

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 002075
Date: 24 February 2019 13:07:54

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

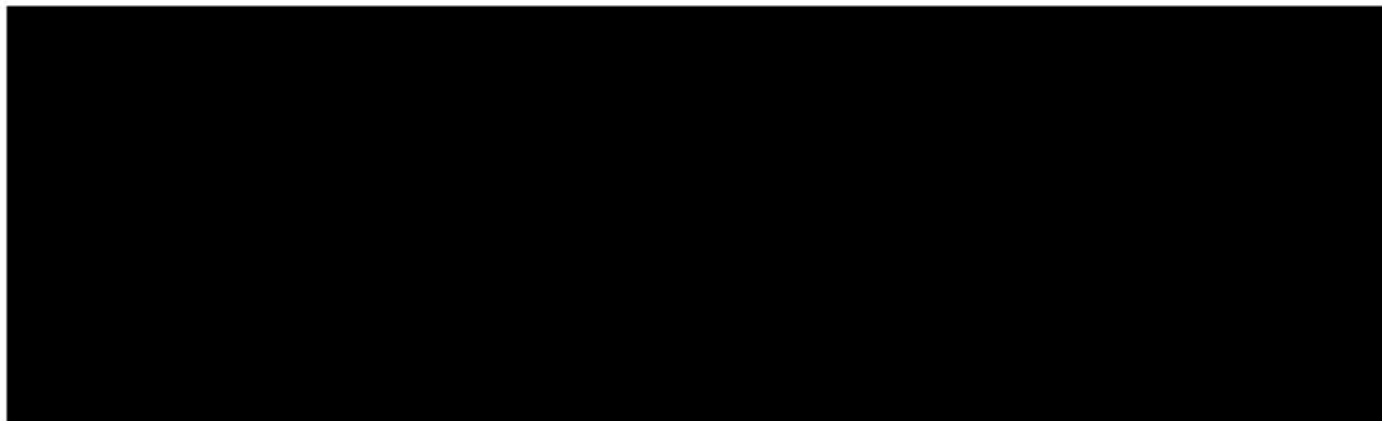
Your Details

Title: **Mrs**

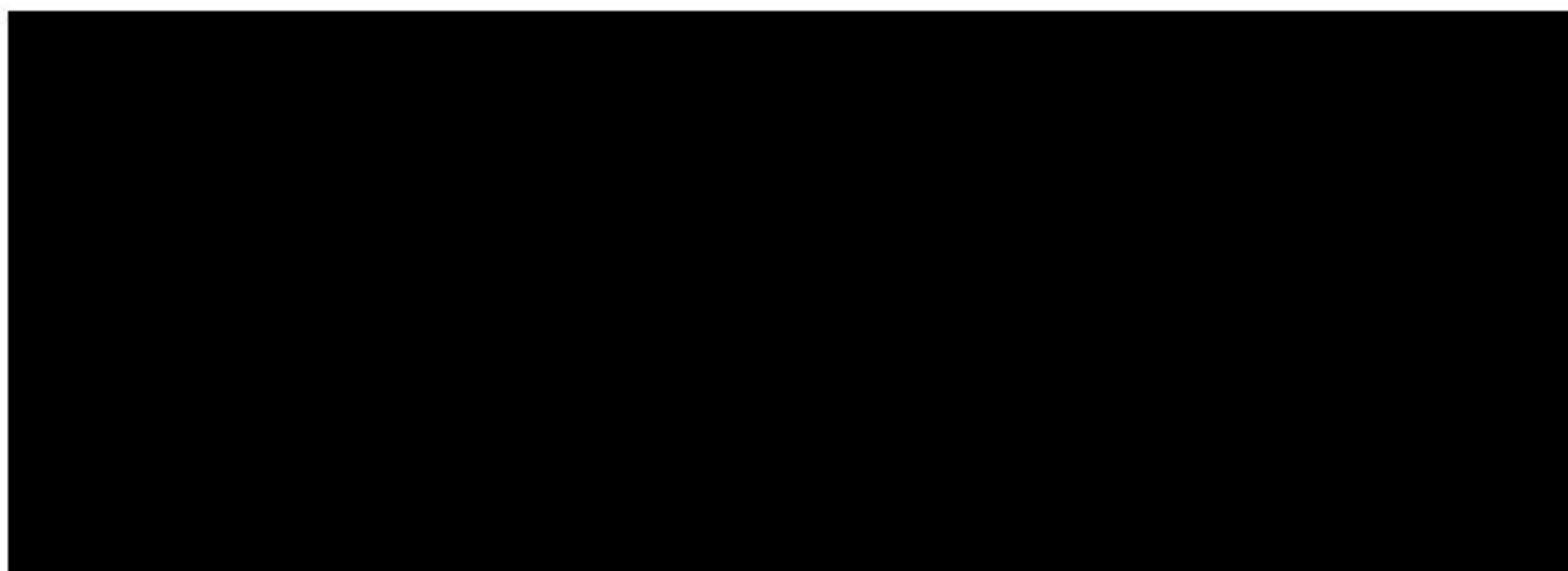
Forename(s): **Esther**

Surname: **Dale**

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: **The Walled Garden**

Comments: **This site OPP11, categorised by Moray Council as 'vacant or derelict' according to their definition of an Opportunity Site (Moray Council, file 123062, page 35) is neither vacant nor derelict. I find it is wrongly categorised as it is a thriving and well used site used and occupied by Moray Colleges Horticulture students (I am a student myself), Greenfingers Staff and trainees (people with learning disabilities/ mental health issues) and The friends of the Biblical Garden. There are classrooms, greenhouses, poly tunnels, potting shed and toolsheds on this site. The horticulture students maintain the Biblical Garden during term time. During holidays it is maintained by The friends of the Biblical Garden. The Biblical Garden is self sufficient. To maintain this well working set up it is essential that our potting shed , tool shed, greenhouses and polytunnels are close on site. -without this we wouldn't be able to afford the large number of plants needed for our beautiful floral displays. Quite simple, if the site was to be redeveloped, the Biblical Garden would cease to exist, as there would be neither students nor volunteers to work there, logistical this wouldn't be possible anyway. I can't see us walking from Moray College with a lawnmower or a trolley with tools all the way to the Biblical Garden (big safety issue) . Also further implications for myself and other horticulture students or people who wish to study horticulture: Moray College is the only establishment in the North-East of Scotland to offer horticultural studies. If this Department were to close due to the lack of premises, the only course available in Scotland would be Argyll, Dundee or Glasgow. Another point I would like to make in my objection to this proposal is also that the vision of Moray Council as described in the Local development Plan Vol.1: 'The Vision ...create sustainable, welcoming, well connected and distinctive places that are safe, healthy and inclusive...' (Moray Council, File 123059, page 11) This is the reason we need to keep Elgin Biblical Garden and Moray College Horticulture Department- to provide this unique space in the city for rest and reflection, and promote opportunities for all to learn horticulture skills. We have 48000 visitors a year! There are great comments on TripAdvisor. Please don't take this away from us , thank you for reading my objection for this site . Esther Dale**

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

grant and geoghegan

planning · development and architectural consultants

Development Plans Team
Environmental Services Department
The Moray Council
Council Office
High Street
ELGIN
IV30 1BX

13 March 2019

Dear Sir/ Madam

**Moray Local Development Plan – Proposed Plan
Land at R1 Brockloch, Rafford**

This representation on the Main Issues Report regarding land at Rafford is made on behalf of the owner of the land – Dallas Estate. It follows on from representations which were submitted in response to the Call for Sites and Main Issues Report.

We are pleased to note that the site has been included in the Proposed Plan. The purpose of this representation is to underline the Estate's commitment to the development of the proposed site and to reassure that progress is being made on these matters.

This site provides an opportunity to provide modest, effective housing land supply consistent with the scale and character of Rafford. In light of the fact that the landowner is committed to the realisation of the site, we request that this site be included in the final version of the Plan and the Estate is more than willing to discuss any issues regarding the continued designation of the site which the Council may consider to be relevant.

Yours sincerely

Neil Grant
grant and geoghegan

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 002030
Date: 22 February 2019 08:35:10

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

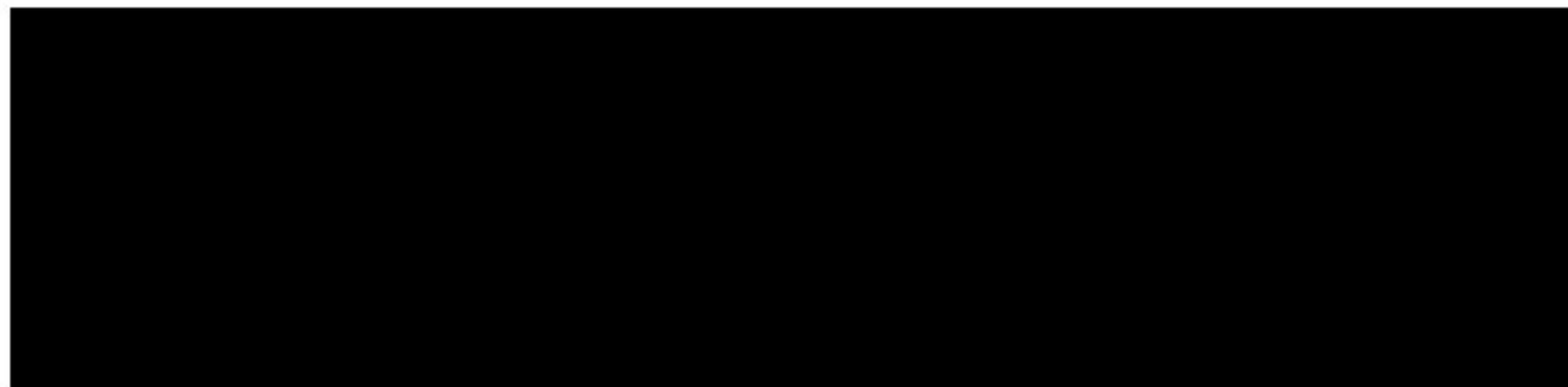
Your Details

Title: **Miss**

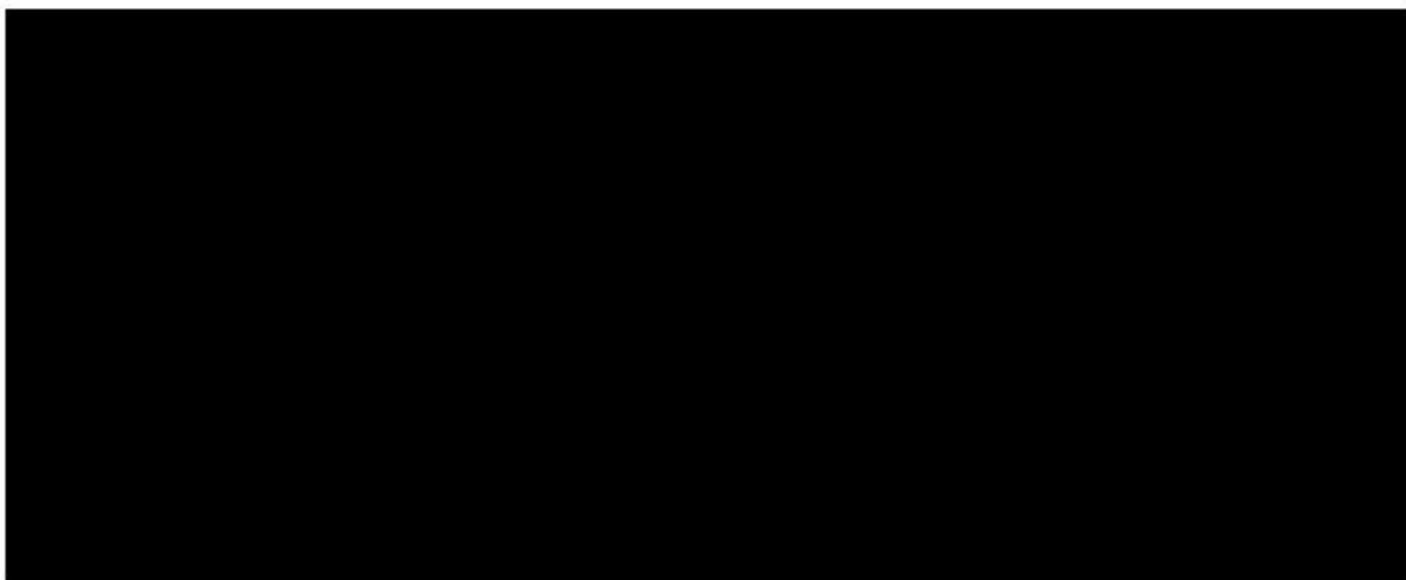
Forename(s): **Kathryn Claire**

Surname: **Darley**

Your Address

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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: **Yes**

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: **The Horticulture dept. run their classes at the Biblical gardens next to Elgin Cathedral from school pupils through to HNC courses and have successfully maintained and developed the gardens in a real life working environment in partnership with the Friends of the Biblical Garden. However, the proposal submitted by Moray Council to knock down one of the teaching Portacabins and remove all of the green houses, potting sheds, tool sheds, 3 poly tunnels and replace it with a 4-5 star hotel in the walled area of Cooper Park, does not appear to consider the valuable contribution educational establishments are making. Other options might be, to either put the hotel elsewhere, move the boundary line to the left, or use the walled gardens as an allotment scheme so that all of the Educational resources can continue to be used and enjoyed.**

Policy Objection

Policy:

Comments:

Other Objection

Document commenting on: <http://www.moray.gov.uk/downloads/file123066.pdf>

Comments:

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

Darren Westmacott

From: [REDACTED]
Sent: 12 February 2019 11:45
To: Localdevelopmentplan
Subject: RS_R1 - 001049

Follow Up Flag: Follow up
Flag Status: Completed

Dear Madam/Sir,

We are writing to you with an objection to the "Proposed Plan 2019" in respect of the area in Rafford that has been called R1 Brochloch.

A couple of key sentences have been deleted from the Moray Local Development Plan 2015, and we would like them re-instated.

These are:

- The area to the rear of the existing houses must be retained as opens space/ landscaping.
- Consideration to be given to safe routes to school, which may take the form of a bus bay for school buses.

We are particularly concerned about the first deletion, relating the area to the rear of the existing houses. We hope this is an oversight, and not an intentional change.

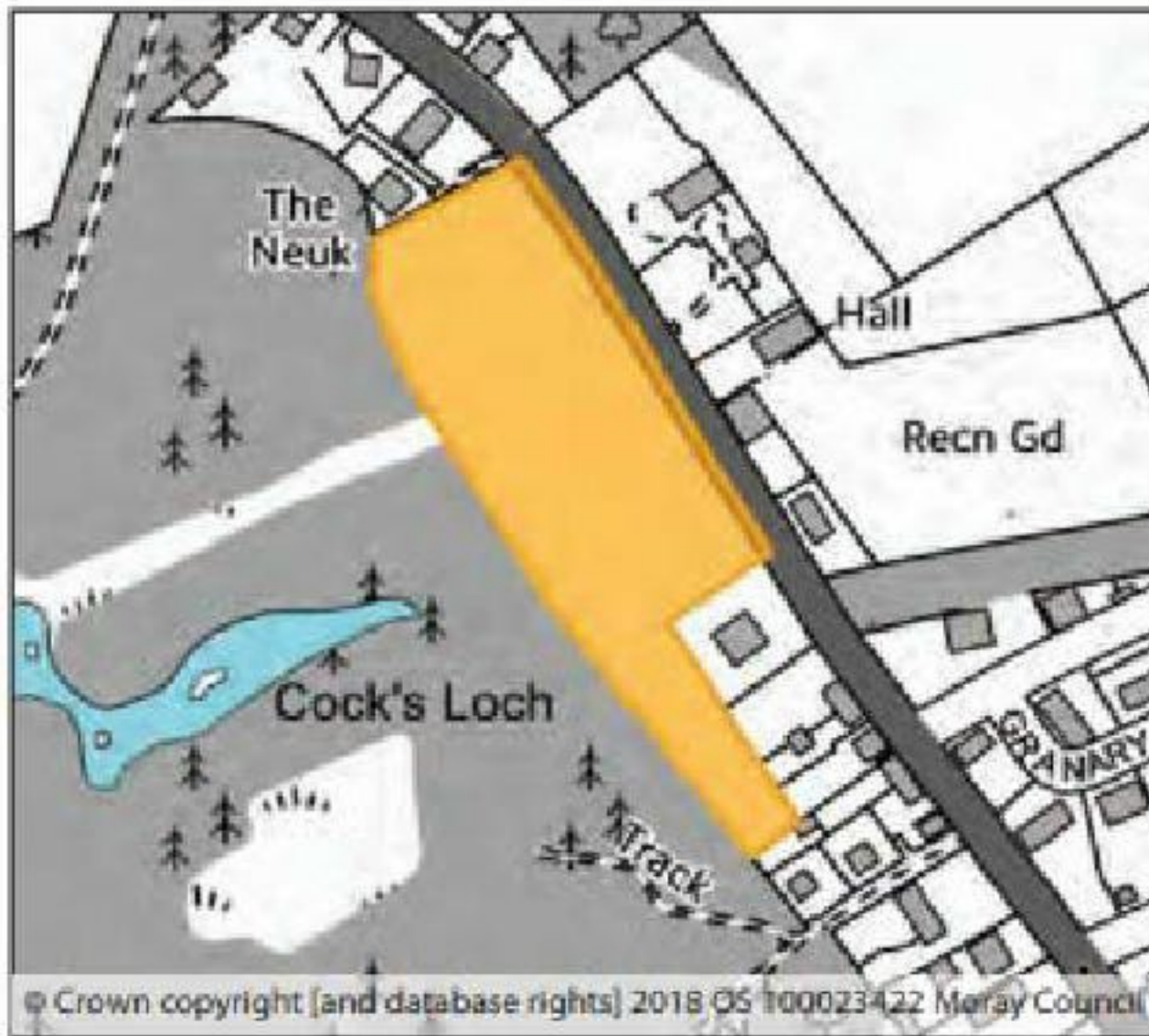
Please also note that there are no existing septic tanks that would be suitable for any additional houses. All septic tanks in the area serve individual houses, and are privately owned and maintained.

Extract from Moray Local Development Plan 2015:

R1 Brockloch 1.7ha, capacity 12 houses

- This site extends to 1.7 hectares and has a capacity for 12 houses.
- Access into the site should be by a single access. A visibility splay of 4.5mx95m must be provided at the junction onto the B9010.
- Consideration to be given to safe routes to school, which may take the form of a bus bay for school buses.
- A 2.0m wide footway must be provided along the frontage of the site, complete with surface water drainage.
- Drainage arrangements (including the satisfactory disposal of surface water to avoid flooding) must be acceptable to SEPA and Scottish Water. This will not necessarily be by "mains" drainage. Connection to the existing septic tanks would require Scottish Water to upgrade the facilities and this would be investigated with the developer. Alternatively the developer could investigate the provision of a private septic tank.
- Development proposals should incorporate traditional features in the house designs. The area to the rear of the existing houses must be retained as opens space/ landscaping. Houses should respect the scale and character of the traditional houses in the village.
- Overhead cables will require to be relocated.
- A natural stone wall must be provided along the road frontage reflecting a common feature in the village.

Extract from Proposed Plan 2019



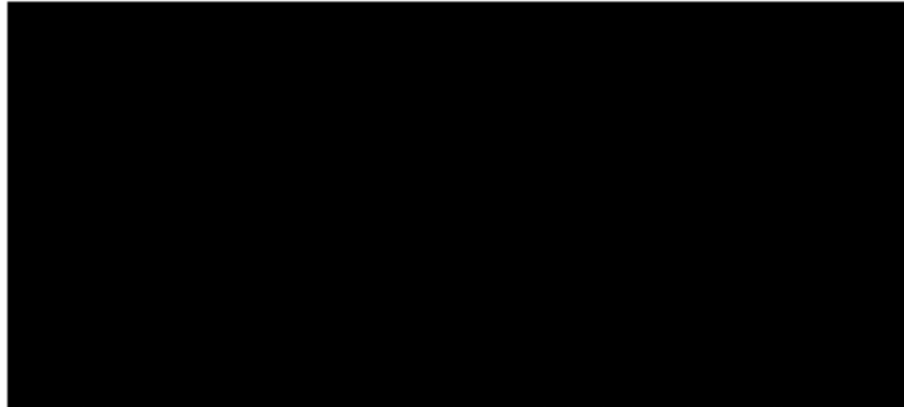
- House designs must be traditional or a contemporary interpretation and respect the scale and character of existing traditional houses in the village.
- A natural stone wall must be provided along the road frontage reflecting a common feature in the village.
- A single access into the site with a visibility splay of 2.4m by 70m must be provided.
- A 2m wide footway must be provided along the frontage of the site, complete with surface water drainage.
- A connection to the existing septic tanks requires Scottish Water to upgrade the facilities and must be investigated by the developer.
- Drainage Impact Assessment (DIA) required.
- Overhead cables will require to be relocated.

Best regards,
Howard and Christine Davenport.

Foresters Cottage,
Rafford.

From: [REDACTED]
To: [Localdevelopmentplan](#)
Subject: EL_R1 - 002190
Date: 14 March 2019 19:51:19

Ian and Fiona Davidson



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 [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.

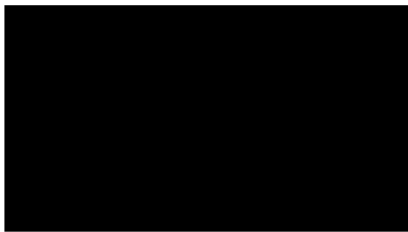
I am flabbergasted that we are being asked to object to a plan with such little detail therefore my objections will more than likely remain unresolved until that detail is supplied and can be assessed.

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.

Fiona Davidson



From: [REDACTED]
To: [Localdevelopmentplan](#)
Subject: EL_R1 - 001871
Date: 14 March 2019 19:36:53

Ian and Fiona Davidson

[REDACTED]
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 [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.

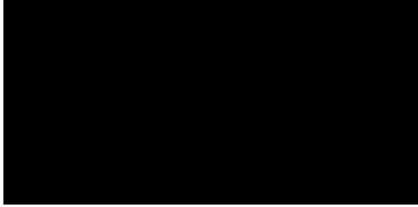
In the interim I firmly object to the number of houses now being proposed and request a reduction to more

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.

Ian Davidson



From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 001964
Date: 23 January 2019 17:15:26

Moray Local Development Plan - Proposed Plan 2019

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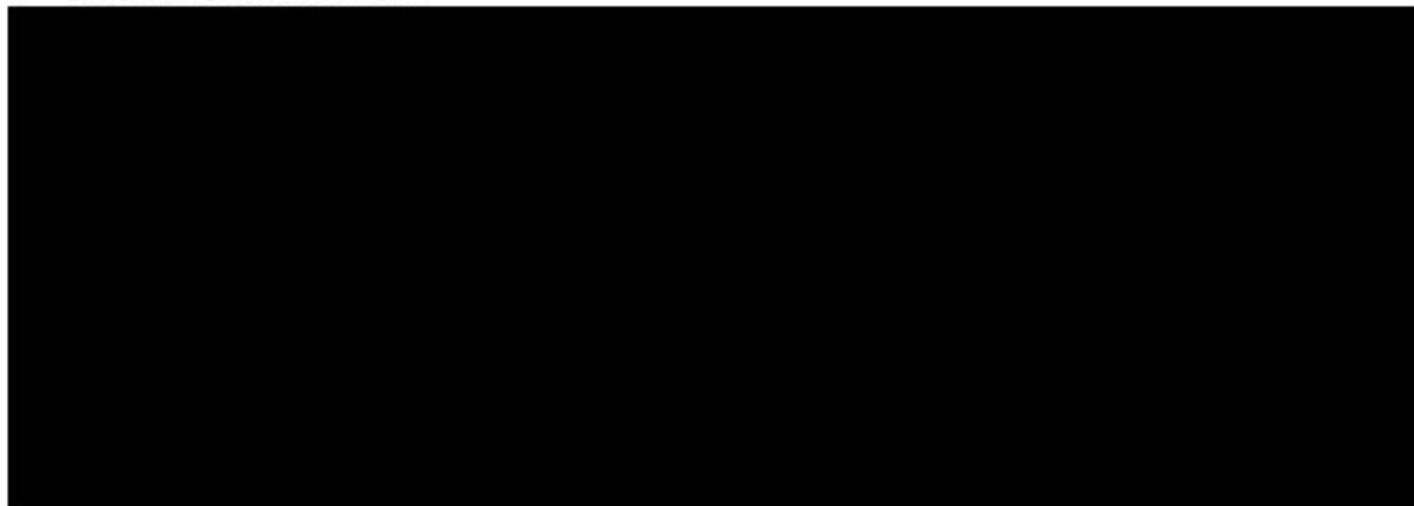
Your Details

Title: **Ms**

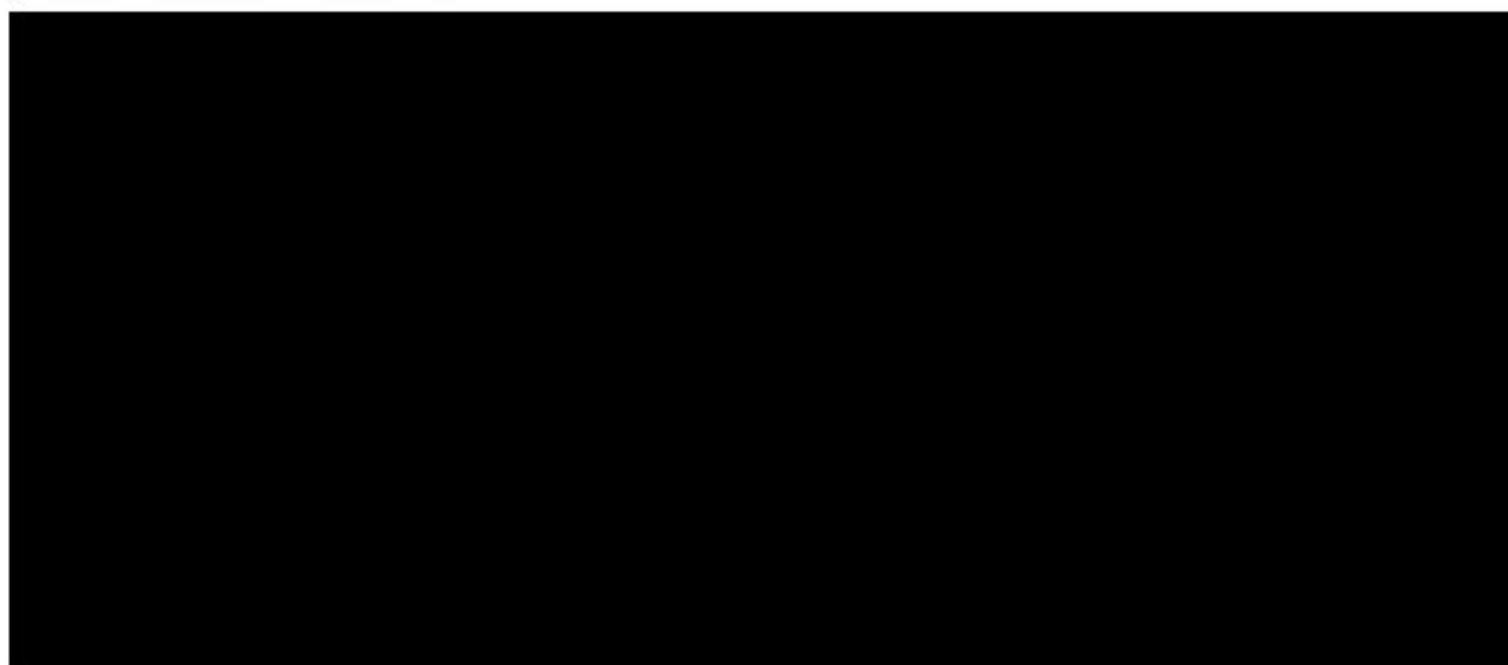
Forename(s): **Sheona**

Surname: **Davidson**

Your Address

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Contact Details

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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: **OPP11**

Site name: **Walled Garden**

Comments: **I strongly object to the proposed destruction of green houses and classrooms and ultimately the upkeep of the Biblical Gardens. Moray College students use the accommodatin and have practical experience of gardening. There are volunteer groups who fund the garden and help with the upkeep. This is a very valuable community resource and tourist attraction. Will the financial profit to the Council from the sale of this warrant the loss of these facilities'**

Policy Objection

Policy:

Comments:

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

grant and geoghegan

planning · development and architectural consultants

Development Plans Team
Environmental Services Department
The Moray Council
Council Office
High Street
ELGIN
IV30 1BX

13 March 2019

Dear Sir/ Madam

**Moray Local Development Plan – Proposed Plan
Land to East of Station Road, Urquhart - Representation**

This representation on the Main Issues Report regarding land at Urquhart is made on behalf of the owner of the land – [REDACTED] it follows on from representations to the Call for Sites and Main Issues Report.

Our clients are pleased that the Council considers this to be an appropriate site for development at Urquhart and wish to underline their ongoing commitment to making the site available for development.

In the meantime if there is anything the Council wish to discuss with us to ensure that the site is taken forward successfully then we are available, as required.

Kind regards,

Neil Grant
grant and geoghegan



PROPOSED PLAN 2019

MORAY LOCAL DEVELOPMENT PLAN 2020

RESPONSE FORM

Please use this form to submit your response to the Proposed Plan 2019.
The Council will consider your response to be a formal representation to the Proposed Plan and unresolved objections will be referred to an Examination conducted by a Scottish Government Reporter.

*Mandatory fields

YOUR DETAILS

Title*	<input type="text" value="MR"/>	Forename*	<input type="text" value="WILLIAM"/>	Surname*	<input type="text" value="DEMPSTER"/>
Address*	<div></div>				
Post code*					
Email					
Telephone*					

AGENT DETAILS (if applicable)

Title	<input type="text"/>	Forename	<input type="text"/>	Surname	<input type="text"/>
Address	<input type="text"/>				
Post code	<input type="text"/>				
Email	<input type="text"/>				
Telephone	<input type="text"/>				



Your place, Your plan, Your future

Which section of the Proposed Plan does your comment relate to?

Volume*: Policies/Settlements/Rural Grouping/Delivery Programme/ Other (Delete as appropriate)

Heading *(e.g. Housing, Keith)

Page Number

Site/Policy Reference

BARRON ST, BUCKIE

Your comments

WE BELIEVE THIS SITE IS CONTAMINATED
IF SO, WE HAVE A 20FT RETAINING
WALL ON THE BORDER. HOW ARE
DEVELOPERS GOING TO ENSURE OUR
HOUSE & LANDS ARE SAFE FROM LANDSLIDE
IF CONTAMINATED DEVELOPERS WILL HAVE TO
DIG DEEP, DEPENDING ON THE LEVEL OF
CONTAMINATION, THIS COULD BE 3/4 METERS THIS
MAKING THE RETAINING WALL UNSAFE. ALSO
THE PROPOSED ~~THE~~ HEIGHT OF ANY BUILDING

Are you providing any supporting information?

Yes

SEE THE SITE !

No

If yes, please advise what this is, and attach to this form e.g. maps/plans, supporting documents.

All comments should be returned by 5:00pm on 15 March 2019

Post to: Local Development Plan Team, Development Services, Moray Council, Council Offices,
High Street, Elgin, IV30 1BX

Or email: localdevelopmentplan@moray.gov.uk

Or you can use our online form at www.moray.gov.uk/proposedplan2019



Your place, Your plan, Your future

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 002103
Date: 27 February 2019 11:43:41

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

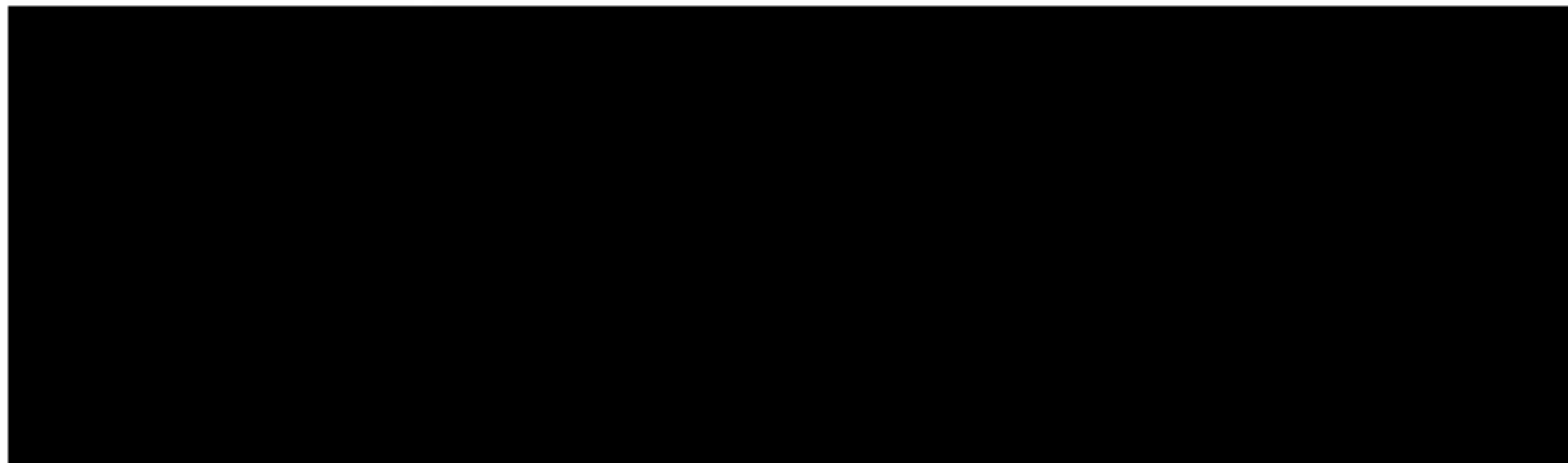
Your Details

Title: **Mrs**

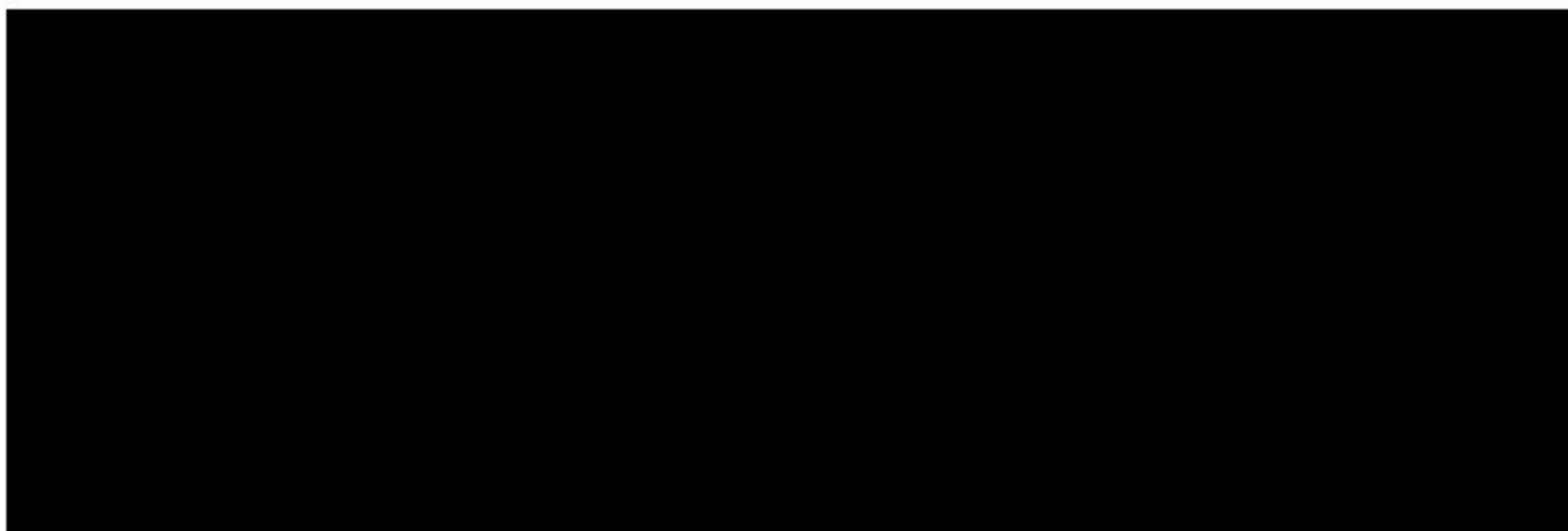
Forename(s): **Helen**

Surname: **Dixon**

Your Address

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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**

Site reference: **OPP 11**

Site name: **Walled Garden**

Comments: **I object to the plan of putting a hotel into Cooper Park, thereby destroying the garden area used by a large proportion of students and pupils throughout Elgin. The addition of a hotel would add nothing beneficial to the area and the process would destroy something that brings huge benefit to the population now and in the future.**

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

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 002084
Date: 25 February 2019 15:45:57

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

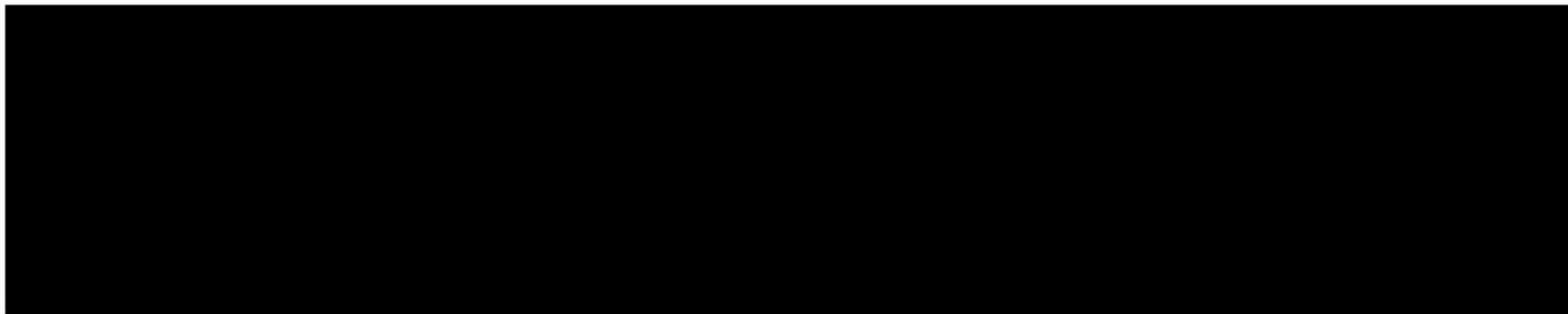
Your Details

Title: **Mrs**

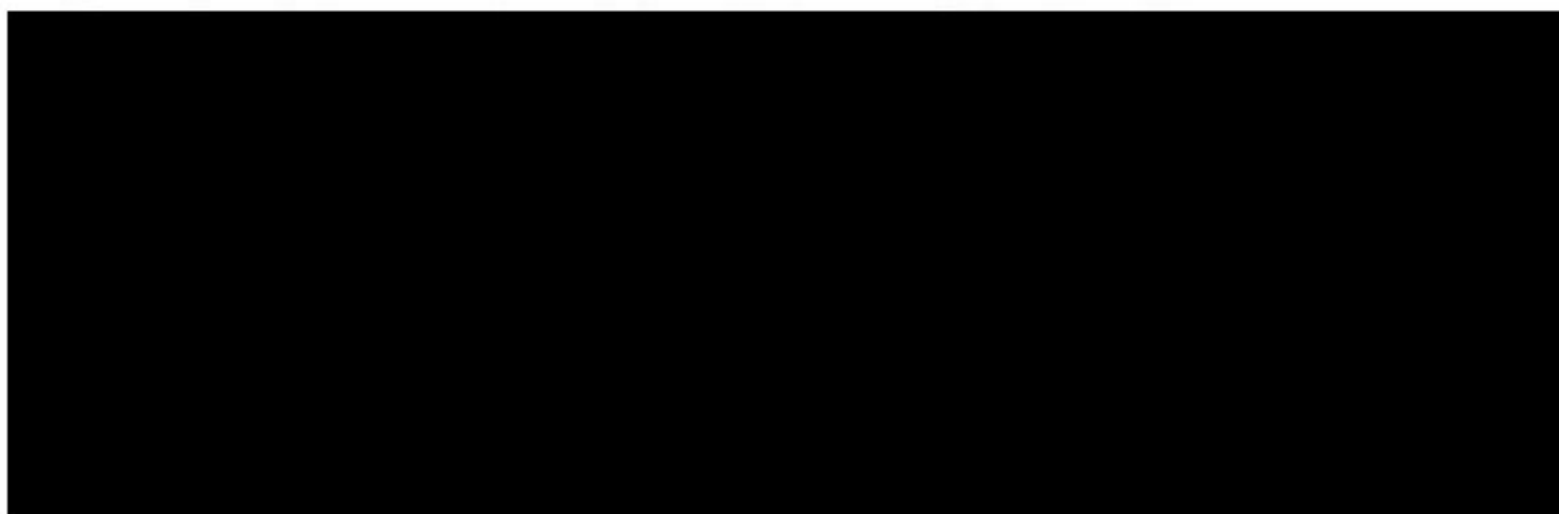
Forename(s): **Beatrice**

Surname: **Dobney**

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: **Elgin Central**

Site reference: **OPP 11**

Site name: **Walled Garden**

Comments: **This is an ancient site with historical importance to the area. The proximity of the Cathdral should be considered and the impact of a large building in terms of sympathetic planning to this historical religious place of quiet contimplation. Clearly the involvment of Moray College and its enthusiastic horcultural students means that there is clear evidence that these grounds can be maintained appropriately, benefiting the people of Elgin and the future of our horicultural heritage without cost to the public purse. In these times of financiual cuts why are we choosing to eradicate something that can be continued at no cost to the public purse and only bring benefits to the people of Elgin and the education of its young people. Cooper Park is a large area and I think there is a very obvious area where new building might be better located than destroying something that has taken years of application by enthusiastic gardeners to create.**

Policy Objection

Policy:

Comments:

Other Objection

Document commenting on: **Land Parks**

Comments:

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

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: DK_R3 - 002171
Date: 13 March 2019 18:42:05

Moray Local Development Plan - Proposed Plan 2019

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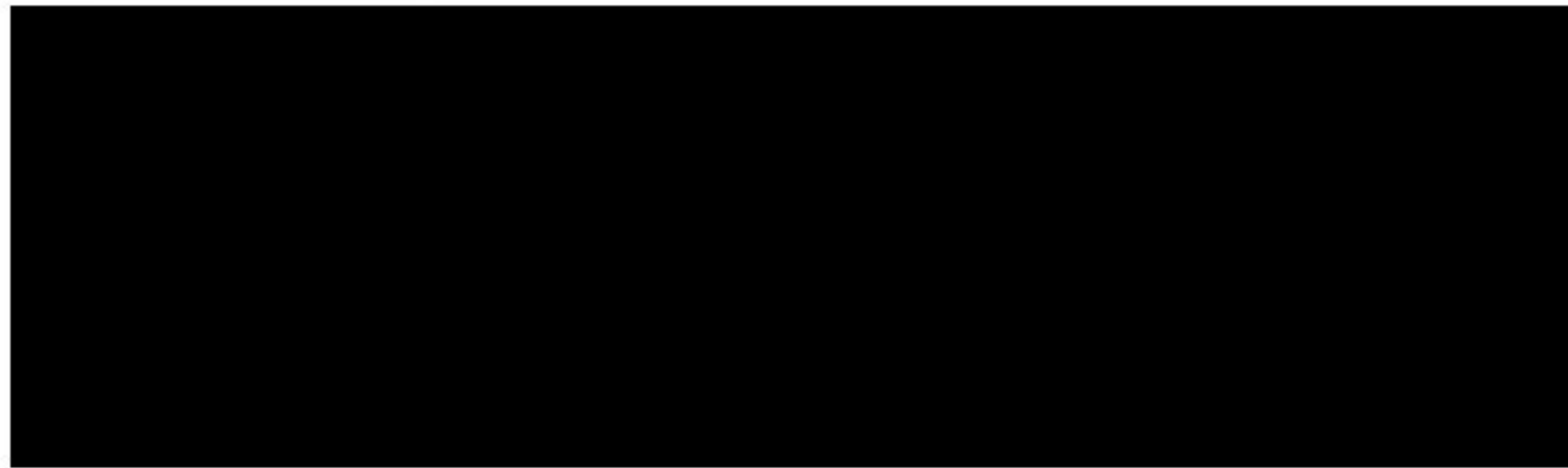
Your Details

Title: **MR**

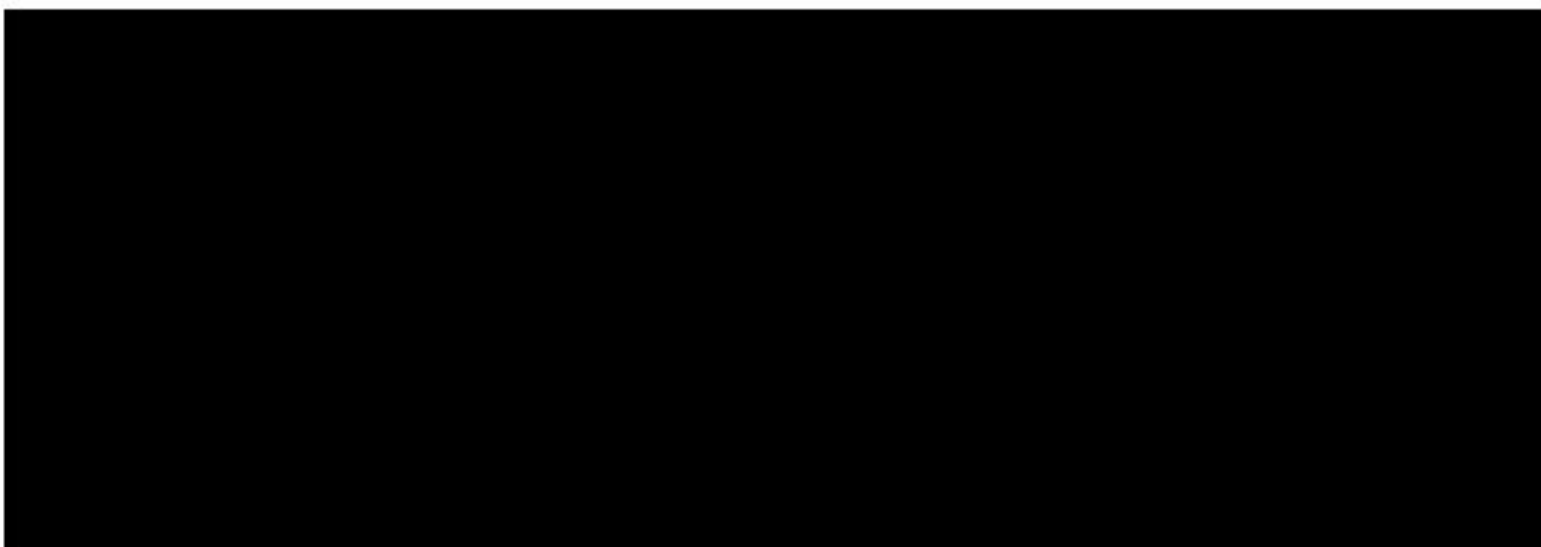
Forename(s): **Alan**

Surname: **Doughty**

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: **DYKE**

Site reference: **Dyke R 3**

Site name: **R3 Fir Park Road**

Comments: **Moray Local Development Plan 2020 Proposal for development R3 Fir Park Road** There is no need or sound basis for the designation of this site. There are currently two sites in the village under construction which will result in 19 new houses. This is sustainable for current and future economic growth. The proposed site designation is in a well-established residential area. Any suggestion of allowing new build housing would lessen and detract from the amenity of the village. It would change the nature and character detrimentally. It would have an adverse impact on the open nature of the neighborhood which is currently commented on positively by all who live in the area and others who visit. The proposed site is significantly higher than my own house and because of the proximity of the designated site there is a significant issue concerning the loss of sunlight to my property. This would result in a reduction of the current quality of life now being enjoyed. The location of the proposed designated site raises privacy issues due to the closeness of the existing houses directly opposite. The narrow road running through the village is the only separation between the proposed designated site boundary and my own property. Approximately 4.5mtrs between the proposed site and my own property. The proposed designated site would necessitate considerable changes to this road. The road running through the village alongside the proposed site is very narrow [approximately 4.5mtrs.] and currently causes traffic problems. Damage to property and vehicles is becoming more common due to the narrowness of the road. The entrance to our drive which is part of our property is used as an unofficial passing place. We are currently waiting for a repair to our boundary wall due to a bus colliding with it. Our neighbors have damage to their wall running alongside the road which is attributable to being hit by car wing mirrors. Any residential development would necessitate major changes. This, too, would alter the existing character and feel of current village life detrimentally. The proposed site other than being adjoined to a house on the southern side is long and undefined with no defensible boundaries. A new development would contrast and clash with the feel of the area and look odd as you enter the village.

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

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: BK_R6 - 001982
Date: 11 January 2019 09:58:15

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

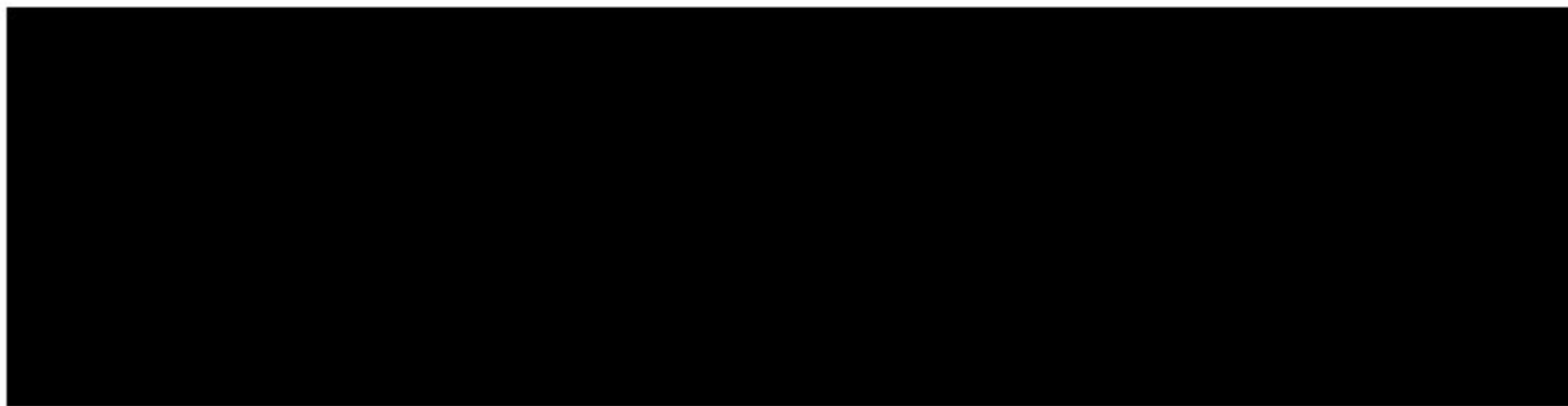
Your Details

Title: **Mr**

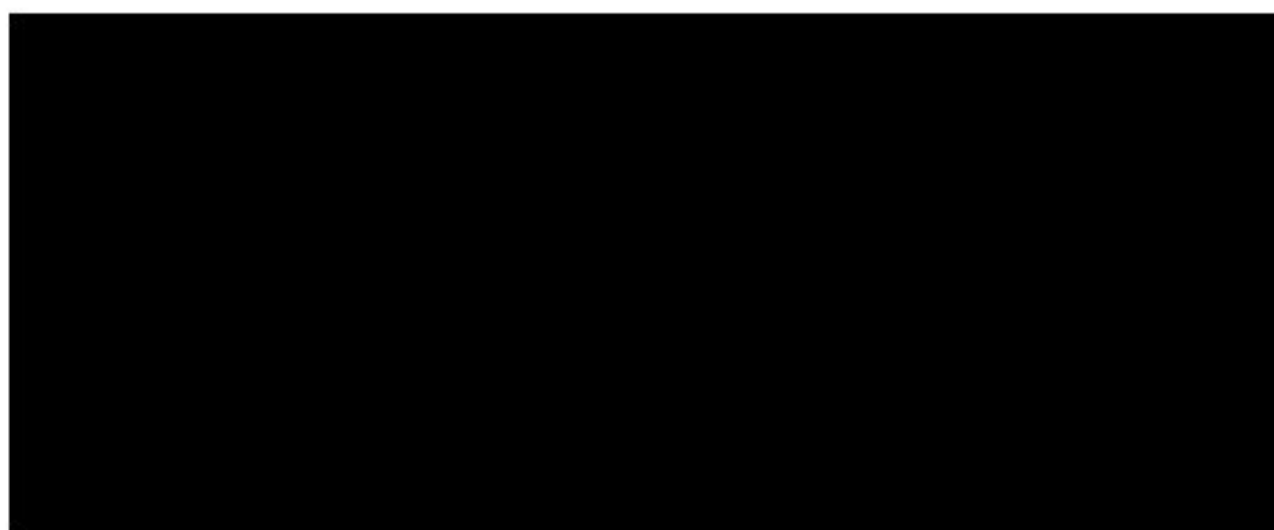
Forename(s): **Murray**

Surname: **Drummond**

Your Address



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: **Buckie**

Site reference: **R6**

Site name: **Barhill Road (S)**

Comments: **This site marked on the Proposed Plan 2019 already has planning permission granted for 112 dwellings (houses and flats). The R6 identifies a further 170 dwellings for this site. Is there plans to completely change the existing consented planning' In order to more than double the number of properties for this site could only mean such a concentration of dwellings that this would be entirely out of character with the type of dwellings in this area.**

site_obj_name_town_village_grouping : Buckie

site_obj_reference : R8

site_obj_name : Land at Barhill Road

site_obj_comments : Following on from the requirements set out for 16/00620/APP Site R11 LDP2015 in relation to reducing visibility of properties from the A98 has the Planning Department changed their policy?

site_obj_name_town_village_grouping : Buckie

site_obj_reference : All Residential Sites

site_obj_name : All Residential Sites

site_obj_comments : While the Council appears to have designated Buckie for significant development can the Council equally advise what provision for schooling both primary and secondary is included within their development plan.

Policy Objection

Policy:

Comments:

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

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 000319
Date: 14 February 2019 21:06:44

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

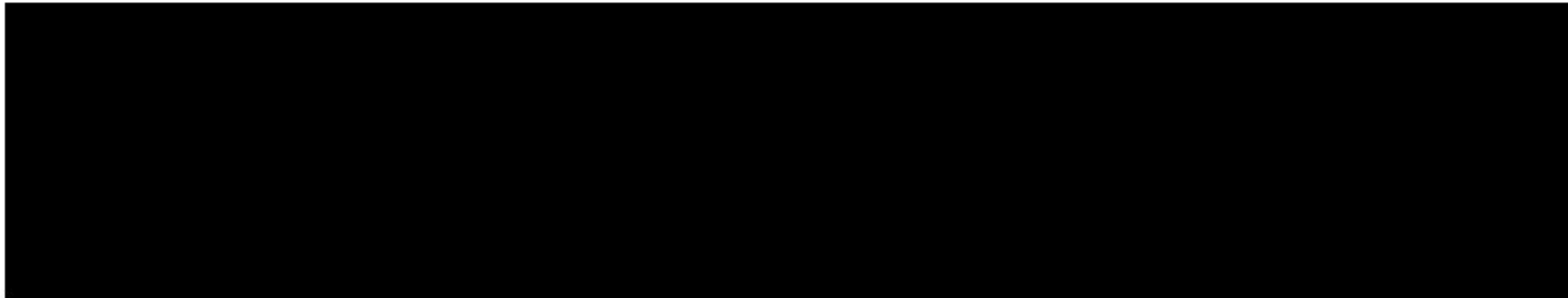
Your Details

Title: **Mr**

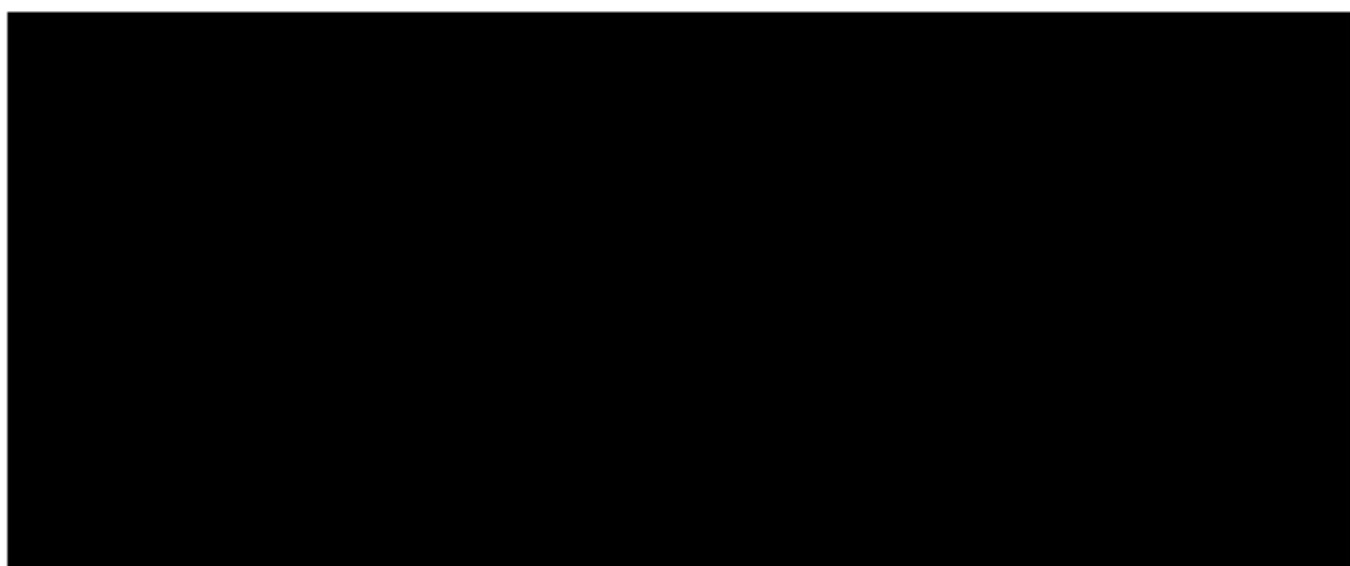
Forename(s): **Stephen**

Surname: **Duff**

Your Address

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Contact Details

A 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: **Biblical Gardens**

Comments: I think the designation of the area surrounding the Biblical Gardens as "vacant or derelict" is profoundly misleading and dangerous. As you should know, both Moray College and Greenfinger use a portion of this land to deliver programmes that bring many benefits to Elgin and the wider community. For example, the College Horticulture course are highly regarded and train-up many individuals who have started-up their own gardening business or expertly staff the likes of Christies in Fochabers. They also, of course, learning their trade by maintaining the Biblical Gardens during term-time, making that whole area a real attraction for tourists and an area of beauty, quietness and reflection for the citizens of Moray. When you read-up on the history of how the area was set aside for this purpose and the attention given to the landscaping, you realise that this should be a highly-prized asset for Moray. Unfortunately, unless the whole ecosystem that supports this Garden is understood and defended by the Council from poorly-conceived developments, then we would all be the poorer. Given that Council cuts mean we have already lost so many of the flower beds that brightened-up our communities, it would be tragic if this was lost too. I would urge Councillors and planners to visit the Gardens, speak to the staff and students there, and urgently re-zone this area to protect our heritage.

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

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 002046
Date: 22 February 2019 09:28:25

Moray Local Development Plan - Proposed Plan 2019

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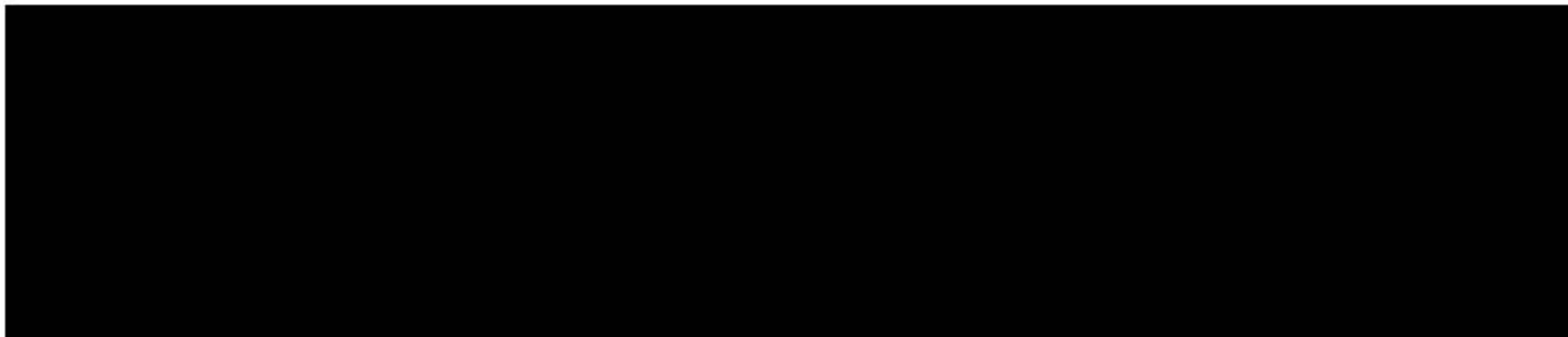
Your Details

Title: **Mrs**

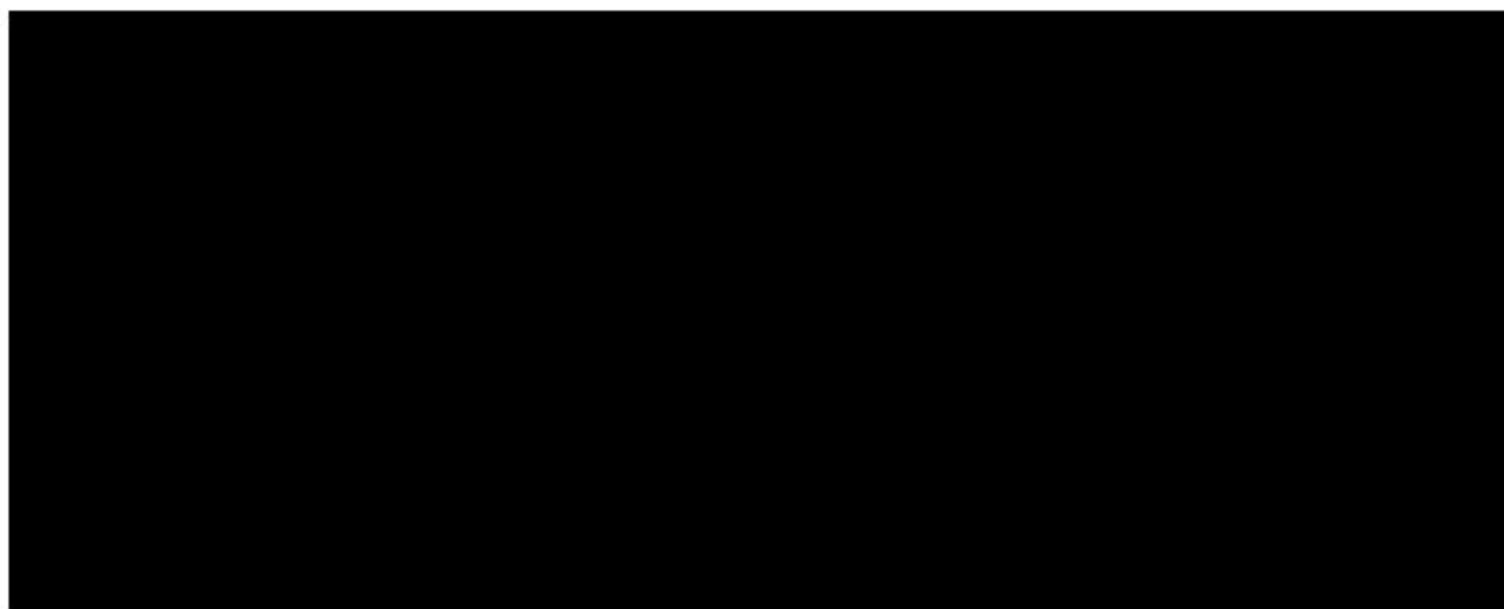
Forename(s): **Kristine**

Surname: **Duffus**

Your Address

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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: **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 garden**

Comments: **Absolutely disgraceful that you are even considering taking this space away where it is widely used for educational purposes!!**

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

grant and geoghegan

planning · development and architectural consultants

Development Plans Team
Environmental Services Department
The Moray Council
Council Office
High Street
ELGIN
IV30 1BX

13 March 2019

Dear Sir/ Madam

Moray Local Development Plan – Proposed Plan Land to the west of Duffus – Representation

This representation on the Proposed Plan regarding land at Duffus is made on behalf of the owners of the land, Duffus Estate. It follows on from representations made to the Call for Sites and Main Issues Report.

We were disappointed to see that the site referred to as DU1 is not included in the Proposed Plan and wish to object to its omission for the following reasons.

Moray Council consulted on the Main Issues Report in January to March 2018 and the impact upon the character of Duffus and the planned form of the original village is the main reason the site was unpreferred.

We recognise that Duffus has a relatively compact form based upon a grid pattern and the importance of this for the character and appearance of the village and its surrounds. We also recognise that existing settlement boundaries have prevented sporadic development and have maintained a clear distinction between the built up area and the countryside. However, we contend that the time has come for small scale release of land to accommodate further residential development.

The proposed housing is not considered to constitute an obtrusive and unsympathetic extension to the village and nor would it compromise the open character of its countryside setting particularly where appropriate landscaping is delivered alongside (or in advance of) the housing. We strongly feel the extension of the settlement boundary to meet the boundary of the cemetery would consolidate the existing orthogonal grid pattern of Duffus

The sensitive expansion of Duffus in the way proposed can be seen as a way of alleviating development pressure in the countryside around Elgin whilst providing good quality private market and affordable housing in close proximity to the main population centre. The additional housing will help to support local businesses, facilities and the bus service as well as providing much needed accommodation for staff of the nearby Gordonstoun School who are understood to be fully behind the inclusion of the site in the development plan.

It should also be noted that no objections to the principle of including the site were forthcoming from Transportation, the Flood Risk Management Team, SEPA, Environmental Health and the Contaminated Land Team. We note the response of Scottish Water and the Landscape Requirements as set out, neither of which preclude development on this site. Ultimately, we can confirm the landowner's willingness to undertake all of the required assessment work to support a proposal on this site as well as engage in the implementation of a long term landscaping scheme to help further integrate the development further into its surroundings.

We respectfully request that this site be included in the Local Development Plan and we are available to discuss the Council's requirements as required.

Kind regards,

Neil Grant
grant and geoghegan

From: [elizabeth duncan](#)
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 002094
Date: 26 February 2019 11:13:10

Dear Sir/Madam,

I would like to put forward my objection to the proposed selling of the above site, as recently reported in The Northern Scot.

I feel this would have a detrimental impact not only for tourists and locals who enjoy visiting the gardens, but also for the students who gain valuable experience working and tending the gardens.

I'm sure the volunteers who look after the gardens during the holidays find it beneficial, not only to social life but also to their mental well being.

Therefore if the gardens were to close, then it would have a knock on effect on other services, so maybe not so cost effective in the long run!

Also in terms of infrastructure, it can be busy enough in that area during the summer months with visitors to Cathedral, without introducing more cars and coaches to luxury hotel. The current road system, would not be able to cope with any more.

I do hope Moray Council rethink this plan.

Yours sincerely

Elizabeth Duncan



14 March 2019

Dear Sir/Madam

Proposed Plan 2019

We welcome the policy EP5 which appears to be protecting our existing open space from further development as detailed in our Main issues Report Objections. We also welcome that Moray Council has not continued its support for bids LDP2020_BID_EL16 and LDP2020_BID_EL41 and this would actually go against the proposed policy EP5 where development on an identified ENV designation will be refused. It is clear the associated development at Bain Avenue/McMillian Avenue demonstrates there is not an excess of ENV. The Proposed Plan 2019 shows 2.1 ha of ENV2 and 3 provision for Bain Avenue/McMillian Avenue with a development of 454 units. The ENV also includes the area of the site covered by the SUDS which is unusable. If, on average, each unit contains two people, this equates to approximately 908 people for less than 2.1 ha. This falls way below the quantity of open space recommended and within the January 2018 Moray Local development Plan Open Space Strategy.

We welcome the changes made to policy DP2 regarding the off-site provision of affordable housing. We have evaluated the use of the existing policy in the LDP2015 and it appears this has been over used/abused by developers in the area. We understand for smaller developers with sites of 4 to 10 units typically the off-setting may be necessary for the development to be economically viable but we wish to see standard conditions applied to the granted planning permission where time frames and site locations are conditioned and further off-siting of the same units is not allowed. It would be a more open exercise if the proposed site for the off-site provision was part of the original planning application as identified under the planning extent and therefore neighbours notified as per planning procedures. Many sites which are off-set are agreed to be off set without an identified site with planning permission granted. This change would result in stopping incidents like 16/01074/APP where the Council agreed and subsequently granted planning permission to off-site affordable housing from another site prior to 16/01074/APP being granted. 16/01074/APP was refused by Moray Council but overturned at appeal due to the site being 100% affordable housing therefore the developer did not increase the amount of affordable housing stock in Moray but used the case of affordable housing to their advantage.

Yours faithfully

Fiona Duncan

11 FEB 2019

MRS. J. DUNCAN

8.2.2019.

DEAR SIR/MADAME,

CONCERNING MORAYVIA AND THE PROPOSAL OF THE GROUND THAT THEY ARE APPLYING FOR, I WOULD LIKE TO SAY, BEING A HOME OWNER ON NORTH ROAD TO WHICH MORAYVIA USE, I WOULD LIKE TO EXPRESS MY CONCERNS. AS WE ARE A PRIVATE ESTATE THE HOME OWNERS PAY A SUBSTANTIAL FEE TO A FACTOR ANNUALLY THIS FEE COVERS MAINTINEANCE ETC. ONE OF MY CONCERNS IS THE VOLUME OF TRAFFIC THAT CURRENTLY GOES DOWN NORTH ROAD TO ACCESS MORAYVIA (HEAVY VEHICLES & VISITING CARS.) THE ROAD ALREADY HAS LARGE POT HOLES WHICH WE AS AN ESTATE WILL HAVE TO PAY TO FIX & MAINTAIN. IF MORAYVIA ARE TO EXPAND, THE TRAFFIC WILL OF COURSE INCREASE, THEREFORE FURTHER AFFECTING THE STATE OF THE ROAD. ALSO WITH THE VOLUME OF TRAFFIC I WOULD LIKE TO KNOW HOW THIS WILL IMPACT ON OUR DRAINS AND STRUCTURE OF OUR HOUSES. WE HAVE ALREADY HAD A MASSIVE SINK HOLE A COUPLE OF YEARS AGO TO WHICH COST US OVER £46,000. MAYBE A MEETING COULD BE ARRANGED WITH OUR RESIDENTS COMMITTEE & RESIDENTS OF THE ESTATE TO HEAR OTHER RESIDENTS CONCERNS. AND YOUR VIEWS.

Yours.

J. Duncan.

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: AU_SITEA - 001998
Date: 11 February 2019 10:17:49

Moray Local Development Plan - Proposed Plan 2019

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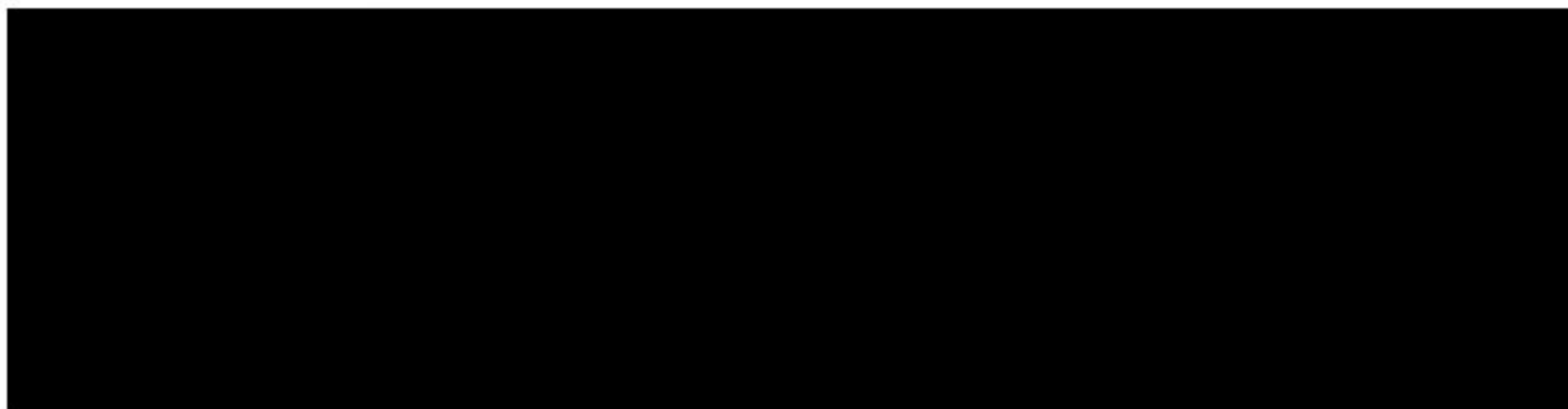
Your Details

Title: **Mr**

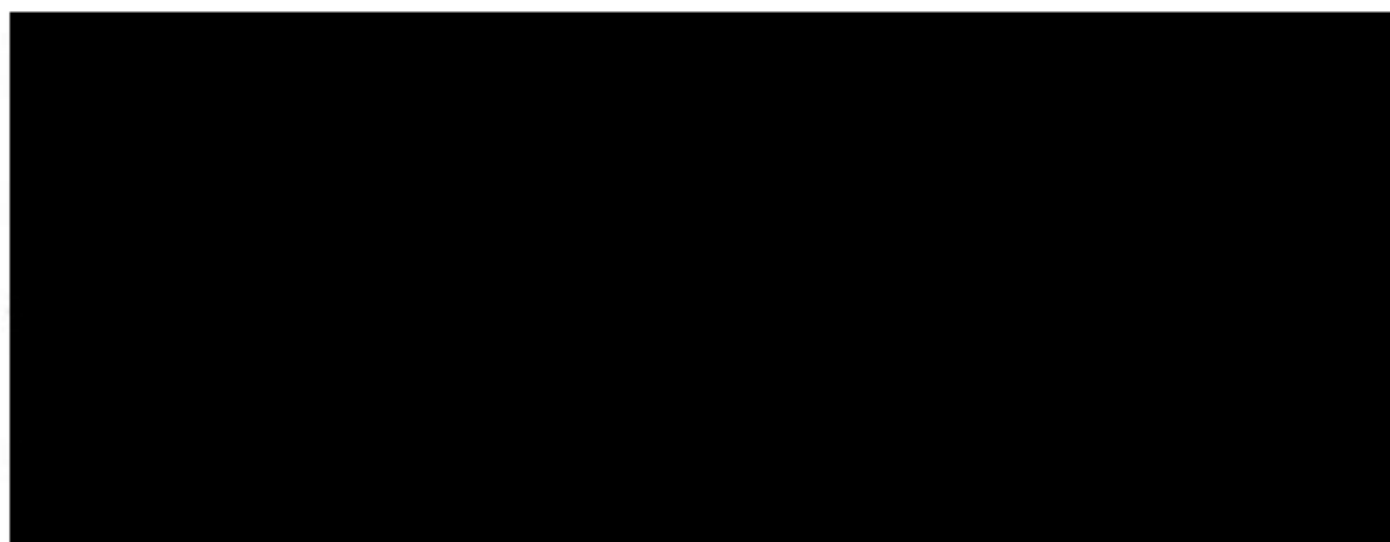
Forename(s): **Steven**

Surname: **Durno**

Your Address

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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: **Auchbreck**

Site reference: **Auchbreck site A**

Site name: **Auchbreck site A**

Comments: **I object to the proposed site as there is no suitable access to the site from the road. The three houses would be directly behind my property, this would then change my view from a country view to a town view. I didn't build my house to have a town view. I would lose all privacy as I'd be overlooked from all sides. I would also be exposed to disturbance and noise from the rear of my property due to the three proposed houses. I was in the understanding that this site had been previously removed from the proposed local plan.**

Policy Objection

Policy: **Vision**

Comments: **How can the thought of developing a site at Auchbreck been seen as positive'**

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

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: CL_SITEA - 002106
Date: 27 February 2019 13:31:14

Moray Local Development Plan - Proposed Plan 2019

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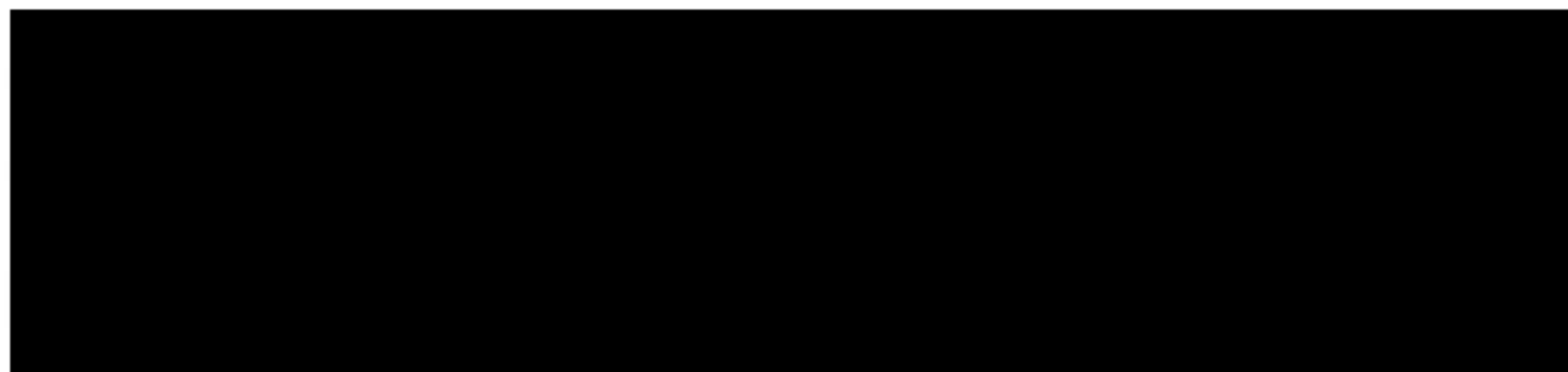
Your Details

Title: **mrs**

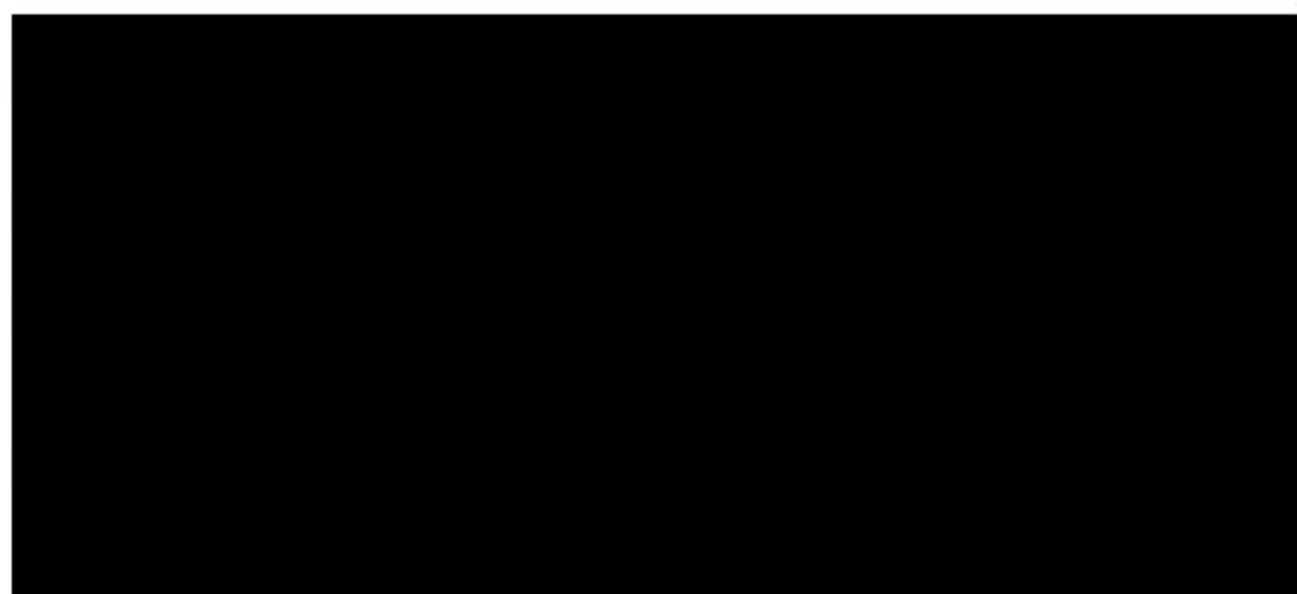
Forename(s): **Brenda**

Surname: **Dyer**

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: **Yes**

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

Site Objections

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

Site reference: **Clackmarris site A**

Site name: **Clack marris site A**

Comments: **There has been three separate occasions when planning has been submitted for in each case single dwelling houses, each planning application had been refused by Moray Council. I believe part of the reason the houses have been refused is due to unsuitable marsh land, and also there was no further capacity for increase in water waste and sewage such as septic tanks. I do not understand that now that Moray Council shall benefit financially as I was informed when I telephoned. That a private contractor would submit to planning for NINE houses, and Moray Council would be given a payment from the contractors if planning is granted. I don't understand if land not suitable on three occasions for single dwelling house, then how can it now be suitable for nine.**

Other Objection

Document commenting on: **Clackmarris site A**

Comments: **I object to the site being used for nine houses due to the fact of increased traffic, noise and pollution from traffic, on a small country road. I object due to the ambience of the country side environment, with increased noise pollution to a quiet peaceful area. I also object as there is also no street lighting and that artificial lighting would also have to be included with so many houses being introduced to the area. This artificial lighting as well as noise pollution and increased traffic, (on a small country road, not suitable for heavy traffic) would all collectively impose on the ambience of the countryside and could also impose a detrimental effect on the wildlife environment in the area. At present we have bats that fly around the houses in this area, the bats are left undisturbed by the local residents, this could also have effect on the bats.**

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