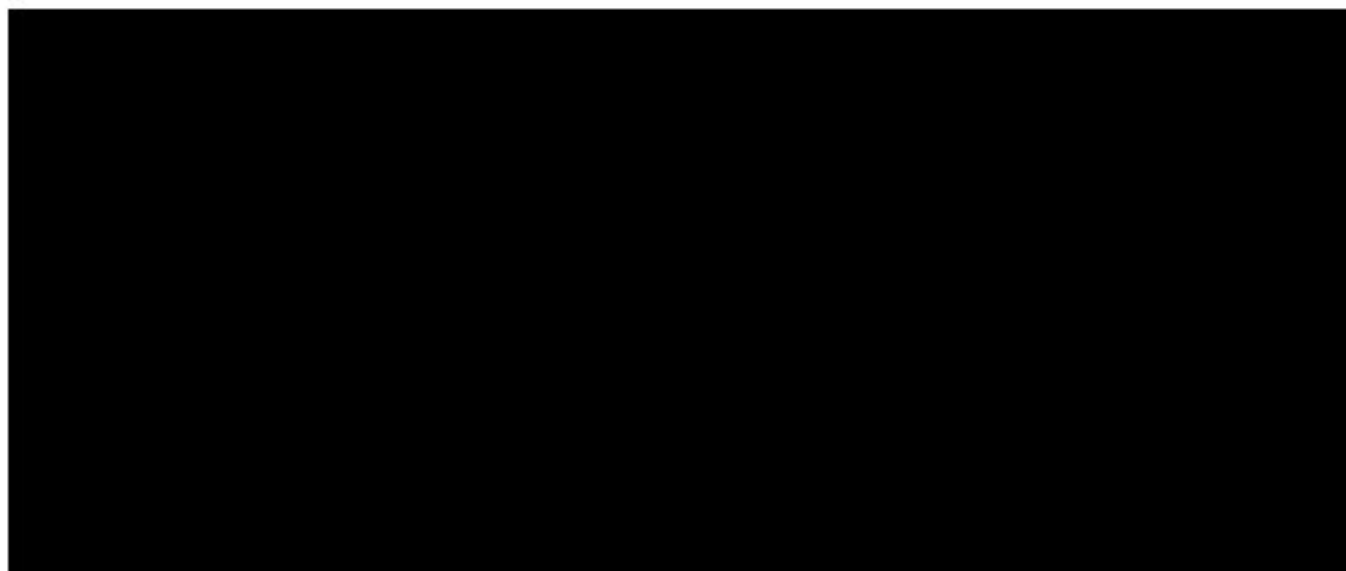
Forename(s): **Anne**

Surname: **Attenburrow**

Your Address

A large black rectangular box redacting the address information.

Contact Details

A large black rectangular box redacting the contact details.

Agent Details

Do you have an agent: **No**

Response

Do you want to object to a site?: **Yes**

Do you want to object to a policy, the vision or spatial strategy: **Yes**

Other: **No**

Supporting information: [Download supporting document](#) Available also via link at bottom of this email.

Site Objections

Name of town, village or grouping: **Elgin**

Site reference: **Biblical Garden**

Site name: **Biblical Garden**

Comments: **This garden is a beautiful peaceful place. Tourists enjoy visiting it along with the Cathedral. It provides a trading area for horticultural students. It is a place of which Elgin should be proud. Another top end hotel is not required.**

Policy Objection

Policy:

Comments:

Please use [this link](#) to view and retrieve the uploaded attachments.