

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** HP\_R1 - 002205  
**Date:** 15 March 2019 16:52:51

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

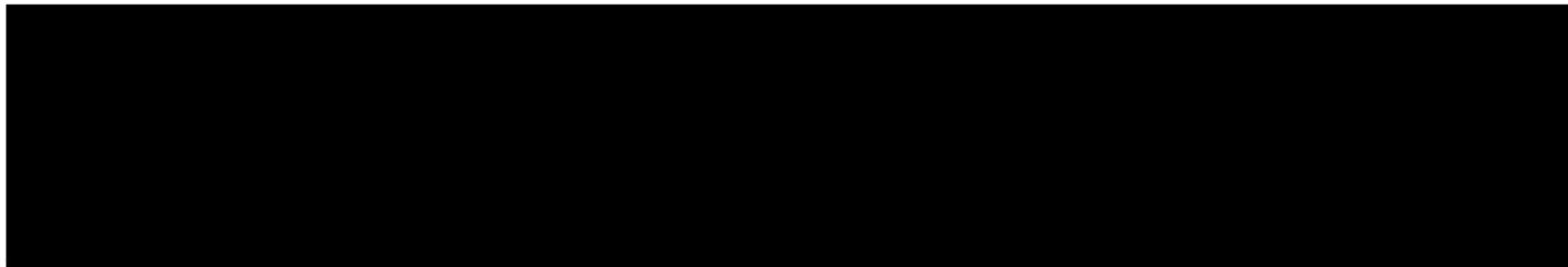
### Your Details

Title: **Mrs**

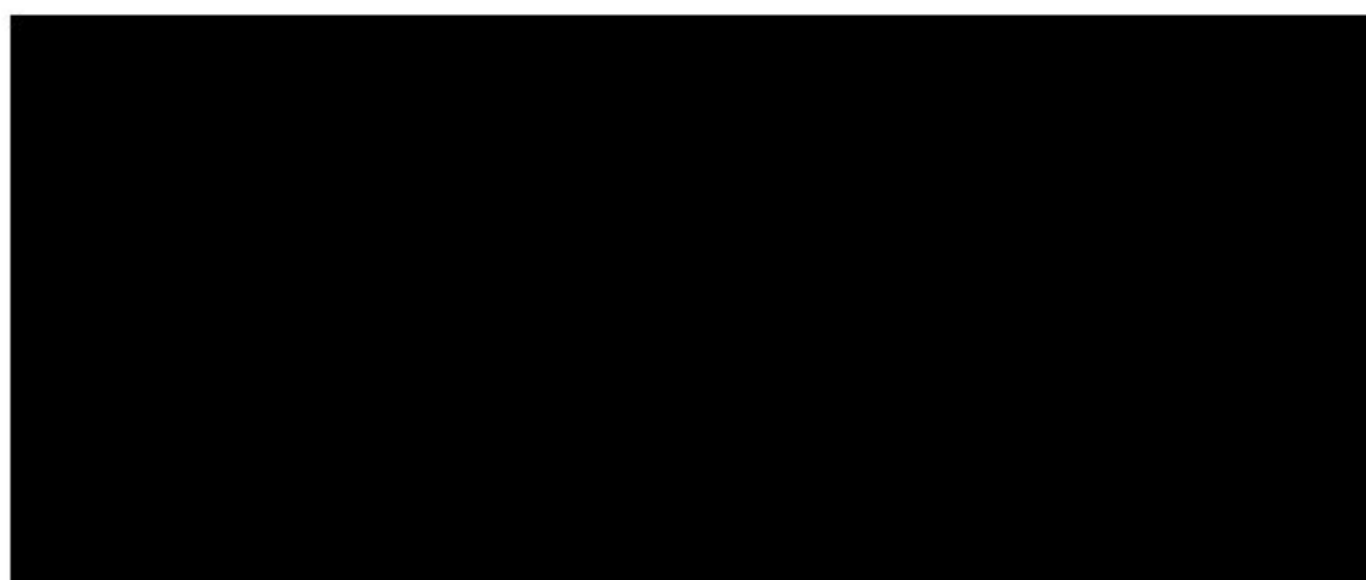
Forename(s): **Elizabeth**

Surname: **Haddow**

### 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: **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: **HOPEMAN**

Site reference: **HOPEMAN - R1**

Site name: **R1 MANSE ROAD**

Comments: 1) [REDACTED] Shall our personal privacy be invaded'; 2) The main entrance to the proposed site is from Forsyth Street, located between the properties at Lower Backlands and the nearest neighbours in Forsyth Street - what steps are being taken to ensure no road safety threats - this is a 30mph road which has had a lot of press in respect of the speeders travelling through Hopeman; 3) Three of the properties at IV30 5JQ were badly flooded in January 2018, our house being one of them - what steps will be put in place if building work / construction work to ensure no excess mud being dragged onto the public highway which will in turn add to the already blocked drains on Forsyth Street - which I had to request being unblocked in May 2018; 4) What are the proposals for the boundary from Lower Backlands / R1 Manse Road development' Fencing' Shrubbery' 5) What steps will be in place if building / construction commences at R1 Manse Road to keep noise to a minimum to accommodate shift working'

site\_obj\_name\_town\_village\_grouping : Hopeman

site\_obj\_reference : Hopeman R1

site\_obj\_name : R1 Manse Road

site\_obj\_comments : as above

## Other Objection

Document commenting on: **Moray Local Development Plan 2020 - Notification of Proposed Plan**

Comments: **as above**

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

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_OPP11 - 002060  
**Date:** 22 February 2019 12:14:20

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

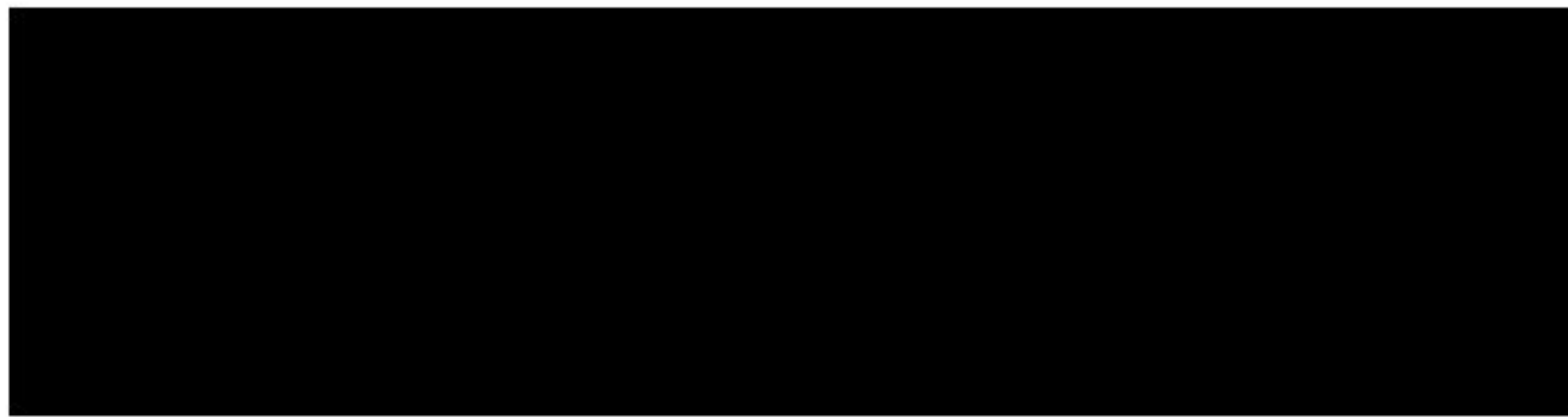
### Your Details

Title: **Mrs**

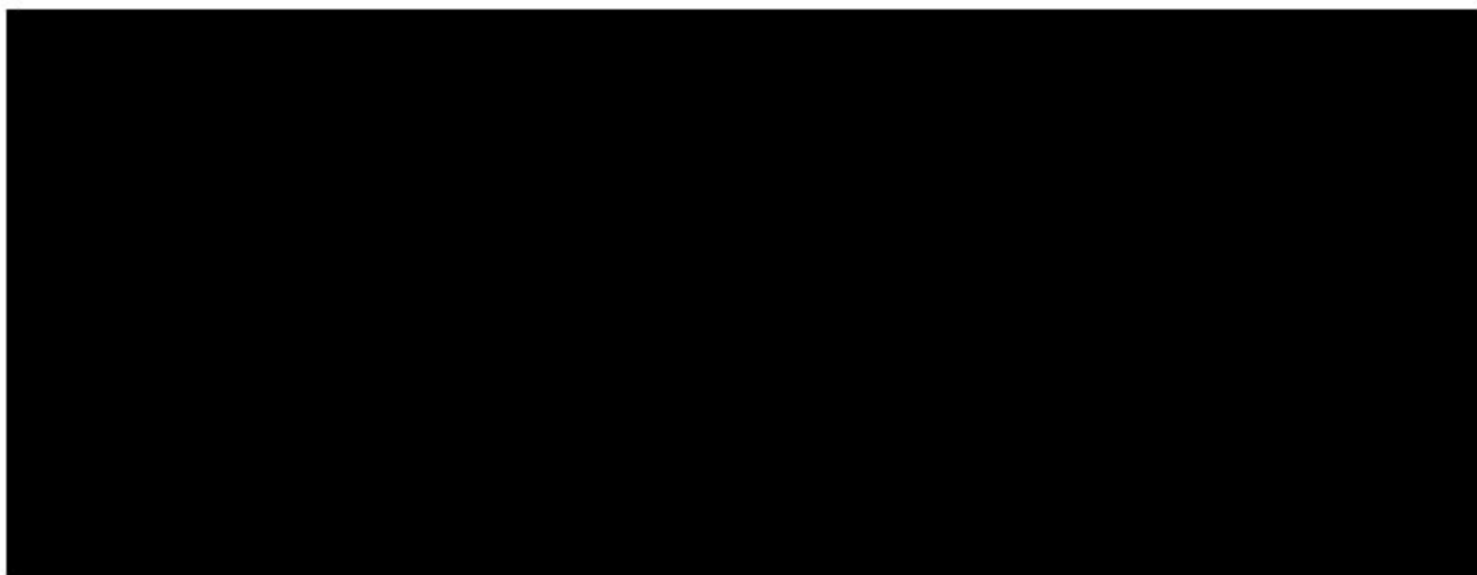
Forename(s): **Heather**

Surname: **Hagen**

### 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 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. To knock down 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 is totally unnecessary. I am shocked and concerned that Moray Council are happy to take this facility away from Elgin residents and visitors alike. Some options would 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. Apparently, Ken Kennedy, the Land Parks and Countryside Officer from Moray Council has said ?His budget had been drastically cut so he?s struggling to maintain Cooper Park as it stands and if Moray college students do not maintain the Gardens then he would be ripping it out and putting down grass?! This is utterly disgraceful and a disgusting oversight.**

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**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_R7 - 001885  
**Date:** 14 March 2019 22:58:21

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

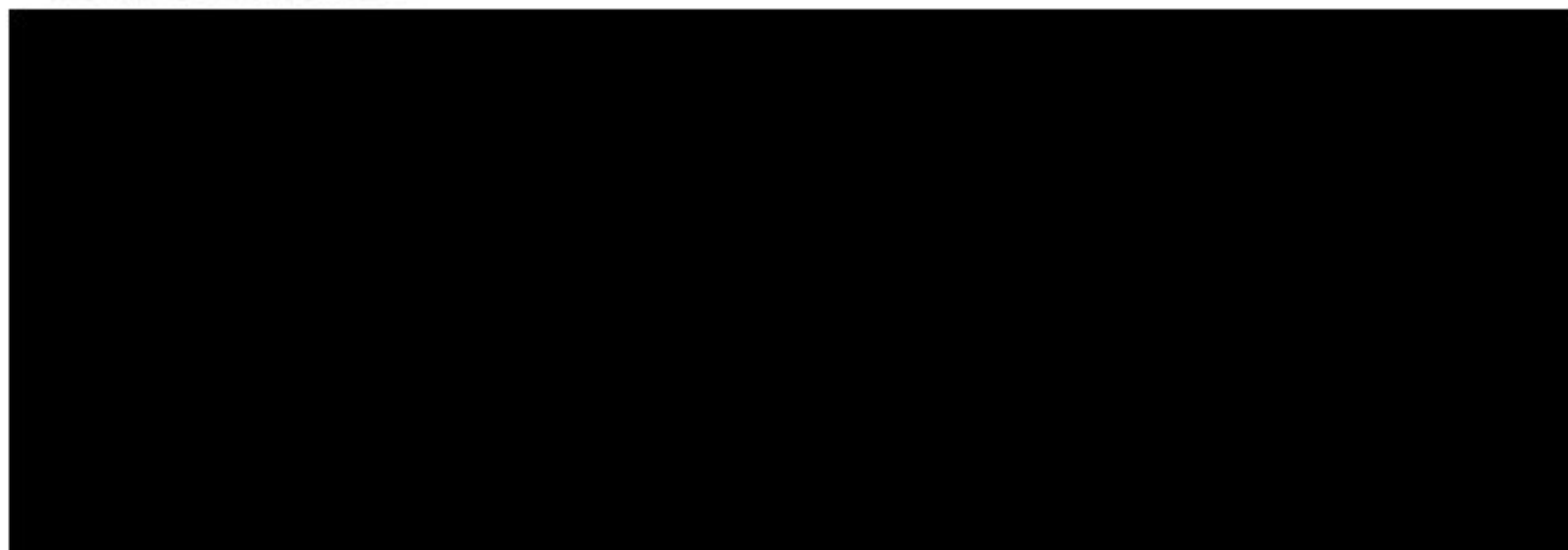
### Your Details

Title: **Mr**

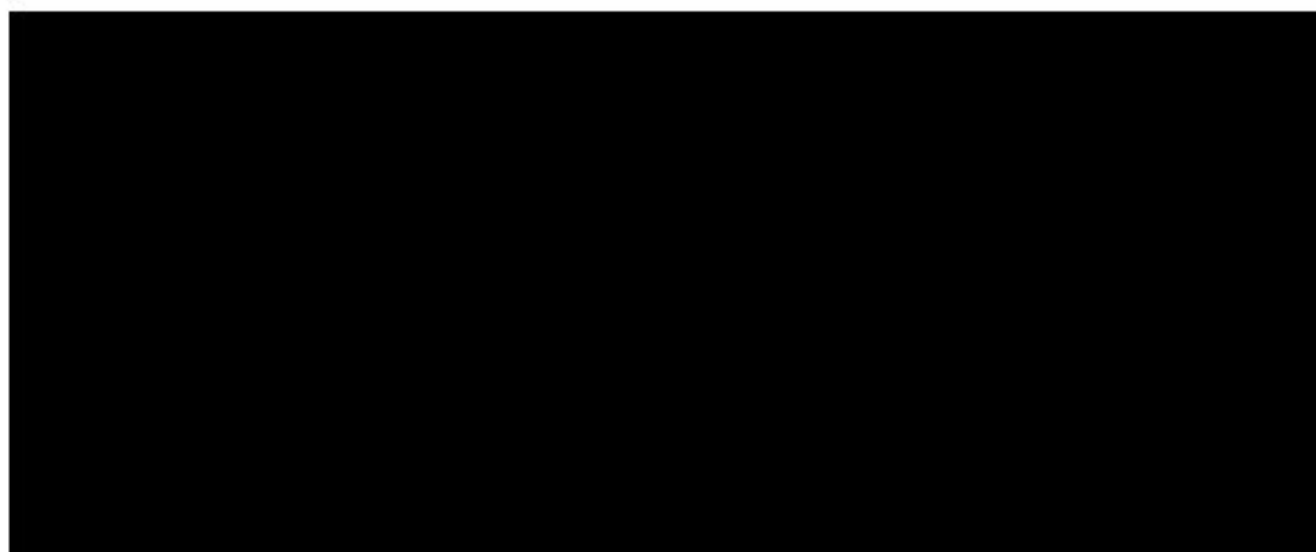
Forename(s): **Rafik**

Surname: **Hamdy**

### 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: **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: **R3 and R7**

Site name: **Bilbohall south, The Firs**

Comments: **Access and traffic management.** We remain concerned that the small bridge over the railway and link to Edgar road are not sufficient for such a large number of houses. The number of units have been increased from initial 370 on the master plan Nov18 to 450 units with no provision of appropriate road access. This will result in major disruption, particularly at peak hours. Even if the pavement is removed from the bridge, this will be a bottleneck, particularly when large vehicles or tractors cross this point. A third access shall be designed before approving the proposed numbers. In the future, if the the railway is doubled, then the old bridge will need replaced, leaving only one access to 450 units. An independent traffic management simulation should have been performed. I would like to see a copy of this. Impact on environment and habitat. With the proposed number of units, the risk of surface flooding will naturally increase and after living in the area for 6 years already, it is obvious that the ground is very mushy and easily saturated after rain fall. We our house on lower ground than most of the proposed development sites, we will suffer the most. There is a wide variety of natural habitat including moles, red deer and rabbits which we observe in the early hours of mornings and over night wondering about the development and surrounding fields. Developing these areas with the proposed density will completely displace wild life which contradicts the stated policies. I would like a copy of the Flood risk assessment, Habitat assessment and Drainage assessment. The proposed number of units in the Firs has been doubled from a potential 4-5 units to 10 units which I find difficult to understand the rational behind other than the intention to build apartment blocks which would be completely inappropriate in this suburban family focused development and will result in noise and security risks. In summery, despite our similar objections to the previous master plan, this was still passed and now an amendment with larger unit numbers is brought forward for consultation without any significant changes to infrastructure to support this. Rafik Hamdy [REDACTED]

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



**From:** [John Hammond](#)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_OPP11 - 002163  
**Date:** 13 March 2019 10:24:53

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1. We are concerned that the proposed hotel development at Cooper Park will have a detrimental impact on the Biblical Gardens and Walled Garden where horticultural students and Greenfingers are based.
2. The proposed location is not in keeping with this most historic part of Elgin where the Cathedral, Bishop's House, Biblical Garden, Walled Garden and Grant Lodge are located. We don't consider that the proposed location is compatible with current initiatives to support the town for example the Castle to Cathedral to Cashmere experience.
3. The development of a Cultural Centre including the restoration of Grant Lodge sounds attractive but who are likely to gain most from this proposal. May I suggest Johnstons, Baxters, Walkers and the whisky industry who are already the main players in Moray although I don't remember any offering to provide financial support for Grant Lodge although they are happy to spend money when required to expand their own business e.g. £140 million by Edrington on Macallan.
4. Tourists visiting Elgin will not find the Cultural Centre enough to prolong their stay as most visitors enjoy what Speyside and the coastal towns have to offer rather than the town itself. The economic case for a four star hotel in the proposed location must be made as once built the hotel will be with us for many decades whether successful or not. To have an empty or run down hotel in Cooper Park in the future would be unforgiveable.
5. The development of the cultural quarter should be established and assessed before there is planning granted for a four star hotel to ascertain what demand there is in Elgin for such a hotel. Not all visitors to Moray have deep pockets and the more affluent visitors appear to find accommodation already. Elgin needs to deliver a four star visitor experience to match the aspirations of a four star visitor so better not to put the cart before the horse.

John & Susan Hammond





**From:** [June Harris](#)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_OPP11 - 002150  
**Date:** 11 March 2019 20:27:10

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To whom it may concern,

Feel I must write to voice my objections for the proposal to sell off the above as feel the Biblical Garden is also at risk.

What is the point of getting rid of a lovely tourist attraction which young and old can enjoy.

There is also the role of Greenfingers in that area, and the Horticulture college courses run on the site.

I myself did a years course and had a lot of joy working in the garden.

Found a lot of visitors from all parts of the country and abroad found a lot of pleasure there.

Please reconsider your proposal so as not too deprive local people and tourists alike for this lovely open space on our doorstep

Yours sincerely June Harris





**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_OPP11 - 002097  
**Date:** 26 February 2019 13:33:59

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

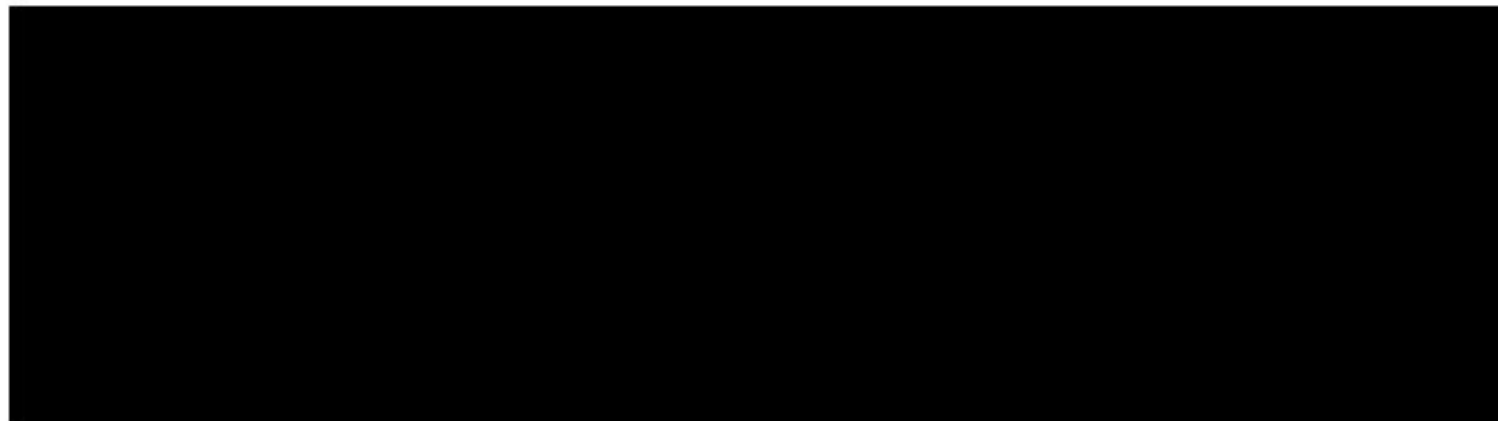
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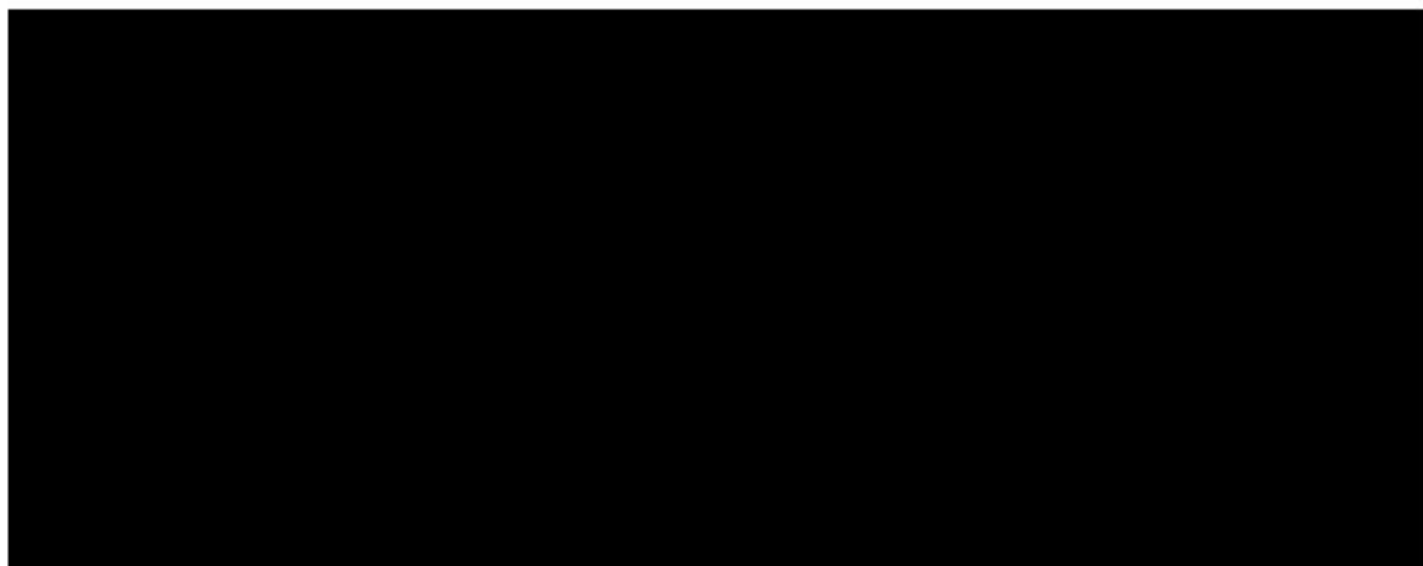
Forename(s): **Cleo**

Surname: **Hart**

### 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: **OPP11**

Site name: **Biblical garden**

Comments: **This scheme beggars belief! How can such a wonderful resource for the young people of Moray and UHI have their horticultural facilities and part of the Biblical garden ripped out' It?s like destroying the soul of Elgin. As much as the young people and students including those with learning disabilities who benefit and are tomorrow?s Gardeners? and guardians of the ecosystem. Tourists also go out of their way to visit the only Biblical garden in Scotland. I can not believe that anyone would propose the desecration of this site in full conscience. Money may have to be saved but this is the last place the council should look. Our environment IS our future. This scheme is so short sighted. MPs should be involved and the Scottish parliament to throw out such a dreadful scheme.**

## Policy Objection

Policy:

Comments:

## Other Objection

Document commenting on: **Walled garden plan**

Comments:

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



**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** UQ\_LONG2 - 002025  
**Date:** 22 February 2019 16:23:47

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

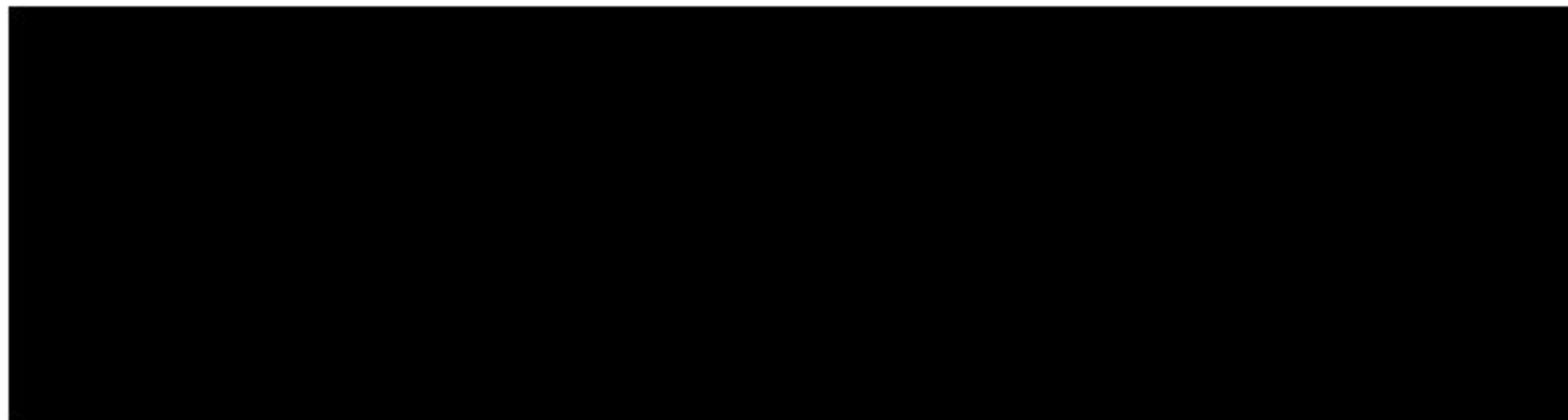
### Your Details

Title: **mr**

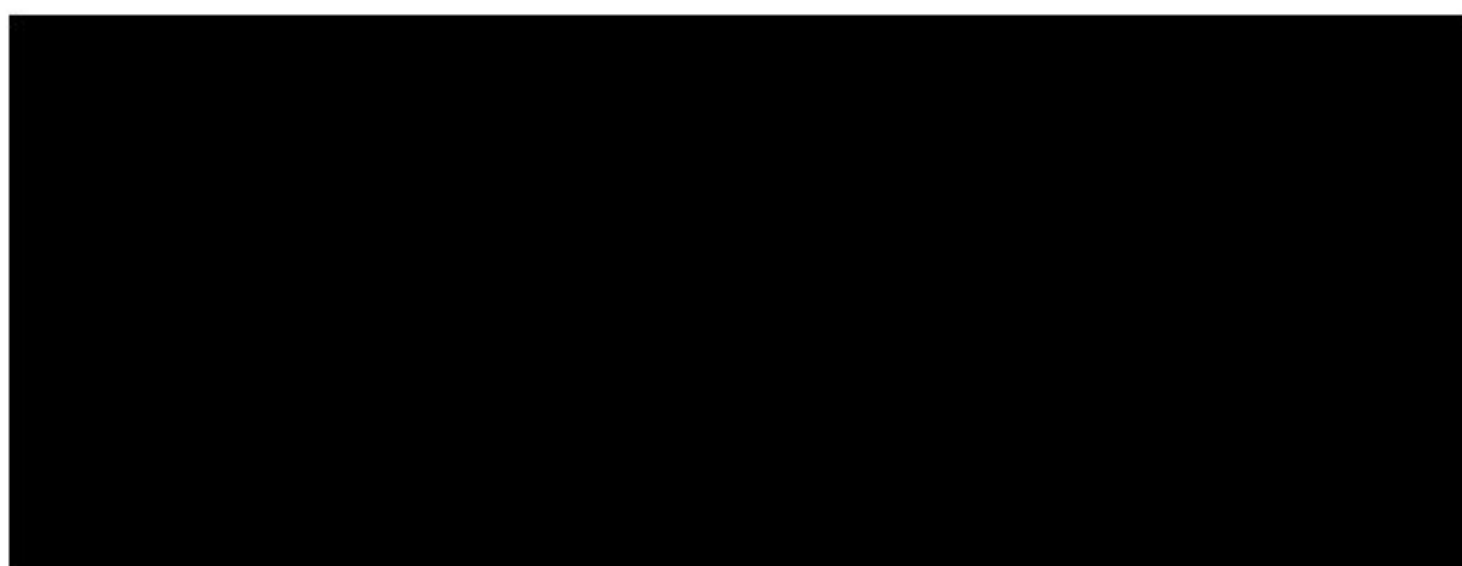
Forename(s): **Jonathan**

Surname: **Haslam**

### 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: **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: **urquhart**

Site reference: **Long 2**

Site name: **Station Road**

Comments: **Housing development is being built outside of my house. This will compromise my veiw looking towards kingston and surrounding hills. This will also reduce the price of my house should i look to sell in the future.**

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



Local Development Plan Team  
Development Services  
Moray Council  
Council Offices  
High Street  
Elgin  
IV30 1BX

Our Ref: Burghead MF/ 140147

**Via email**

14 February 2019

Dear Sir / Madam

**OBJECTION BY ARQIVA LTD**

**MORAY LOCAL DEVELOPMENT PLAN 2020 – PROPOSED PLAN**

**BURGHEAD MEDIUM FREQUENCY RADIO TRANSMITTING STATION, B9040,  
BURGHEAD, MORAY, IV30 5ZG**

We refer to the emerging replacement Moray Local Development Plan 2020 and current consultation on the Proposed Plan.

**Arqiva**

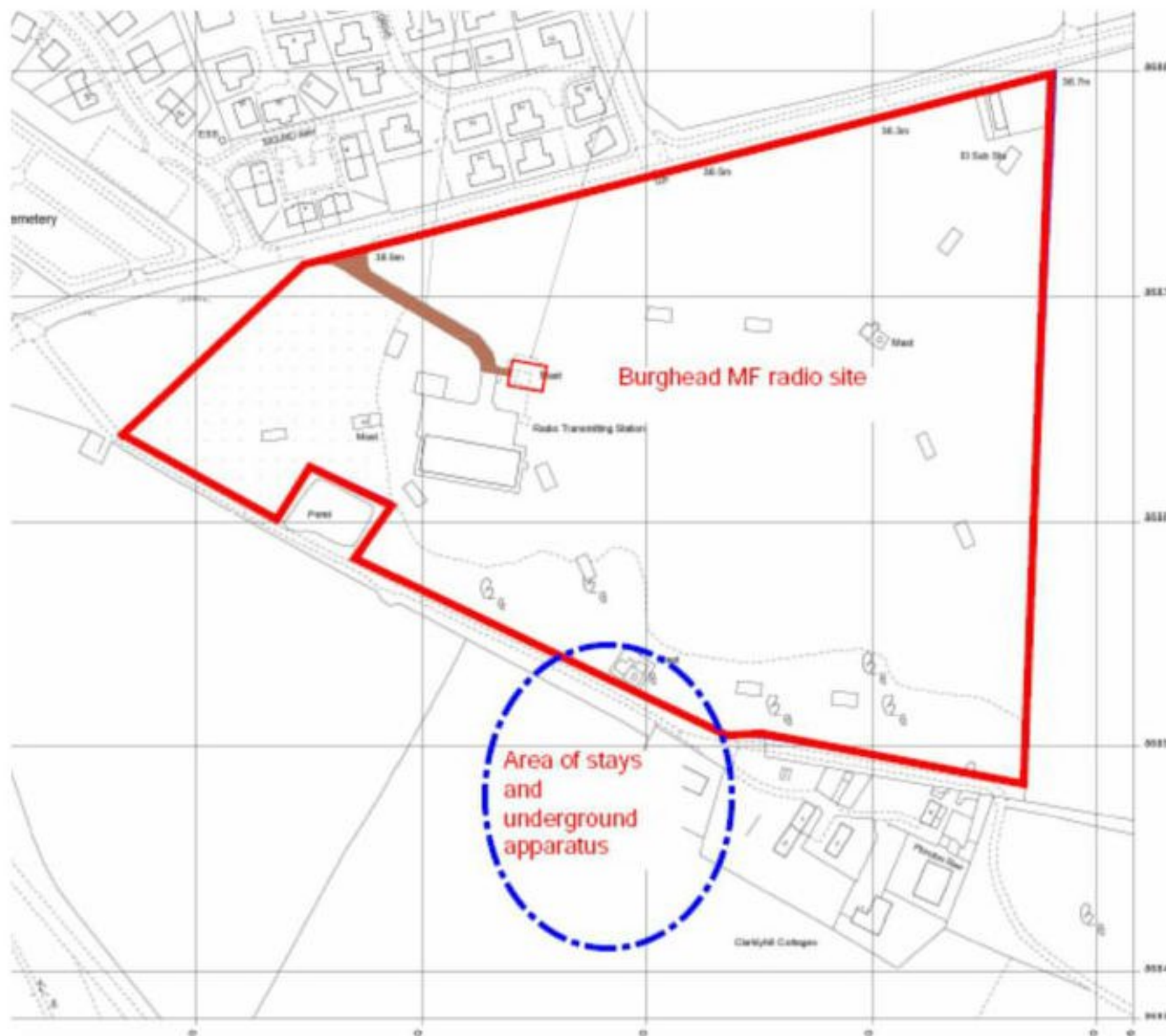
Arqiva owns, hosts and operates shared radio electronic communications infrastructure. It owns and operates the UK's TV and radio broadcasting transmitter network and it hosts a large number of other radio communications services on its sites.

We own and operate the regionally important medium frequency (MF) radio transmitting station at Burghead. The site occupies an area of approximately 8.1 hectares and accommodates three radiator masts that transmit MF radio (152m and 78m in height), separate 32m high telecommunications mast (supporting predominantly mobile phone services) and various ground based equipment buildings and apparatus. Arqiva has freehold ownership of the site.

Outside the main radio broadcasting site, which is fenced, there are two stay blocks with stay lanes and underground earth mat positioned within land to the south of the site as shown below. Arqiva has legal rights of access and maintenance to these stay areas and



associated underground apparatus. We also have underground apparatus including an “earth mat” essential for the safe operation of the site within this land. Some of this adjacent land will also be within the “fall and maintenance zones” of the existing tall Arqiva radio masts (i.e. land prone to falling ice during inclement weather or has to be managed / excluded from use during major works on the masts and associated stays).





## Arqiva position

In terms of the LONG Allocation for housing at Clarkly Hill, we welcome the supporting text within the Proposed Plan (Settlement Statements) that states that *“land constraints relating to the operational radio masts must be incorporated into layout”*.

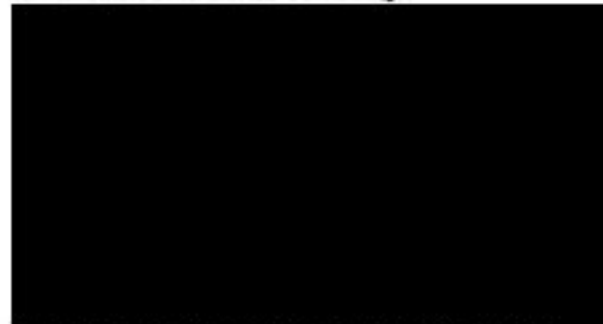
This will be beneficial in allowing any future development on this land to consider the especial constraints relating to the adjacent major operational broadcasting site, the stay blocks and stay lanes, exclusion zones and drop zones. This is important as it is likely that the maintenance of the stay wires, blocks and earth mat, together with necessary exclusion and buffer zones for the safe operation of the broadcasting installations, would likely reduce the overall capacity of this site for housing.

Reflecting further on this matter, in terms of the existing allocation R2 at Clarkly Hill, which is seen as being suitable for up to 60 houses, we again flag the need to consider the constraints relating to the radio masts. The proximity of the Arqiva radio masts and stay blocks should be considered as a similar constraint on the developable area of this land and certainly any new housing development will need to factor this into design and layout.

Accordingly, although clearly we have no objection to housing on site R2 as it is allocated, we wish to see a similar wording to that included for the adjacent Long Allocation i.e. ***“land constraints relating to the operational radio masts must be incorporated into layout”***.

If you would like to discuss this matter further, then please do not hesitate to contact me.

Yours faithfully



Peter Hayne MRTPI  
Town Planning Manager  
Arqiva

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_OPP11 - 002096  
**Date:** 26 February 2019 12:50:13

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

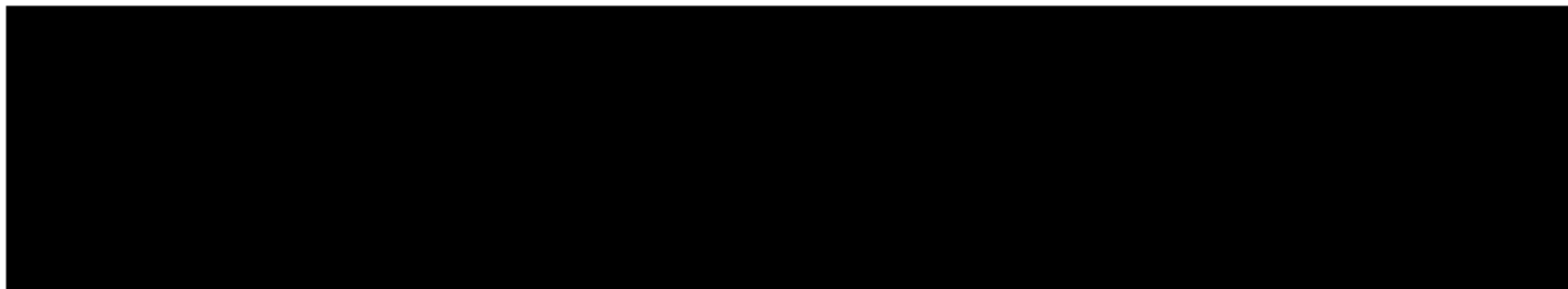
### Your Details

Title: **Mrs**

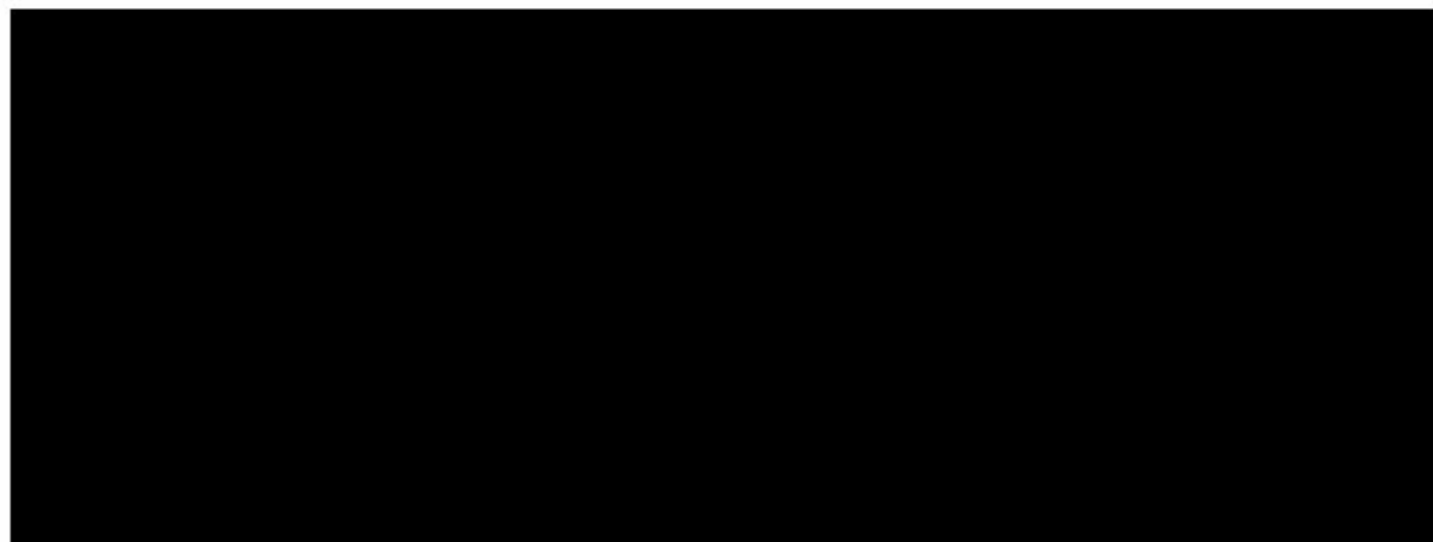
Forename(s): **Julie-Ann**

Surname: **Henderson**

### 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: **Central Elgin**

Site reference: **OPP11**

Site name: **Walled Garden**

Comments: **I strongly object to the proposal to destroy the current educational areas of the Biblical Garden but removing all the polytunnels, potting sheds and one of the teaching classrooms! Moray college is the most northerly college offering courses in horticulture and with the current environmental issues being at the fore of the younger generations minds surely there will be a greater need for the existing and even more courses in horticulture.**

## Policy Objection

Policy: **PP1 Placemaking**

Comments: **I strongly object to the proposal to destroy the current educational areas of the Biblical Garden but removing all the polytunnels, potting sheds and one of the teaching classrooms! Moray college is the most northerly college offering courses in horticulture and with the current environmental issues being at the fore of the younger generations minds surely there will be a greater need for the existing and even more courses in horticulture.**

## Other Objection

Document commenting on: **Development**

Comments: **I strongly object to the proposal to destroy the current educational areas of the Biblical Garden but removing all the polytunnels, potting sheds and one of the teaching classrooms! Moray college is the most northerly college offering courses in horticulture and with the current environmental issues being at the fore of the younger generations minds surely there will be a greater need for the existing and even more courses in horticulture.**

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**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_I16 - 002192  
**Date:** 15 March 2019 11:54:21

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mr**

Forename(s): **Charles William**

Surname: **Hill**

### Your Address

House name/number: [REDACTED]

City/Town: [REDACTED]

Postcode: [REDACTED]

### Contact Details

Email address : [REDACTED]

Confirm email: [REDACTED]

Telephone: [REDACTED]

Preferred contact method: **Email**

### 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: **Moray Local Development Plan 2020 - Elgin**

Site reference: **Elgin I16 and LONG3**

Site name: **I16 and LONG3 Burnside of Birnie**

Comments: I have serious concerns about the Council's plans to allocate the farmland (reference sites LONG 3 and I16) surrounding my property to industrial development. My grounds for objection are firstly around the feasibility and validity of the plan and secondly around personal impacts: Feasibility and Validity of the Plan ? The Plan has not been integrated with the A96 Dual Carriageway. This proposal and the A96 dual carriageway project have not been integrated and, as a result, the interdependencies have not been identified and are therefore not understood. It is inappropriate to progress this project into the next planning stage given this lack of diligence. ? Compounding Constraints. The site has compounding constraints including flood plain restrictions, access corridor requirements for the existing underground, high pressure gas pipeline, the future footprint of the A96 dual carriageway and in all likelihood natural buffer corridors and provision for amenity land. These constraints combined with the inadequate road access from Elgin town centre suggest to me that a fragmented development will result which will exacerbate the already choked and narrow A941 to the south of Elgin. Arguably, these compounding constraints conclude that the proposal is fundamentally flawed and should be dismissed. Personal Impacts: ? Loss of amenity. My property [REDACTED] currently sits in open countryside virtually unaffected by noise, air or light pollution ? a fundamental reason why I purchased this property over a decade ago. The proximity of the proposed industrial estate will change the environment in which my house is situated and erode the amenities I value, compounding the impact of the recent A96 dual road routing decision. ? Loss of property value. There will be a negative impact on the value of my property as a consequence of the proposed industrial estate development. My house will now be valued as one that sits too close to an industrial estate. I am interested to understand what compensation is offered by Moray Council for loss in property value. ? Trapped by uncertainty. A consequence of this proposed plan is that it will reduce the probability of me being able to sell my property due to the development uncertainty that lies ahead. This uncertainty is exacerbated by the current proposal which proposes an access route that is shared and common with my property. I strongly object to the idea of a shared access route with any industrial estate ? such a proposal feels thoughtless and unnecessary. I am interested to understand (1) what alternative access route options exist and (2) what compensation is offered by Moray Council in lieu of this prolonged period of uncertainty and undoubted constraints to services for years ahead. ? Psychological Impact. As an impacted resident, the aggregation of this development proposal and the associated shared access issue, and the A96 routing decision, which I acknowledge is not a council led decision, amount to a deeply worrying scenario. A single change alone is concerning enough, but three highly disruptive and uncertain activity fronts must be a very rare event and equate to what I can assure you feels like mental torture. I appeal to the Council to be mindful and empathetic of this in their decision making, and I encourage the Council to represent this respectfully in their inputs to the Examination process. ? No provision of pollutant mitigation measures to protect me and my family. The plans are devoid of any details on mitigation measures to protect my property and my family from the particulate, noise and light pollutions associated with such a major development. I am interested to understand what mitigation measures are planning



requirements and would be enforced on an industrial site developer to mitigate the impact of any development on the environment and on local residents. For example, natural ?buffer? corridors adjacent to roadways. ? Elevated flood risk. Any development in this area will result in increased rain run-off and flood risk from Birnie Burn. It is essential to me that flood risk to my property and family is not increased as a consequence of the proposed development. ? New Development/Town Boundary excludes my property. The plan shared incorporates a town boundary which excludes my property. In the event that the plan is approved, this exclusion would presumably prohibit me from developing my site in a consistent manner as the proposed plan intends for the surrounding I16 and ultimately the LONG 3 plots. If the plan is approved, please can the Examination process consider my property being incorporated within the development boundary. While I consider this as a regrettable and downside outcome, it will at least open up the opportunity for me to develop my site synergistically and competitively with LONG 3 and I16 and not be left stranded with a residential property on an incongruous plot in the middle of an industrial estate.

## Policy Objection

Policy:

Comments:

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



**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_LONG3 - 002192  
**Date:** 15 March 2019 11:54:21

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mr**

Forename(s): **Charles William**

Surname: **Hill**

### Your Address

House name/number: [REDACTED]

City/Town: [REDACTED]

Postcode: [REDACTED]

### Contact Details

Email address : [REDACTED]

Confirm email: [REDACTED]

Telephone: [REDACTED]

Preferred contact method: **Email**

### 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: **Moray Local Development Plan 2020 - Elgin**

Site reference: **Elgin I16 and LONG3**

Site name: **I16 and LONG3 Burnside of Birnie**

Comments: I have serious concerns about the Council's plans to allocate the farmland (reference sites LONG 3 and I16) surrounding my property to industrial development. My grounds for objection are firstly around the feasibility and validity of the plan and secondly around personal impacts: Feasibility and Validity of the Plan ? The Plan has not been integrated with the A96 Dual Carriageway. This proposal and the A96 dual carriageway project have not been integrated and, as a result, the interdependencies have not been identified and are therefore not understood. It is inappropriate to progress this project into the next planning stage given this lack of diligence. ? Compounding Constraints. The site has compounding constraints including flood plain restrictions, access corridor requirements for the existing underground, high pressure gas pipeline, the future footprint of the A96 dual carriageway and in all likelihood natural buffer corridors and provision for amenity land. These constraints combined with the inadequate road access from Elgin town centre suggest to me that a fragmented development will result which will exacerbate the already choked and narrow A941 to the south of Elgin. Arguably, these compounding constraints conclude that the proposal is fundamentally flawed and should be dismissed. Personal Impacts: ? Loss of amenity. My property [REDACTED] currently sits in open countryside virtually unaffected by noise, air or light pollution ? a fundamental reason why I purchased this property over a decade ago. The proximity of the proposed industrial estate will change the environment in which my house is situated and erode the amenities I value, compounding the impact of the recent A96 dual road routing decision. ? Loss of property value. There will be a negative impact on the value of my property as a consequence of the proposed industrial estate development. My house will now be valued as one that sits too close to an industrial estate. I am interested to understand what compensation is offered by Moray Council for loss in property value. ? Trapped by uncertainty. A consequence of this proposed plan is that it will reduce the probability of me being able to sell my property due to the development uncertainty that lies ahead. This uncertainty is exacerbated by the current proposal which proposes an access route that is shared and common with my property. I strongly object to the idea of a shared access route with any industrial estate ? such a proposal feels thoughtless and unnecessary. I am interested to understand (1) what alternative access route options exist and (2) what compensation is offered by Moray Council in lieu of this prolonged period of uncertainty and undoubted constraints to services for years ahead. ? Psychological Impact. As an impacted resident, the aggregation of this development proposal and the associated shared access issue, and the A96 routing decision, which I acknowledge is not a council led decision, amount to a deeply worrying scenario. A single change alone is concerning enough, but three highly disruptive and uncertain activity fronts must be a very rare event and equate to what I can assure you feels like mental torture. I appeal to the Council to be mindful and empathetic of this in their decision making, and I encourage the Council to represent this respectfully in their inputs to the Examination process. ? No provision of pollutant mitigation measures to protect me and my family. The plans are devoid of any details on mitigation measures to protect my property and my family from the particulate, noise and light pollutions associated with such a major development. I am interested to understand what mitigation measures are planning



requirements and would be enforced on an industrial site developer to mitigate the impact of any development on the environment and on local residents. For example, natural ?buffer? corridors adjacent to roadways. ? Elevated flood risk. Any development in this area will result in increased rain run-off and flood risk from Birnie Burn. It is essential to me that flood risk to my property and family is not increased as a consequence of the proposed development. ? New Development/Town Boundary excludes my property. The plan shared incorporates a town boundary which excludes my property. In the event that the plan is approved, this exclusion would presumably prohibit me from developing my site in a consistent manner as the proposed plan intends for the surrounding I16 and ultimately the LONG 3 plots. If the plan is approved, please can the Examination process consider my property being incorporated within the development boundary. While I consider this as a regrettable and downside outcome, it will at least open up the opportunity for me to develop my site synergistically and competitively with LONG 3 and I16 and not be left stranded with a residential property on an incongruous plot in the middle of an industrial estate.

## Policy Objection

Policy:

Comments:

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

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** 001999 - Moray Local Development Plan - Proposed Plan 2019: 7PY5MUQ1- Elgin R22  
**Date:** 10 February 2019 17:49:21

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

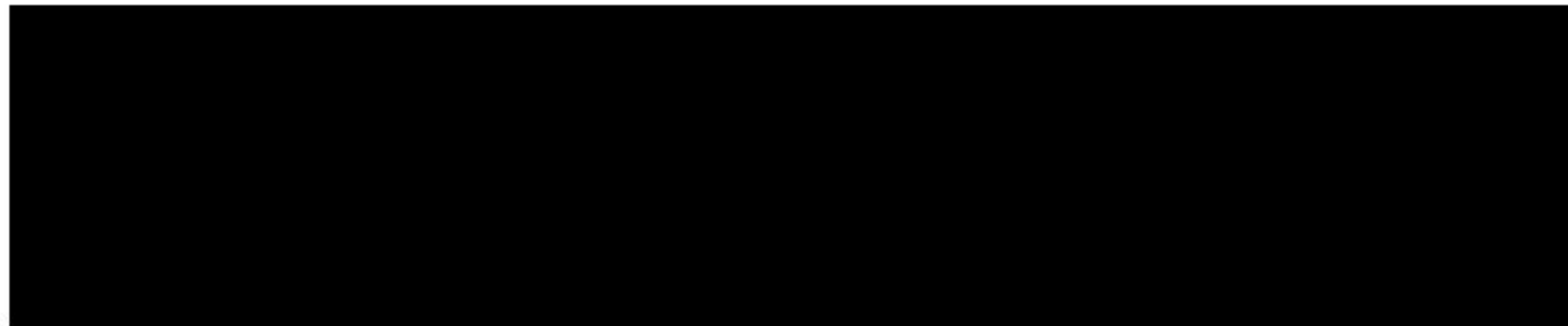
### Your Details

Title: **Mr.**

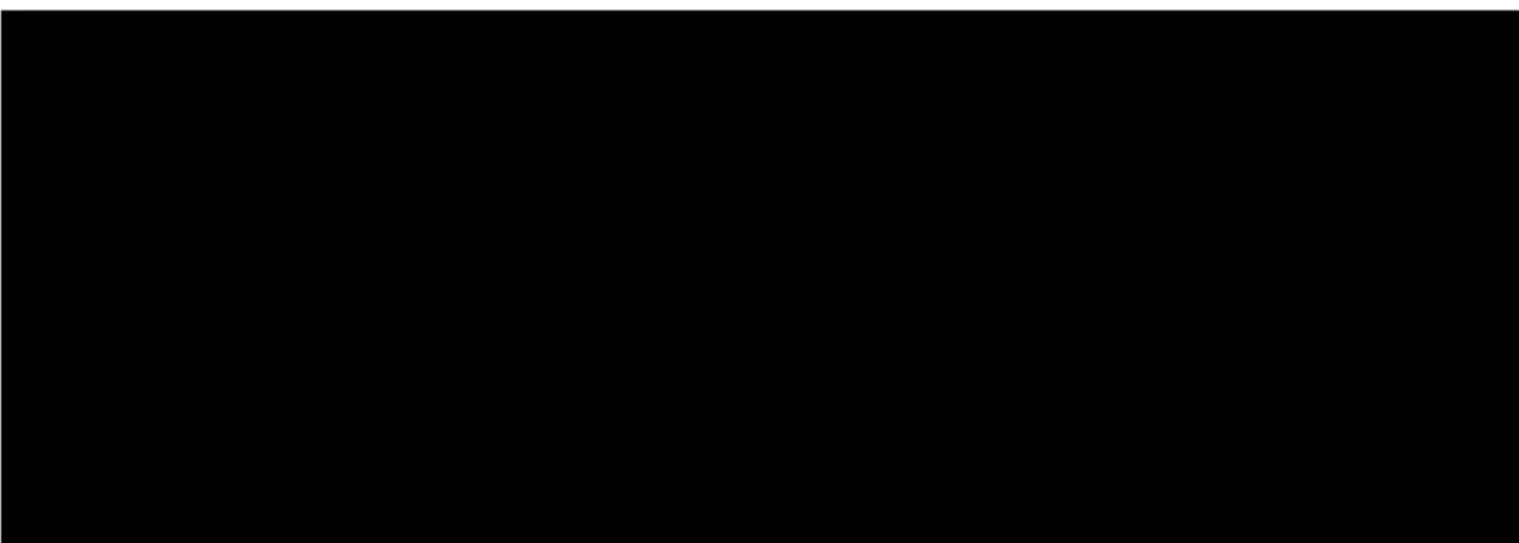
Forename(s): **Kelvin**

Surname: **Hirst**

### 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: **Yes**



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: **R22**

Site name: **Spynie Hospital**

Comments: **With no plans being in place, but approval for 50 units given, my concern is for an adequate border area to preserve the current quality of life for both residents and wildlife that inhabit the area. What WAS classed as part of the R5 development was reclassified in December ?to reflect ownership ?. This area acted as a Sound and Environmental border between Spynie hospital and the estate, and is used by the local deer population, along with a multitude of birds, bats,Pine Marten and squirrels. Any development in this area will have a detrimental effect on the quality of life that residents currently enjoy, specifically increased noise levels, but also in winter the sun may be obscured due to a combination of the elevated level of the land and the height of housing intended to be built, which would leave the houses in a perpetual shadow for the winter months. As nothing was planned originally on this part of the site I feel it is important not to overlook the impact a development will have on what is an already established estate with a quiet environmentally friendly backdrop.**

## Policy Objection

Policy:

Comments:

## Other Objection

Document commenting on: **Settlement Statements, Elgin p.119**

Comments: **With no plans being in place, but approval for 50 units given, my concern is for an adequate border area to preserve the current quality of life for both residents and wildlife that inhabit the area. What WAS classed as part of the R5 development was reclassified in December ?to reflect ownership ?. This area acted as a Sound and Environmental border between Spynie hospital and the estate, and is used by the local deer population, along with a multitude of birds, bats,Pine Marten and squirrels. Any development in this area will have a detrimental effect on the quality of life that residents currently enjoy, specifically increased noise levels, but also in winter the sun may be obscured due to a combination of the elevated level of the land and the height of housing intended to be built, which would leave the houses in a perpetual shadow for the winter months. As nothing was planned originally on this part of the site I feel it is important not to overlook the impact a development will have on what is an already established estate with a quiet environmentally friendly backdrop.**

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



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*improving living in scotland*



**RESPONSE TO MORAY COUNCIL LOCAL DEVELOPMENT PLAN  
PROPOSED PLAN**

**March 2019**

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## ABOUT HOMES FOR SCOTLAND

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Homes for Scotland is **the** voice of the home building industry.

With a membership of some 200 organisations together providing 95% of new homes built for sale in Scotland each year as well as a significant proportion of affordable housing, we are committed to improving the quality of living in Scotland by providing this and future generations with warm, sustainable homes in places people *want* to live.

Visit [www.homesforscotland.com](http://www.homesforscotland.com) for further information and follow us on twitter @H\_F\_S

## PROCESS

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Homes for Scotland represents members on a wide range of issues affecting their ability to deliver much needed homes.

Our views are endorsed by committees and advisory groups utilising the skills and expertise of key representatives drawn from member companies.

This response has been discussed and agreed by the Homes for Scotland Highland & Moray Home Builders' Committee.



**Volume: 1**

**Heading: Strategic Context – housing**

**Page Number: 13-14**

**Site / Policy Reference: Table 1 – Housing Land Requirement to 2035**

Housing Land Requirement

Homes for Scotland supports the Council's chosen 30% generosity margin added to the housing supply target to reach its housing land requirement.

Terminology

Homes for Scotland considers the terminology within the Proposed Plan (particularly in the orange box on page 14) to be confusing. We have assumed that the "annual housing completion target" is the Housing Supply Target as defined in Scottish Planning Policy (on an annualised basis), and that the "annual average housing land supply target" is the Housing Land Requirement from SPP (again on an annualised basis). Homes for Scotland considers that the terminology could be amended to be more consistent with SPP to avoid any misunderstanding.

Additional Housing Requirement

SPP paragraph 120 states that plans should "*allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement in full. They should provide a minimum of 5 years effective housing land supply at all times*". To do this, the authority must first understand how many homes it is projecting to deliver (using housing land audit data) from existing planning permissions and existing LDP sites, to allow them to calculate how many additional homes are required for this new LDP.

The Proposed Plan uses the 2017 Moray Housing Land Audit (HLA) as a basis for assessing the effective housing land supply and programmed completions for the new LDP. This was used in the Main Issues Report (MIR); however, Homes for Scotland suggests that the evidence base for any additional housing requirement should have been updated between MIR and Proposed Plan stages to use the 2018 HLA as the most up to date evidence base available. At examination, the Reporter might also have the 2019 HLA available to them and may wish to look at this Audit as the most up to date housing land position, however for now the 2018 HLA is the most up to date position available.

As the most up to date position on housing delivery, the 2018 audit is considered to be most appropriate and more accurate as a reflection of the land supply. HFS requests that Table 1 on page 13 of the Proposed Plan is amended to reflect the 2018 audit position.

Assuming that there are no other necessary amendments to this table as a result of other queries raised below, this would amend the 'existing effective supply D' to 3,638 units, and the 'sites effective 5yr+' to 1,320 units which would, in turn, amend the 'additional housing land requirement to 2,046 homes.

Homes for Scotland notes that this is an increase of 345 homes from the Proposed Plan's additional housing land requirement and believes this to be more representative of the actual position based on the most recent audit evidence base, allowing the housing land requirement to be met over the plan period.

Further, in relation to the use of the 2017 audit in the Proposed Plan, Homes for Scotland queries how the year 17/18 has been addressed in the calculations in Table 1. The programmed completions within the 2017 audit include 2017/18, as does the existing effective supply presumably, but this year is not relevant for the LDP which starts at 2018.



It is unclear whether the “sites effective 5yr+” includes any homes programmed for delivery beyond the plan period, which would not be relevant for the calculation of the additional housing land requirement for the plan period. Clarity is required on this to ensure that the additional housing land requirement reflects the plan period to 2035.

Homes for Scotland requests the following:

- The evidence base is updated by the Council to use the 2018 Housing Land Audit and table 1 on page 13 updated accordingly.
- Clarity is provided on the programming of homes for the 'sites effective 5yr+' column of Table 1.
- Clarity is provided on how 2017 programmed completions are dealt with in the methodology to calculate the additional housing land requirement given that the plan period begins the following year, 2018.

## **Volume: 1**

### **Heading: Primary Policies**

#### **Page Number: 22-31**

#### **Site / Policy Reference: Policy PP1 Placemaking**

##### (i) Character & Identity:

Homes for Scotland notes that bullet 2 could be misinterpreted and suggests that further clarity is added. This requirement could be read to mean that for every 20 units, a different character area is required, when the intention of the policy really seems to be that for sites of 20 units and above, more than one different character area will be required. It is also considered that this threshold of 20 units is artificially low and could be amended to be increased to 50 units, in line with a major development which would be appropriate for larger sites, or perhaps on a scale of thresholds to ensure that the level is right for different sizes of sites. A patchwork of different character areas would not positively add to the design or placemaking aspirations of a new development which might happen with the threshold at 20, and the industry understands and accepts the need to differentiate between character areas. This policy could be reworded to be more flexible whilst also being proportionate.

##### (vi) Parking:

In Policy PP1 part vi on parking, Homes for Scotland considers the requirement for 75% of car parking requirement to the side or rear of the property to be overly onerous. It reduces the flexibility in design at Development Management stage where an officer may stick rigidly to the wording of the policy, rather than taking a more pragmatic and proportionate approach. Homes for Scotland considers this should be a matter of placemaking and should be taken on a case by case basis rather than exerting a rigid percentage, therefore suggests that the wording of this policy is amended to be more flexible. Further, we consider that elements such as the addition of boundary treatments to soften the appearance of driveways is an inefficient use of space and could be dealt with on a more flexible case by case basis.

##### General:

Homes for Scotland notes that this is a very lengthy policy with a lot of different parts to it, which would ordinarily be included as Supplementary Guidance. We recognise that the Council is pre-empting the potential removal of statutory Supplementary Guidance through the planning review, however we consider that this policy is too long and overly prescriptive for an LDP policy. As with other policies in the Proposed Plan, Homes for Scotland suggests that some of the detail of this policy is removed and inserted into a 'guidance' section of the



plan, rather than all being included in the policy itself. This would allow the policy to be more concise and deliberate, leaving more flexible and detailed aspects to guidance.

The requirements for a Placemaking Statement (paragraph b) seem overly onerous on the applicant, particularly given that the threshold for this would be 10 units, for example in the expectation that 3D visuals will be produced and submitted to support the development. We request that the threshold is increased for this kind of statement, or that the requirements are made more flexible.

Homes for Scotland considers that the Placemaking policies and guidance should refer back to Designing Streets to ensure continuity between the national and local level of policy and guidance.

**Volume: 1**

**Heading: Primary Policies**

**Page Number: 32-34**

**Site / Policy Reference: Policy PP3 – Infrastructure & Services**

Homes for Scotland is concerned about the impact that this policy could have on all home builders, in particular small-scale home builders as it appears to be overly onerous for home builders.

We would like to see policies within LDPs to support this sector to build again, recognising the important role that small scale home builders play in delivering homes across Scotland, and that this role could be significantly increased with plans in place which are proportionate and support small scale home builders to come back into the market, or new entrants to the market.

We understand this policy is more for larger scale developments but have concerns that the long list of requirements will discourage smaller scale home builders from investing and delivering homes in Moray. Whilst we would hope that a pragmatic view on the number of reports and other requirements is taken at development management stage in the determination of an application, there is concern that having this level of detail specifically within the text of the policy will reduce proportionality, pragmatism and negotiation at the later application stage where a case officer may not feel able to deviate in any way from the specifics of the policy.

**Volume: 1**

**Heading: Development Policies**

**Page Number: 35-37**

**Site / Policy Reference: Policy DP1**

**(ii) Transportation**

Under section (f), Homes for Scotland queries the Council's comments. It is not clear from the text of this section of the policy whether the Council is stating that turning points will be preferred to hammerheads. We request that clarity is provided on this, and adequate justification provided. Policy PP1 Placemaking (vii) street layout and detail bullet 4 refers to cul-de-sacs in certain circumstances of no more than 10 units. If a hammerhead is not permitted for this style of street layout, there may be an impact on the density and plot size that can be achieved, which may then have an impact on the overall design of the site.



Seemingly small policy decisions such as this can have a larger implication on site for the home builder if the justification and reasoning is not robust and understood.

Homes for Scotland would expect all aspects of this policy to be in line with Designing Streets and would suggest that any duplication could be removed to streamline the policy, reducing its length somewhat.

**Volume: 1**

**Heading: Development Policies**

**Page Number: 38-41**

**Site / Policy Reference: Policy DP2 - Housing**

**Affordable Housing**

Homes for Scotland is supportive of a maximum 25% affordable housing requirement for housing developments, in line with Scottish Planning Policy.

Homes for Scotland is concerned that the affordable housing policy (DP2 part d) together with the accompanying guidance is overly onerous for smaller sites, therefore negatively affecting small scale home builders.

Given the deliverability issues in Moray, it is essential that small scale home builders are encouraged to continue in the area, and for new companies to come into Moray to add to the mix of sites that are deliverable. Small scale home builders will be active on smaller sites that would not be marketable for larger home builders, allowing these larger companies to concentrate on the delivery of the more marketable sites in key locations, with smaller scale home builders taking on smaller sites, often in more rural locations where need for new homes of all tenures is greatest. The LDP should be seen as a package of policies, allocated sites, targets and guidance which will support the delivery of new homes across Moray. Consideration must be given to the cumulative impact that the plan's policies will have on smaller scale businesses, as well as larger home builders.

The requirement for 25% of the total units on a site to be provided as affordable housing for developments of 4 or more units is one of the most restrictive policies in Scotland. Furthermore, the requirement for developments of less than 4 market housing units to contribute a commuted payment may result in small scale home builders withdrawing from Moray as a potential development area, given the extra costs to develop there, thus exacerbating the deliverability issue in areas of greatest need where larger builders will not be developing. The Plan does not set out a level of commuted sum that will be required, although officers have indicated this would be at a level of £4,000 per home. Together with other developer obligations, and upfront costs to obtain planning permission, this additional sum will be an additional risk to smaller scale home builders who will be unlikely to have this cost covered by funding mechanisms.

Homes for Scotland considers that the guidance section of the Plan in relation to affordable housing section of this policy could be more flexible. Whilst the guidance does not explicitly restrict sites for 100% affordable housing development, it is not very supportive of this type of proposal. Homes for Scotland is supportive of the creation of mixed communities but considers that given the affordable need highlighted by the Council within the HNDA, and the market in Moray, any proposal for affordable housing which is acceptable in design terms, should be viewed favourably. Private sector development makes an important contribution to the delivery of affordable housing through the 25% affordable policy requirement, and any



proposal over and above this 25% threshold (up to 100%) should be encouraged, rather than dissuaded through the LDP policy and guidance.

### Accessible Housing

Homes for Scotland does not support the proposed Accessible Housing policy in DP2 Housing, part f, nor does it support the guidance text or reasoning behind the introduction of this as a policy requirement in the LDP. We object to the principle of this policy, as well as the detail of the policy itself. This policy is overly onerous and is not supported by compelling evidence to justify its inclusion in the LDP.

Each home, whether it is a bungalow under this accessible housing policy, or any other home, will be sold to a buyer who may or may not have accessibility needs. As a home owner (and subject to planning consent etc) that buyer will then be entitled to adapt their property as they wish – for example adding another storey or an extension which would then mean the property is no longer an accessible bungalow. Further, that buyer would then sell on the property to another buyer who may or may not have an accessible need. Therefore, there is no way, through the development of private homes for sale, that homes built under this accessible housing policies can be guaranteed to be sold to someone who has an accessible need, nor is there any way of guaranteeing that these homes will remain accessible.

Conversely, if a need for accessible housing can be evidenced in a robust way, this could be met through the delivery of affordable housing which can then be allocated specifically to someone or a family with accessibility needs, and the home can remain as an accessible property in perpetuity as an RSL or the Council will be in control of the occupancy and any alterations to the property.

Whilst Scottish Planning policy does refer to “supporting delivery of accessible housing”, it does not specifically refer to single-storey bungalow development, therefore we question the restriction of accessible housing units to bungalows. This constrains the home builder and does not allow for other potential solutions or options to come forward to adequately meet the accessible housing need. To help in managing the growing population, the provision of existing housing stock could be adapted as accessible housing with options such as converting garages and internal alterations to existing homes, or the provision of ground floor flats could be implemented, rather than seeking bungalows as the only form of acceptable accessible housing provision.

At a time where development finance is still an issue for many home builders, limiting house types to bungalows for a proportion of the site has an effect on land value, and therefore potentially the viability of a site. Bungalows require a larger plot size and are therefore more costly in terms of land value to develop, and that increase in cost tends not to be recouped through the sale of land, as bungalows tend not to cost much more to the buyer than other house types. In addition, with bungalows requiring more land, the overall development numbers on each site may be reduced, with a resulting knock-on effect in the number of affordable and accessible units if fewer homes are being delivered on the site. This would result in the overall reduction in homes that can be delivered on the site by the homebuilder, adding to the deliverability issues that Moray currently faces.

Very little evidence is provided by Moray Council to support the introduction of this LDP policy. Indeed, it appears that the evidence base is the same as that used in 2016 at the time of the introduction of an accessibly housing requirement (which was less onerous than



this new requirement) through Supplementary Guidance. At that time, Homes for Scotland queried the evidence base used by the council as it relied on the type of property that people on the Council waiting list would prefer. No evidence was given as to whether these individuals would be the customer of these private accessible homes for sale provided by the home builder, and whether these people were in a position to buy one of these properties. We acknowledge that the HNDA demonstrates an ageing population in Moray, but do not believe that this in itself is evidence to support the private sector delivery of accessible homes in the area. If there is an identified affordable need for accessible homes, these should be delivered through affordable housing, but Homes for Scotland members note that if there was an overwhelming market for bungalows in Moray, the industry would already be responding to that by providing bungalows. This is not currently the case.

**Volume: 1**

**Heading: Development Policies**

**Page Number: 43**

**Site / Policy Reference: Policy DP3 – Long Term Land Reserves**

Homes for Scotland supports the inclusion of LONG allocations in the LDP showing the direction of future housing growth for the authority and providing additional housing land that could come forward in the event of a shortfall in effective housing land supply.

**Volume: 1**

**Heading: Development Policies**

**Page Number: 44-52**

**Site / Policy Reference: Policy DP4 – Rural Housing**

Homes for Scotland notes that this policy is more restrictive than in the current LDP and has concerns over the negative impact this will have on the delivery of smaller scale development opportunities in more rural areas which still have a housing need which could be met by small scale home builders.

Homes for Scotland would like to see supportive policies in the LDP to encourage more small scale home builders to take up development opportunities in Moray, and we are concerned that Policy DP4 will not achieve this.

This policy is long and overly onerous, and much of the detail could be removed allowing the policy text itself to be slimmed down, and the remainder of necessary detail added as guidance (as has been done with some other policies, for example DP2 Housing).

Homes for Scotland understands the policy rationale in tackling cumulative build up of individual homes in rural areas, but considers that more could be added to this policy to encourage development of small scale sites which are appropriate, to meet a defined need in these rural areas as identified in the HNDA, adding to the housing mix and supporting the larger scale development by other home builders in the more marketable locations for larger sites.



**Volume: 1**

**Heading: Delivery Policies**

**Page Number: 104**

**Site / Policy Reference: Policy DEL 1**

In relation to reporting annual progress, we request that this procedure does not become onerous or overly procedural, and that any procedure or proforma produced by the Council is shared with Homes for Scotland for comment prior to implementation.

**Volume: 1**

**Heading: Appendix 2**

**Page Number: 111-123**

**Site / Policy Reference: Car Parking Standards**

Homes for Scotland raises a number of concerns with the car parking standards as set out in pages 121 -123 of the Proposed Plan:

- We note that the parking standard (page 111) for in-curtilage residential parking design has changed since the last plan, and now requires on-plot car parking spaces to be a minimum of 3m wide by 5.5m in length, with a minimum of 6m in length where located in front of an up-and-over type garage door. Homes for Scotland considers this variation to be too large of a change and queries the justification for such a change. We would support car parking design in line with current practice.
- We note that there is a change in the number of car parking spaces required, which is not supported by Homes for Scotland. We query the increase in the number of spaces to be provided, particularly for 2-bed flats which have increased to 2 spaces for both private and affordable flats. We would support a car parking requirement in line with current Moray practice.
- The requirement for one cycle space per property is overly onerous and could negatively impact the character and design of the development. Homes for Scotland supports the promotion of cycling as an alternative mode of transport but considers that the standards must be more flexible and on a case by case basis.

**From:**  
**To:**  
**Cc:**  
**Subject:**  
**Date:**

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Very concerned about proposal to change the ownership so much of the ground/facilities presently used by Moray College/Biblical Garden/Greenfingers

At the moment this area plays many positive roles

(i)Centre for all MC's Horticultural courses .Those are the only such courses in the north of Scotland and besides the value graduates play in the local area they also give less gifted students the opportunity to achieve success and go on to employment/higher levels-their student retention stats are the best in the college

(ii)Greenfingers gives valuable training to less advantaged clients

(iii)The Biblical Garden has an amazing visitor footfall-it is a free attraction for many tourists. The Garden could not survive without the support of the area that is under threat

Also interested in the proposal to extend the present Elgin Town Hall. The present building is really unsuited to run several activities at the same time i.e it really is not a modern multi function centre-as we replace our secondary schools as they become outdated should we not consider the same fate for an old Town Hall

Bill Hope



**BY POST & EMAIL**

Mr J.L.Hope



18 February 2019

Moray Council  
Development Services  
High Street  
Elgin  
IV30 9BX

Dear Sir/Madam,

**PROPOSED LOCAL DEVELOPMENT PLAN (LDP) - RURAL GROUPING VOL 3**

**BRIDGEND OF GLENLIVET SITE A**

We write primarily to raise concerns over the use of and inclusion of the above site in the proposed LDP for potential housing development. The purpose of this objection is to challenge the designation of the site for housing and request removal/redesignation from/in the LDP. Our objections and concerns are based upon the following facts and circumstances as detailed.

1. **Site Use - Change from Agricultural to Residential**

This issue is central to our concerns and objection to the zoning of this land as residential in the proposed LDP and to any residential development whatsoever on this land. There are established and strict principles which must be considered and complied with before any such change and use can be considered. It is totally clear that when these principles are applied to this land that a change of use should not be permitted. Any development following the LDP zoning for residential would represent a radical change in the character and identity of the land and such a change in use would result also in a substantial increase and alteration to the burden on the land. This being so it is difficult to see and understand how this land can be zoned within the LDP as residential. There is sound case law on this issue and related matters and we believe the LDP should reflect this position by reverting the shown use of this land to the longstanding use as agricultural.

2. **Flooding**

This issue was raised as a specific matter with Gary Templeton at the "Drop In" exhibition in Aberlour on the 7th February, and at his request followed up with further details and images, in correspondence on 18th February and included for your attention/information. The images clearly show the issue and the extent of flooding from surface water and drainage run off from the adjacent fields including Site A. The



## BY POST & EMAIL

zoning of this site for residential would we believe following development worsen the position and taken together with the other issues raised must cause the Council to think again about zoning this site for residential development in the LDP. Having regard for all issues raised, reversion to the longstanding use as Agricultural would better align with Scottish Planning Policy.

### 3. Foul Drainage

Drainage in general for this site is a huge issue and we believe that images provided clearly demonstrate the unsuitability for development. The system is currently operating at capacity and it is difficult to see how any proposals would demonstrate zero impact on the environmental infrastructure and be acceptable to the governing bodies including Scottish Water, SEPA and the Spey Fisheries Board.

### 4. Mains Water Supply

Around 4 years ago we switched from a private to mains water supply. Scottish Water explained to us at the time that the size of our connection to the mains pipe had to be restricted at 25mm as there was little spare capacity within the mains supply. Based upon this position and following the droughts of 2018 some of our other neighbours on private supply will be migrating to the local mains supply, making a further loading to support residential development highly questionable. This does not appear to be recognised within the LDP and is yet a further reason to challenge the residential development classification.

### 5. Wildlife

The Environmental Policies within the LDP (Vol 1 Policies - Special Landscape Areas and Landscape Character) quite rightly identifies the importance of wildlife protection and biodiversity. In the time we have lived here we can confirm Site A is a haven for wildlife.

At the moment at least 1 pair of Tawny Owls regularly hunt over Site A [REDACTED] and 1 pair of Barn Owls which we believe must have taken up residence at the neighbouring farm. We also regularly see a pair of Herons in the Site (nested in Site A last year) feeding on the abundance of frogs, toads and newts living in the boggier parts, the culvert on the southerly aspect or the pond in the adjacent field which exists for several months each year.

A number of Bat Surveys in 2009/10/11 commissioned by ourselves confirmed the existence of several roosts(including nursery) around our property including both Pipistrelle and Brown Long Eared Bats. Numbers appear to have multiplied over the last few years and significant numbers are regularly seen flying around our property and over Site A. It was confirmed at the time of the surveys that any increase to lighting would require careful management as any notable increase/intensification would be detrimental to the bat population and behaviour.

The hedgehog also appears to have found its way to this site as confirmed by a number of instances of roadkill on the adjacent B9008 over the last 2 years. Whilst encouraging to see an increase in numbers of this threatened species it would be a great pity for anything to be progressed which would reverse this recent recovery.



## BY POST & EMAIL

### 6. Archaeology

Visitors searching for the Stone Circle in the top half of this field (Site A) have occasionally called on us [REDACTED] for better information on the precise location of the circle. We have simply pointed them to the field as marked on the Ancient Map which we inherited on purchasing this property (The Falls). We believe that sites such as this with archaeological remains should generally be considered as protected especially when there are other overwhelming environmental issues.

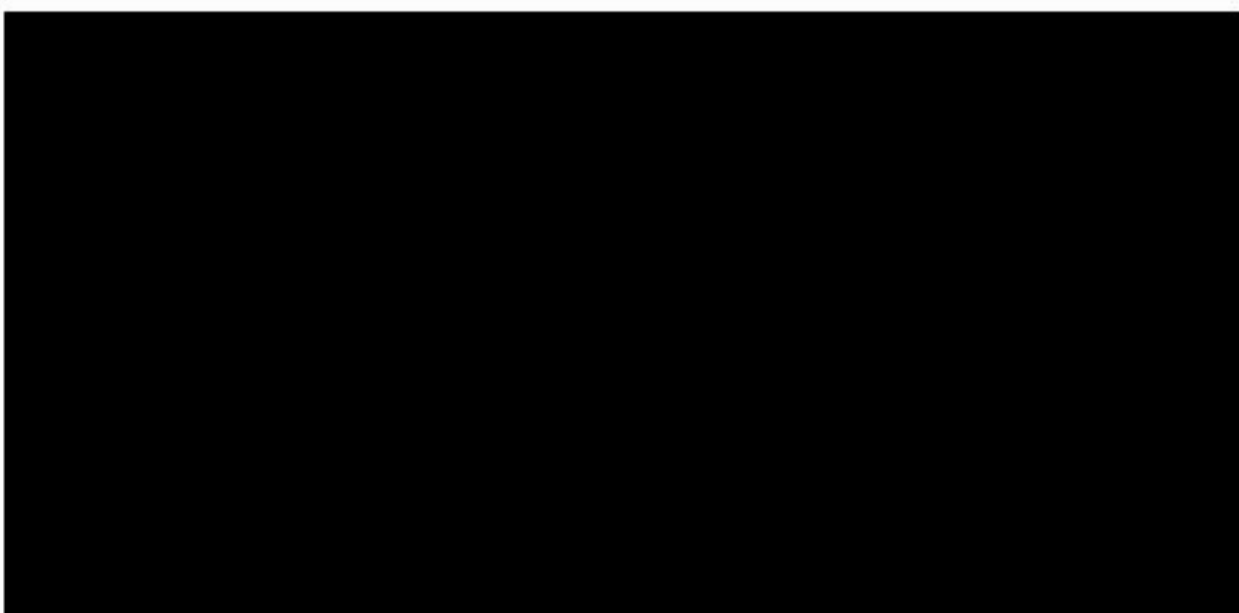
### 7. Road Safety

There have been more than 6 accidents on this stretch of the B9008 (Packhorse Bridge to Glenlivet Village Hall) in the last 12 years. Apart from speed, road curvature and the sharp bend at the Packhorse Bridge end have contributed significantly to these accidents. Access on to the B9008 is hazardous due to the restricted view caused by the curvature and we have very recently had to have a mirror installed to assist with this problem.

It is noted that visibility splays of 4.5 metres by 215 metres in both directions are a requirement for this site. This requirement cannot be achieved by a long way primarily due to road curvature and on this basis alone makes the zoning of this site for residential highly questionable. How does the inability to achieve such a key road safety metric still result in the change of use and zoning to residential development in the proposed LDP?

In conclusion we think there should be little doubt over our wish to see the land use to be reinstated as agricultural in the LDP. It may be however if there is no wish or intention on a forward basis to actively farm the site that a better and more appropriate use would be to consider the land and its attributes as a protected/ safeguarded public amenity with special landscape character, wildlife and natural heritage designation. This would we believe better deliver against many of the gains detailed in the LDP including the Environmental Policies and Scottish Government Planning Policy in itself. Whilst we can totally relate to the aims of the Plan which takes a more place, infrastructure first and delivery focus we firmly believe there are better and more appropriate sites in our local rural area that could be considered for good placemaking to match housing demand.

We look forward to your considered response.





The Falls  
18 February 2019

## FLOOD PICTURES





**BY POST & EMAIL**

Mr. J.L. Hope

The Falls  
Bridgend of Glenlivet  
Ballindalloch  
AB37 9BT  
j.l.hope@btinternet.com

18 February 2019

Mr G. Templeton  
Principal Planning Officer  
Moray Council  
Elgin

Dear Gary,

**BRIDGEND OF GLENLIVET - SITE A - RURAL GROUPING**

We spoke at the Local Development Plan (LDP) meeting on the 7th February in the Fleming Hall, Aberlour. I confirmed my interest as a property owner directly adjacent to the Bridgend Site.

Firstly I should perhaps apologise for my overly bullish attitude but I think you will see in part some support for this from the attached photographs which you expressed an interest in seeing. The images capture the flooding from surface water and "the river" which runs all the way through the westerly boundary of our property alongside the B9008 when the adjacent fields including Site A flood.

I will of course be writing to detail a more comprehensive objection to the inclusion of this site for residential development in the proposed LDP but meanwhile you will I am sure from what you said on Thursday want to share these images with your colleagues who are charged to specifically consider and act on such issues. The images I believe clearly demonstrate the flooding problem I raised that we are subjected to from surface and ground water run off from the adjacent 2 fields including Site A. Furthermore this also clearly demonstrates the unsuitability of ground conditions for drainage and any development. Flooding from the River Livet for ourselves is not an issue.

We had understood that Scottish Planning Policy requires councils to have due regard for flood risk and will not increase flood risk elsewhere when considering and approving land for new developments. It is our firm belief that any development of the kind proposed is highly likely to worsen the position in relation to flooding and the associated risks. This is the last thing we would wish to happen and needs to be avoided at all costs. The LDP should we believe reflect this position by reverting the shown use of this land to the longstanding use as agricultural.



**BY POST & EMAIL**

I would appreciate if you can share the images and our views with your colleagues and relevant Officers/Directors at the Council. We would of course welcome feedback and details of your proposed action at the very earliest.

Best regards

Yours sincerely,



J.L. Hope

cc. Douglas Ross MP



**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_OPP11 - 002142  
**Date:** 10 March 2019 17:28:43

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

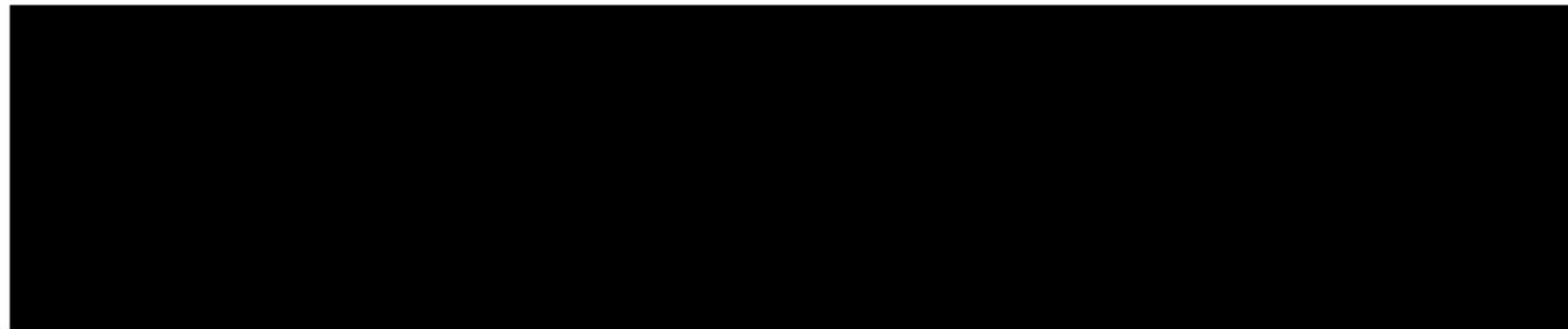
### Your Details

Title: **Miss**

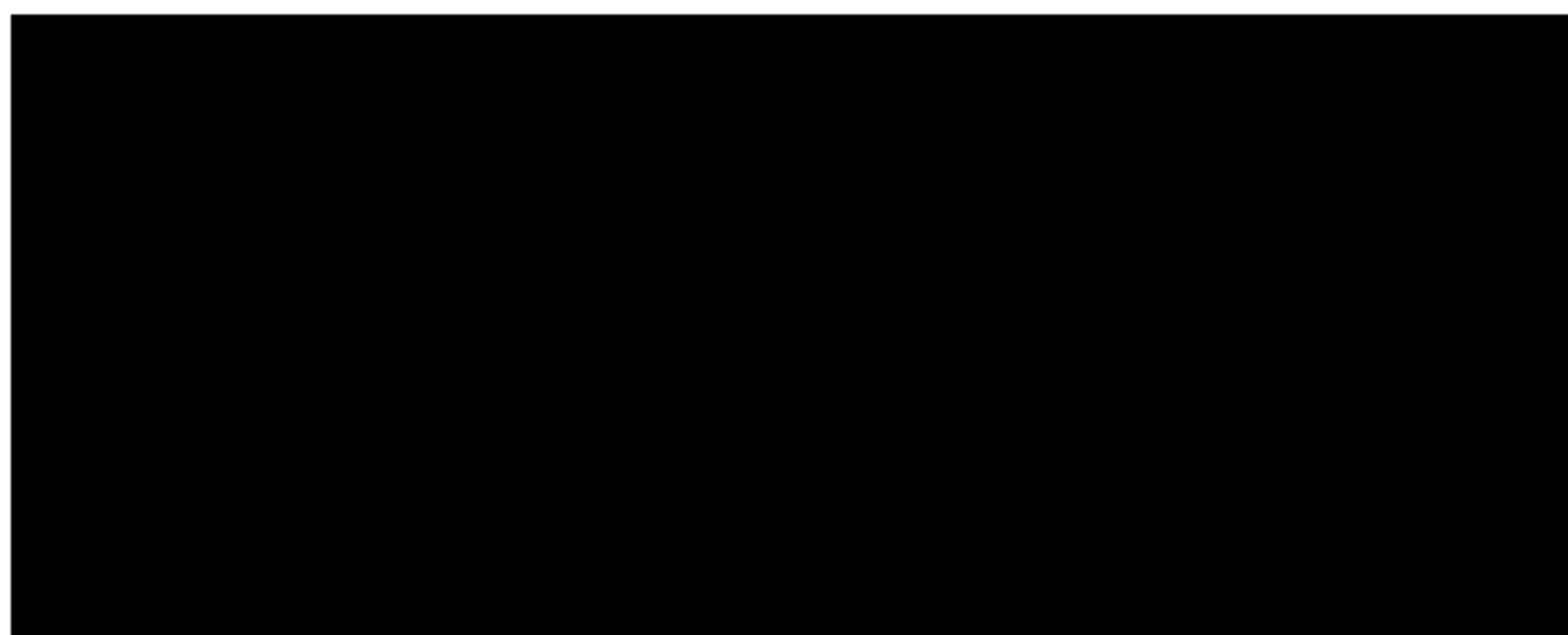
Forename(s): **Leah**

Surname: **Horner**

### 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: **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: **OP11**

Site name: **The Walled Garden**

Comments: **Greenfingers is an asset to the community and much more beneficial than another hotel.**

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



**From:** [REDACTED]  
**To:** [Localdevelopmentplan](#)  
**Subject:** FR\_R3 - 001011  
**Date:** 11 January 2019 14:43:18  
**Attachments:** [image001.png](#)

---

Hi,

Please see below feedback.

Regards

**Marc Roberts** | ICT Officer | Corporate Services

[marc.roberts@moray.gov.uk](mailto:marc.roberts@moray.gov.uk) | [website](#) | [facebook](#) | [twitter](#) | [newsdesk](#)

01343 563495



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**From:** Website Feedback Form [REDACTED]  
**Sent:** 11 January 2019 13:55  
**To:** webmaster  
**Subject:** Poor website feedback has been received

Hello!

Poor feedback has been received, the feedback is below.

**Name:** Paul Hudson

**Email:** [REDACTED]

**Main reason for feedback:** I'm unhappy about a council policy or decision

**The page being viewed:** [http://www.moray.gov.uk/moray\\_standard/page\\_122783.html](http://www.moray.gov.uk/moray_standard/page_122783.html)

**Some technical details about the browser:** Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:64.0) Gecko/20100101 Firefox/64.0

**Client IP:** This information was not supplied by the proxy server

**Feedback:** This Prosed Plan 2019 is entirely inconsistent with extensive plans for Eastern Forres drawn up by Moray Council only a matter of a few years ago. Now it all adds up to a waste of significant time, effort and it must be said, goodwill, in achieving understandings between existing homeowners and Moray Council. In addition, it indicates a complete lack of personal respect that there has been zero communication about these relatively advanced plans in the meantime. Primary among many questions raised by these latest proposed plans; what is the running total of costs incurred by local taxpayers of planning U-turns by the Moray Council since publication of the original Moray Local Plan 2008? Lastly, for now; why is the Moray Council running headlong into yet more great uncertainty in the eastern half of the Lochyhill, R3 area while such uncertainty will exist over the A96 Dualling programme in that area for many years to come?

Please provide details on the outcome of [feedback #3577](#).

Kind regards

The Friendly Website Feedback Form



**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** TE\_SITEA - 001988  
**Date:** 13 January 2019 11:03:44

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

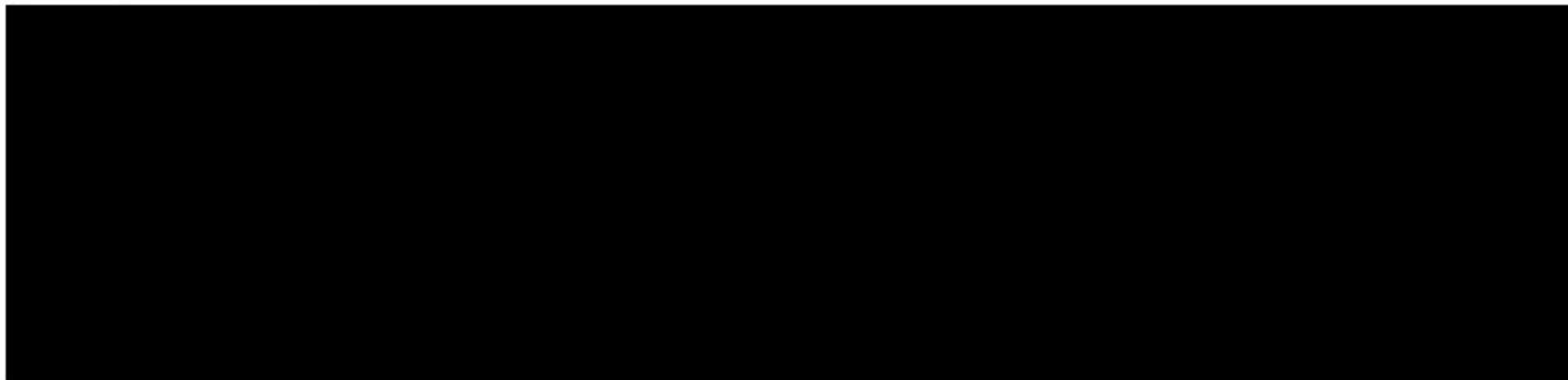
### Your Details

Title: **mr**

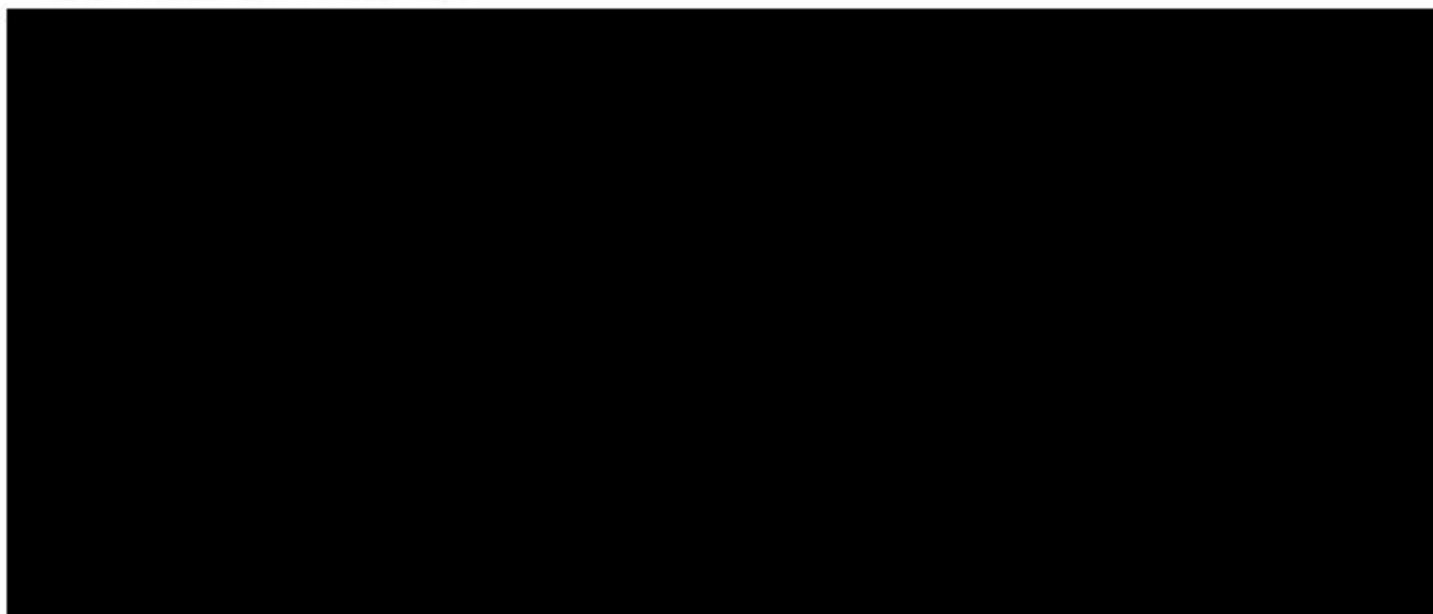
Forename(s): **alan**

Surname: **hughes**

### 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: **templestones**

Site reference: **unknown**

Site name: **templestones site A**

Comments: **Overall, I do not believe that destroying a farmed field forever by filling it with houses constitutes good planning, though it will make the owner (who has been trying to build there for 30 years) rich. Specifically, if it must go ahead, I would ask that the vegetation on the SE boundary be strictly limited in height to retain as much open outlook as possible. The existing road is barely adequate and large vehicles are unable to negotiate the turn at the war memorial (in one direction). The large trees bordering the road are beautiful and must be saved as much as possible (as mentioned in the plan).**

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





# 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*	MR	Forename*	ROBERT	Surname*	HUNT
Address*					
Post code*					
Email					
Telephone*					

#### AGENT DETAILS (if applicable)

Title		Forename		Surname	
Address					
Post code					
Email					
Telephone					



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) DYKE - FIR PARK ROAD.

Page Number

Site/Policy Reference DYKE - R3.

Your comments

MAIN CONCERNS REGARDING THE ABOVE PROPOSED SITE.  
1/ OVERSHADOW OF HOUSES OPPOSITE, BEING LOWER.  
2/ DRAINAGE SYSTEM DOES NOT FUNCTION PROPERLY NOW.  
3/ WILL CREATE MORE TRAFFIC, WE DO NOT HAVE PAVEMENTS  
NOW TO WALK OUR CHILDREN TO SCHOOL.  
4/ ALREADY PARKING ISSUES ON WHAT IS A SINGLE  
LANE ROAD.  
5/ OUR WALL AND NEIGHBOURS WALL REGULARLY HIT  
BY CARS SPEEDING THROUGH VILLAGE.  
6/ NEW HOMES WILL NOT FIT INTO VILLAGE, WILL  
TAKE AWAY FEEL OF VILLAGE.  
7/ FIELD HAS DRAINAGE ISSUES DURING WET  
WEATHER. FARMER SPENDS WEEKS DIGGING UP DRAINS

Are you providing any supporting information?

Yes

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](mailto:localdevelopmentplan@moray.gov.uk)

Or you can use our online form at [www.moray.gov.uk/proposedplan2019](http://www.moray.gov.uk/proposedplan2019)



Your place, Your plan, Your future



**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** MS\_R1, R2, R3 - 001548  
**Date:** 02 March 2019 10:01:20

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

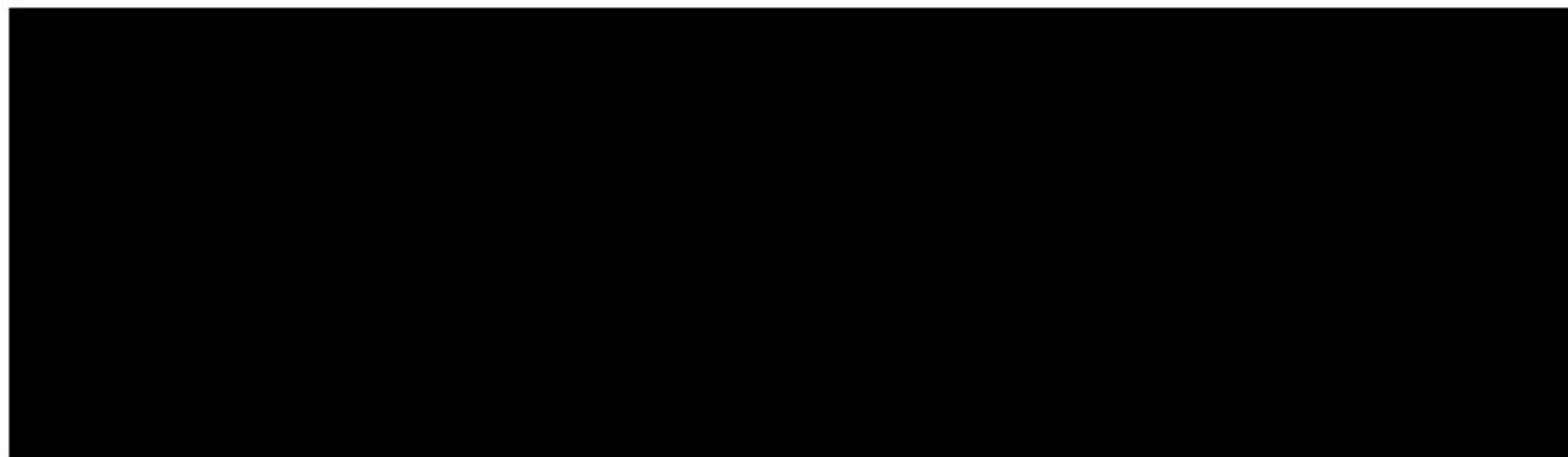
### Your Details

Title: **Mr**

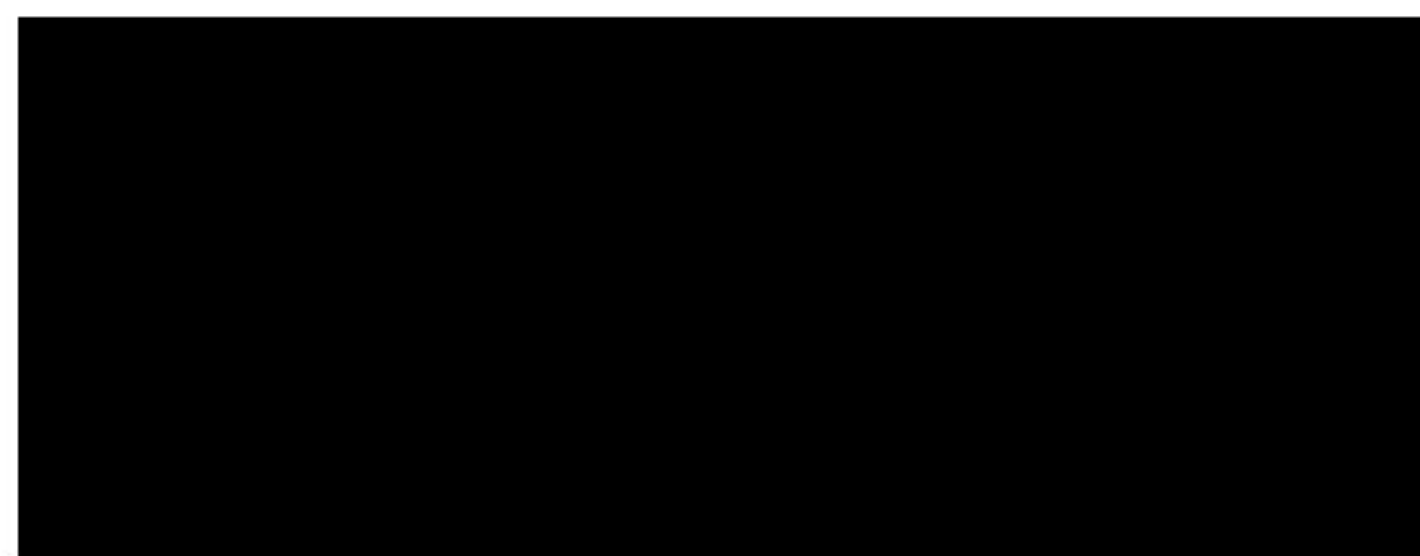
Forename(s): **Stuart**

Surname: **Hunter**

### 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: **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: **Mosstodloch**

Site reference: **Mosstodloch MS1 - Land West of Mosstodloch Crown Estate Scotland 001249**

Site name: **Land West of Mosstodloch Crown Estate Scotland 001249**

Comments: **Utilisation of this site for industrial land is completely unnecessary. Not only would this development would impact on views to and from Mosstodloch, industrial use close to current residential properties would have unacceptable noise impacts and increase heavy traffic through Mosstodloch. Development would increase the risk of flooding to residential areas as the site sits higher and the agricultural land currently soaks up surface water. Site is currently used to access other agricultural areas thus avoiding farm traffic through Mosstodloch and beside routes to schools. Proposal would lead to industrial on 3 sides of Mosstodloch and the A96 on the other. This would be an extremely poor outlook for the village and reduce property values. The existing industrial estate is underutilised with half of the area no longer used. It would be better to utilise alternatives like the vacant sites at the current industrial estate, current site at the vacant Balnacoul forestry and potential future expansion land at MS02 South of the existing bypass which is already included in the current plan giving due consideration to A96 Dualling route when available. With the exception of Baxters, there is no known interest for industrial land/units in Mosstodloch or nearby rural towns (Lhanbyde industrial estate - due to lack of interest the industrial land was re-designated and affordable/sheltered housing built). In the longer term the eastern portion of the site could be for housing as there is a safe route to schools. SEPA would object to the site inclusion in the Local Development Plan as industrial land highlights that flooding is a constraint and an FRA would be required. The Stripe/Black Burn is at moderate status.**

site\_obj\_name\_town\_village\_grouping : **Mosstodloch**

site\_obj\_reference : **Mosstodloch MS2 - Field South of A96 Bypass Crown Estate Scotland 001249**

site\_obj\_name : **Field South of A96 Bypass Crown Estate Scotland 001249**

site\_obj\_comments : **Retain MS2 as proposed Industrial only as it is in the current plan. This should only be developed after current industrial estate and MS3 Forestry buildings have been built out. Industrial uses for this land would not require any additional infrastructure requirement for pedestrians. Given the position of this area, any housing development would not have any simple route for direct connection (or upgrade) to the public sewer, this would be unacceptable. This allocation would extend development outwith the existing settlement pattern and is in a prominent location along the A96 route and is already connected using the existing roundabout via the Rothes Road U11E. It is also adjacent to the MS3 allocation currently allocated as industrial land. It would therefore be beneficial for a Masterplan requirement in the LDP 2020 to cover both MS2 and MS3 for Industrial use. Due to the location south of the A96, industrial use could use the existing underpass connectivity for people walking or cycling to work or for leisure, including use from public transport bus stops close to the War Memorial in Mosstodloch. industrial use would not require and**



new or wider connections to be built. Any new connections under the existing bypass would not only be difficult, it would lead to major disruption and increased traffic through Mosstodloch endangering locals during construction. Any new cycle routes from housing via the U11E would simply endanger users as it would be difficult to connect to the Baxters underpass without crossing a major traffic route. Creation of a mixed designation area would put pedestrians and cyclists in close proximity to vehicles using the Industrial units. Housing would vastly increase the number of vehicles being used to transport pupils to the local schools which are already inundated with inadequate parking and dropping off points creating even further frustration and danger to the current residents close to the Primary and Milnes high School. SEPA 000569 identifies that the site is distant from the sewer and it may be difficult to connect.

site\_obj\_name\_town\_village\_grouping : Mosstodloch

site\_obj\_reference : Mosstodloch MS3 ? Balnacoul

site\_obj\_name : Balnacoul Forestry Yard

site\_obj\_comments : The Balnacoul site is currently industrial and should be utilised in addition to the existing industrial estate and the existing I3/MS2. It currently has the amenity of a Vets located within a former office area, which is an example of ideal use as the vehicle access and parking are adequate and domestic animals may be walked/carried from the main areas of Mosstodloch including the use of public transport routes using the existing underpass. Using the existing industrial land, expansion of provision for light industrial units would be an advantage with no major expansion of infrastructure required. This should not be changed to housing. Housing would require children to cross the old A96 to get school and shops. This site should not be fully designated until the A96 route is finalised. Utilise existing Forestry Commission site for continuation of Industrial uses. No Change of use required. SEPA 000569 The site is distant from the sewer and it may be difficult to connect.

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