

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 002109
Date: 28 February 2019 13:33:15

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

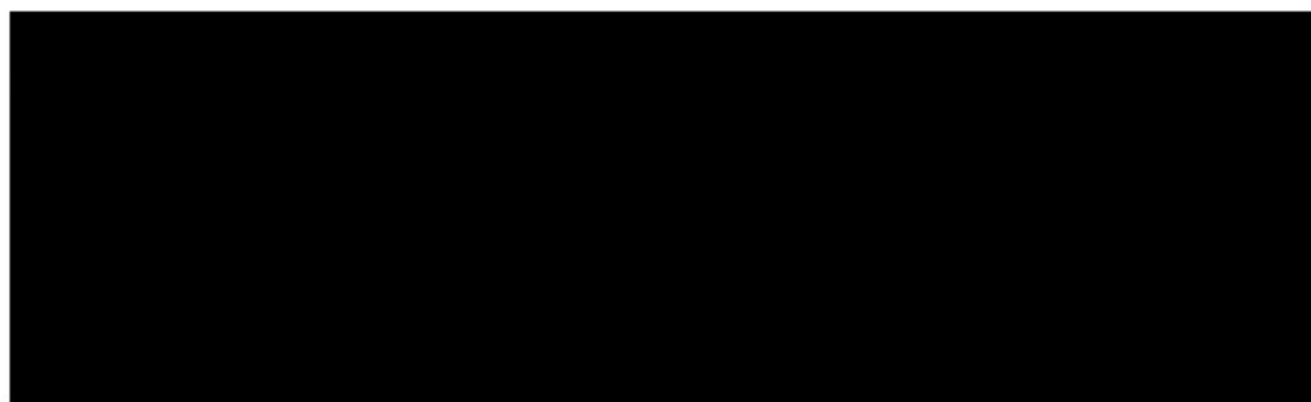
Your Details

Title: **Mrs**

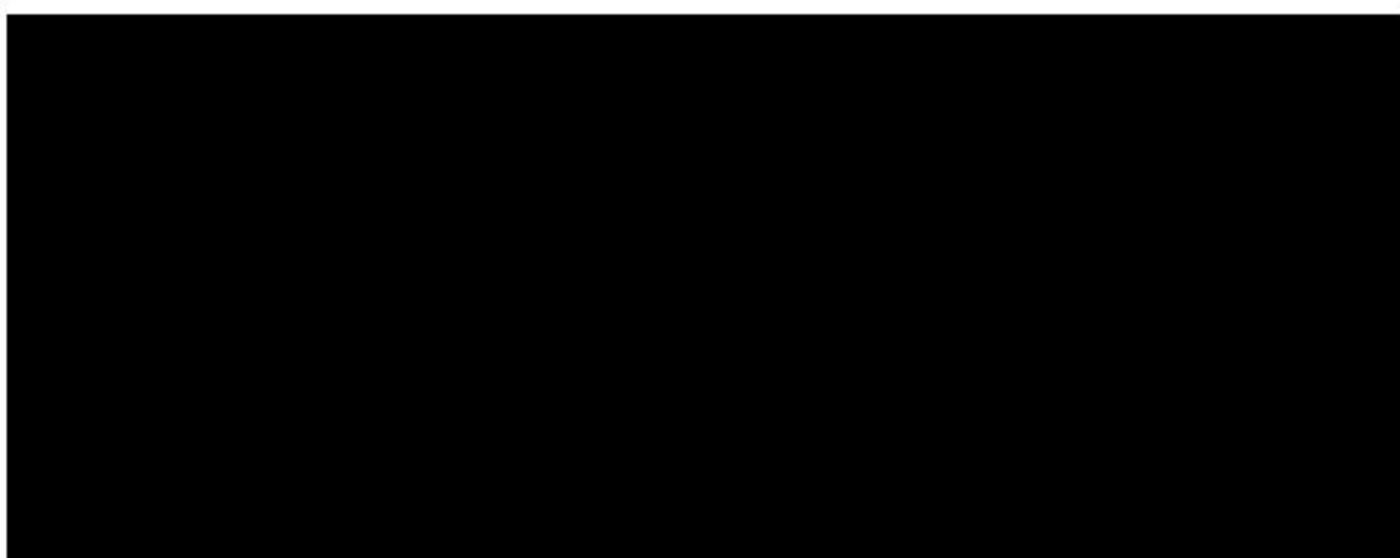
Forename(s): **Gillian**

Surname: **Karpa**

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 Central**

Site reference: **OPP 11**

Site name: **Walled Garden**

Comments: **This is a historic site which the students of Moray College UHI use and maintain along with the Friends of the Biblical Garden. A hotel does not need to be so near to the garden as it is a beautiful tranquil site. Traffic on the roads would be a big issue too.**

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

From: [Martin Keith](#)
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 002182
Date: 14 March 2019 17:10:42

Dear Sir/Madam,

I feel that any plans to develop on the grounds of the Biblical Gardens in Elgin would not be in the community's interest. For one, I feel that any developments built in such a close vicinity to Elgin Cathedral would detract from the aesthetic value of Elgin's premier historical landmark. As this cathedral is a pivotal part of our tourist industry and cultural history, I can only feel that any developments would turn away tourists and imply that the local community no longer values a large part of our cultural heritage. It is sad that such an implication could be deemed to be true.

Also, any developments on the land of the Biblical Gardens would impede on the space used by the Moray College for horticultural students. These students are only able to work with a small amount of public space and removing their access to the Biblical Gardens would almost completely eliminate their practice space. There are few public areas in Elgin kept to such a high standard as these gardens; not only are they able to practice the skills that they have learned at the college, but they are also providing a community service by enhancing the beauty of such a central, public space.

I hope that you will take this written objection into consideration as part of your deliberation on this matter.

Yours faithfully,

Martin Keith,



From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: 002154 - RO_OPP1
Date: 12 March 2019 20:04:30

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

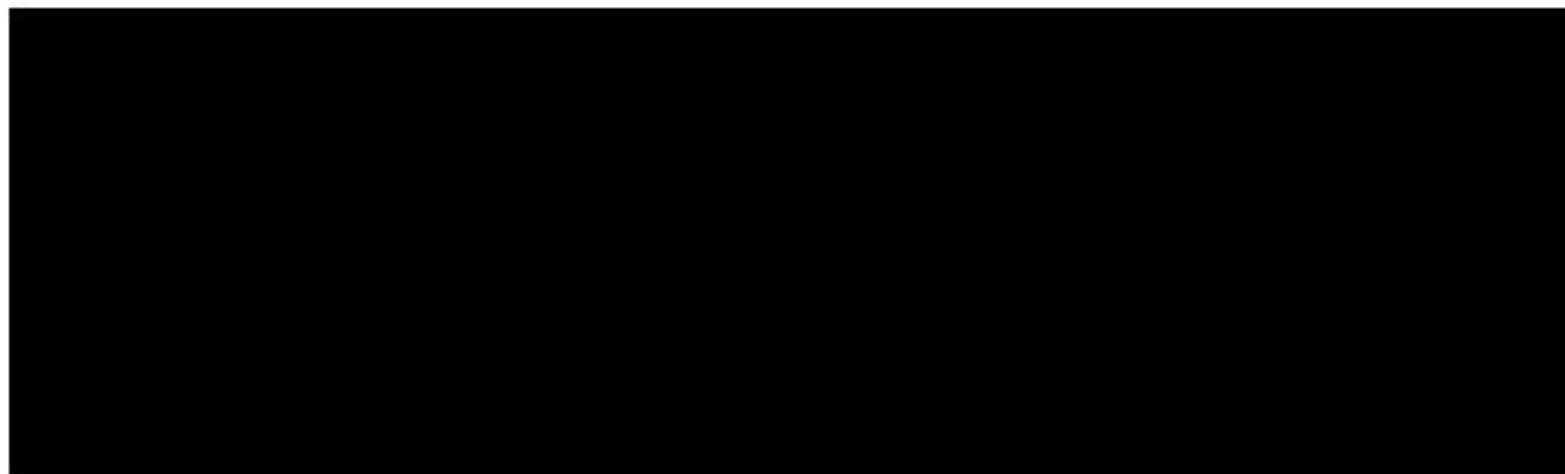
Your Details

Title: **Mrs**

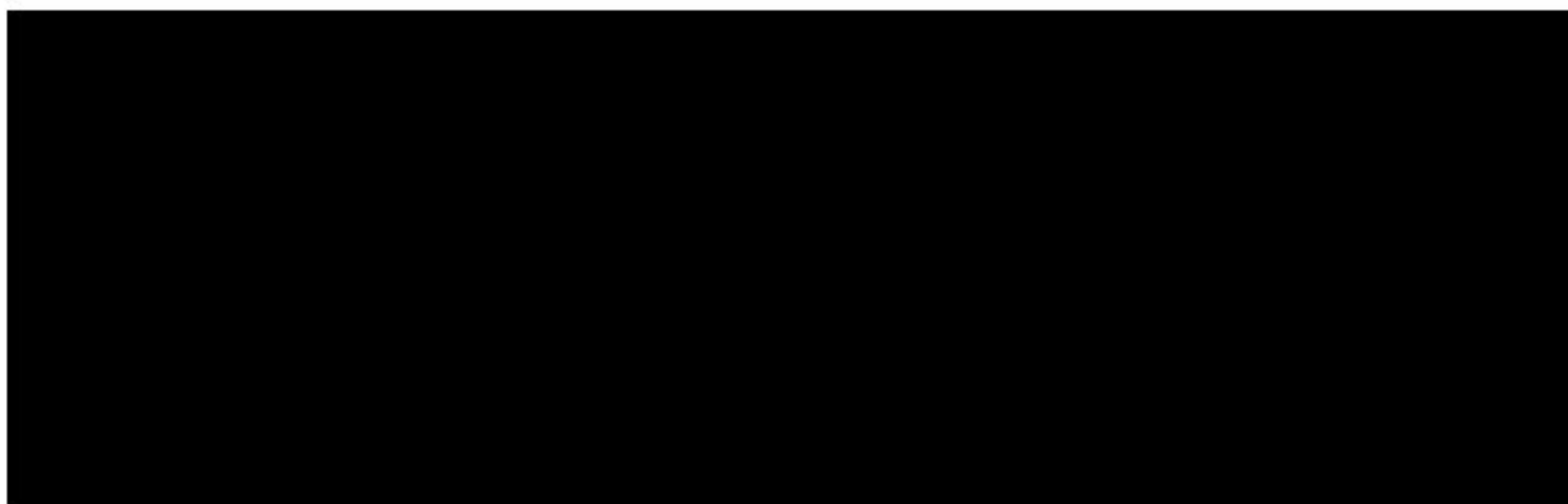
Forename(s): **Rebecca**

Surname: **Kendrick**

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: **Rothes**

Site reference: **Rothes - OPP1**

Site name: **OPP1 North Street**

Comments: **Moray Local Development Plan 2020 ? Rothes ? OPP 1** We are writing with comments to the proposed inclusion of land opposite our property [REDACTED] for designation for mixed uses including businesses and/or residential as part of the Moray Development Plan 2020. We moved to [REDACTED] in late 2016 and were unaware that this area of land has been in the development plan before now. We received notification of the site's inclusion in the 2020 development plan via letter earlier this year. I have had a look at the policy documents online as suggested in the letter, but have struggled to find specifics relating to this particular site and have unfortunately been unable to attend the exhibitions. Whilst the policy documents offer some good general intentions, the detail is not specific enough in respect of this site to reassure us that the areas of concern that we have will be adequately addressed. The land is a green space on a slope downwards from the A941 to North Street in Rothes and is adjacent to our neighbours immediately opposite at [REDACTED] and further down is adjacent to Laings Stonemasonry business premises and site. The boundary of the site extends to the land boundaries of a plot of land currently for sale and a residential garden belonging to residents living on the opposite side of the A941 to us (who were not formally notified of the intention to include the site in the development plan). The concerns and comments that we would like to express are as follows: 1. We are concerned about the land being developed for business use and consider that this would tip the balance of residential/business mix of the immediate area too far towards a business environment. There are longstanding businesses in the immediate area, which we were well aware of before moving in, the stonemasons and Forsyth's, which operate during the day only. There is a gas distribution site along North Street and Rothes Corde, both of which are directly in our view due to the camber of the land. The Corde operates 24 hours a day and displays very bright flood lighting at night for the tankers that come and go throughout the night. During the summer months, when windows are open, noise from the vehicles reversing and a whooshing sound at times from the plant machinery and light pollution from the flood lighting is disturbing and intrusive. We accept that the Corde has been here well before we moved in, however we are concerned that any new business premises may well bring additional unwelcome noise and nuisance, along with a building that may not enhance the visual impact of the area. Air quality is an additional concern. 2. Whether introducing business or residential buildings, there are concerns about the stability of the land, particularly close to the boundary with [REDACTED] and the stonemasons. [REDACTED] sits snugly between the A941 and a cliff edge down to Laing's stonemasons. Our concerns are that when digging out foundations in the adjacent plot, that the land will give way and cause irreparable damage to both [REDACTED] and the stonemasons and this may have an impact on our land, which sits higher up opposite the A941. It is noted that a number of trees situated on the edge of the drop between [REDACTED] and the stonemasons, which previously provided screening from Rothes Corde, have come down. 3. Overdevelopment of the site is a concern. In respect of residential dwellings, we consider that low density residential dwellings with generous garden areas would be the most appropriate and safest options for this site, if it is considered appropriate for development at all. This may allow for adequate drainage provisions to be introduced

and for planting of trees and shrubs to absorb water from the hills and provide screening. High density housing or flats, will result in limited garden space and green areas, due to the numbers of properties. An increase in the numbers of people will increase the requirement for parking spaces, which in turn means more concrete, less ability for natural drainage to occur and the potential for increased flooding. 4. Safety concerns for the entrance/exit of the site. The A941 is a very fast road. The speed limit would need to be significantly reduced much further back than it is now from Elgin to Rothes to allow for safe access to the site from the A941. Vehicles rarely slow to the 30mph speed limit on entering Rothes currently. Even with a change to speed limits there would need to be proactive enforcement to ensure that these are adhered to, to prevent serious road traffic accidents from occurring. The entrance to the site from North Street may also present some challenges from a safety point of view. Closeness to a bend in the B9015 and obstructed view from the old railway bridge may be hazardous for turning vehicles.

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

From: [Gary Templeton](#)
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 000326 - FW: cooper park- Elgin OPP11
Date: 25 February 2019 08:06:47
Attachments: [image001.png](#)

From: Localdevelopmentplan
Sent: 24 February 2019 15:45
To: Gary Templeton; Rowena MacDougall
Subject: FW: cooper park

Subject: cooper park

In the 2019 Local Plan Review the OPP11 settlement statement states that suitable uses would be Arts, Cultural and Community/Visitor Facilities. In the site specific requirements section mention is made of a hotel. A Hotel in my opinion is not a visitor facility. This may just be an unfortunate choice of words as visitors do require somewhere to stay but a visitor facility should be about providing somewhere for the visitor to see or go or do when they are in Elgin not stay. There are a number of training facilities in the area - Historic Scotland/Moray College/Greenfingers and they should be encouraged to expand their horizons to allow for an increased interaction with visitors. Section 3.3 of the 2015 Central Elgin Regeneration Public Design Charrette Development Framework identifies as one of the priorities for Cooper Park should be investment in Health and Wellbeing in the Lossie Green Corridor/Cooper Park. The suggestion of a hotel does nothing to fulfil these principles

Kind Regards

Ken

Ken Kennedy | Lands Parks and Countryside Officer | Direct Services – Environmental Protection



From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 002065
Date: 22 February 2019 13:49:55

Moray Local Development Plan - Proposed Plan 2019

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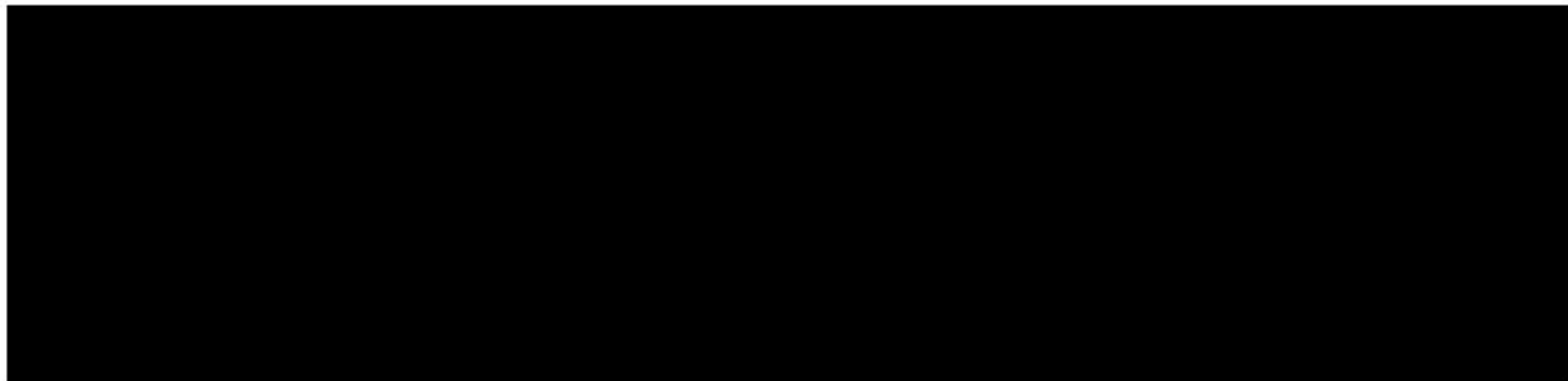
Your Details

Title: **Mr**

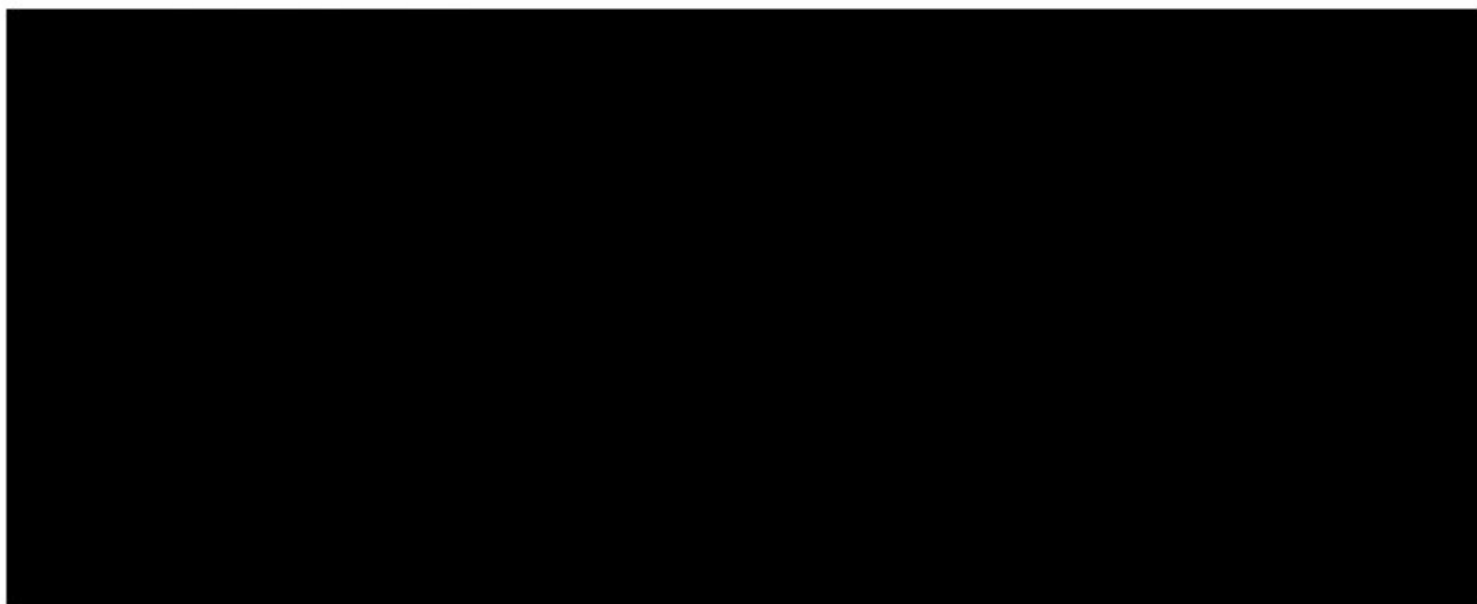
Forename(s): **Kenneth**

Surname: **Kennedy**

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: **Elgin**

Site reference: **OPP11 The Walled garden**

Site name: **The Walled Garden**

Comments: **In the 2019 Local Plan Review the OPP11 settlement statement states that suitable uses would be Arts, Cultural and Community/Visitor Facilities. In the site specific requirements section mention is made of a hotel. A Hotel in my opinion is not a visitor facility. This may just be an unfortunate choice of words as visitors do require somewhere to stay but a visitor facility should be about providing somewhere for the visitor to see or go or do when they are in Elgin not stay. There are a number of training facilities in the area - Historic Scotland/Moray College/Greenfingers and they should be encouraged to expand their horizons to allow for an increased interaction with visitors. Section 3.3 of the 2015 Central Elgin Regeneration Public Design Charrette Development Framework identifies as one of the priorities for Cooper Park should be investment in Health and Wellbeing in the Lossie Green Corridor/Cooper Park. The suggestion of a hotel does nothing to fulfil these principles**

Policy Objection

Policy: **EP11 Battlefields, Gardens and Designed Landscapes**

Comments: **OPP11 should be afforded an ENV designation in the plan rather than an OPP one**

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

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: EL_OPP11 - 002052
Date: 22 February 2019 10:28:20

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

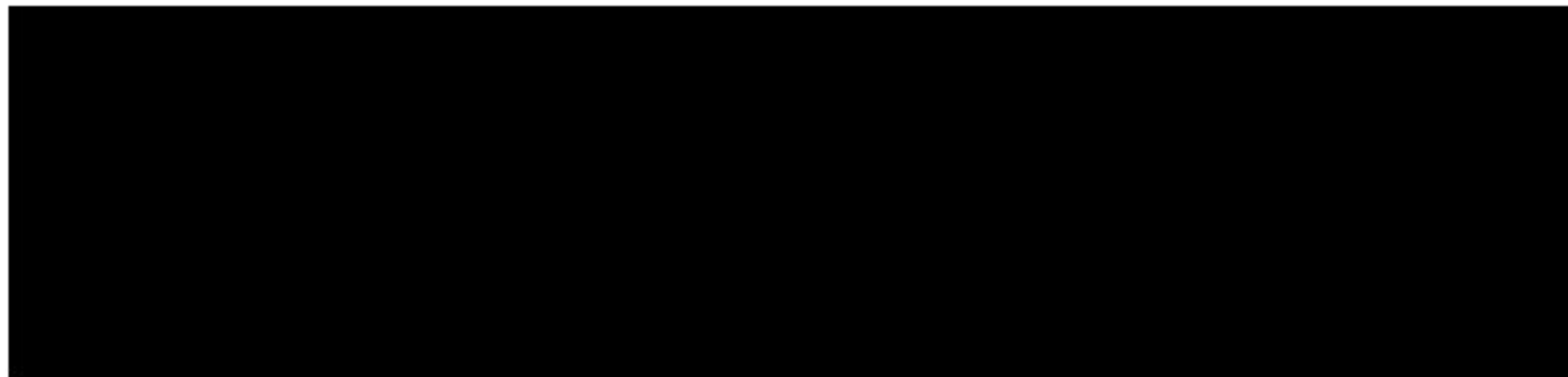
Your Details

Title: **Mr**

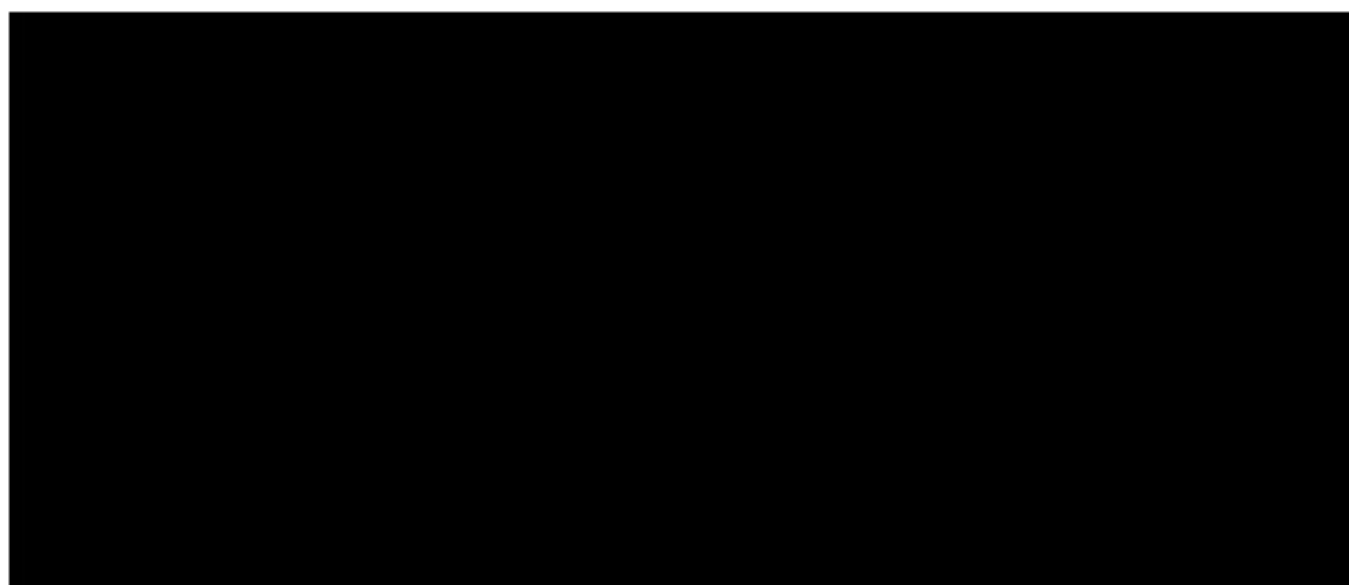
Forename(s): **Nigel**

Surname: **Kirby**

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 Central**

Site reference: **OPP 11**

Site name: **Walled Garden**

Comments: **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, three poly tunnels and replace it with a 4-5 star hotel will drastically diminish horticulture education provision in Elgin and beyond, not to mention the impact it will have on the Biblical garden itself. It goes against the tenets of partnership working in Elgin and opts in favour of imagined commercial gain, which may in fact bring very little benefit to the people of Elgin.**

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

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: FH_R2 - 002134
Date: 09 March 2019 05:16:39

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

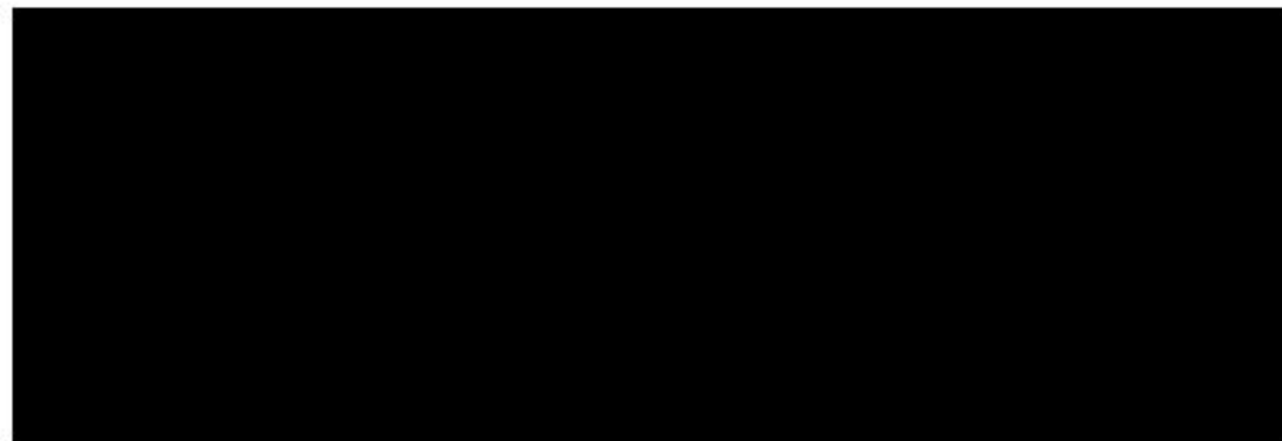
Your Details

Title: **Mrs**

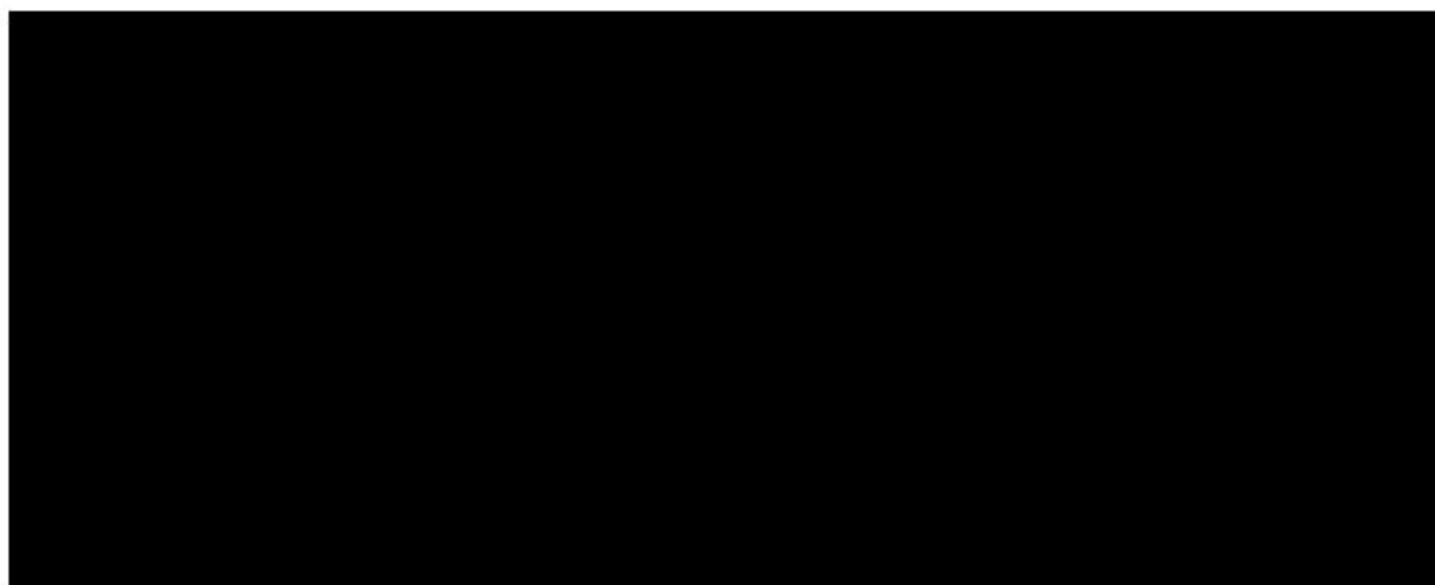
Forename(s): **Frances**

Surname: **Knight**

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: **Findhorn**

Site reference: **Settlement Boundary, The Park**

Site name: **White land**

Comments: **The settlement boundary of Findhorn at the north end of the Park should be returned to its layout in 2007. It was extended to its current position after the Public Inquiry of 2007 in order to include an area of land (previously called LONG) which had been rejected for development.. The land, to the north and west of the adjacent site R2 is shown with an asterisk on the settlement map and is designated 'white land'. 1. The site should not be included in the settlement boundary because it is unsuitable and inappropriate for development. a. there is no road access to the nearest main road, B9011. b. there is no safe pedestrian route through the adjacent developments which would conform with Council's T2 policy. c. the site is in an Area of Great Landscape Value. d. the area is environmentally sensitive and includes threatened species. e. it is part of a sand dune system. f. the area has great recreational value for many people within and outside the local area. 2. The reasons for extending the settlement boundary to enclose this land were not detailed in terms of the Public Inquiry recommendations against development. The settlement boundary should therefore be restored to its 2007 delineation to the north of the R2 site, in order to respect the integrity of the coastal dunes landscape and the environmental value of the land, as well as underlining the unsuitability of the land for housing development, now or in the future.**

site_obj_name_town_village_grouping : Findhorn

site_obj_reference : The Park

site_obj_name : R2

site_obj_comments : **The settlement map of Findhorn is incorrect. It shows an area of open space between the development site R2 and the neighbouring property, Tor Avon. This was the intention of the original designation of the R2 site in the 2008 Local Plan. The open space was to be a 'green corridor'. The development on R2, West Whins, has been extended without authorisation to take up all the land to the fence line of Tor Avon. (it has a distinctive right angle in the middle). Either this unauthorised extension should be removed (it doesn't include any housing) and the land restored to the original plan, or the map must be altered to show the reality of the development. There is no open space as shown here on the settlement map. There are parking spaces and a row of garages/workshops. This is all development which was referenced to site R2. I don't think the official map of Findhorn should contain this kind of false information.**

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

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: FH_SB - 002134
Date: 09 March 2019 05:16:39

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

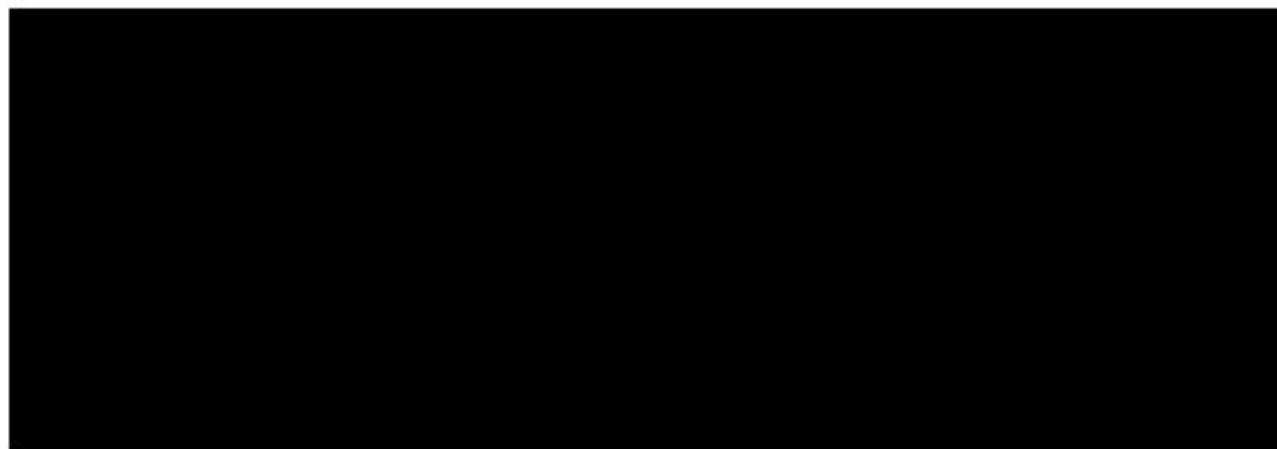
Your Details

Title: **Mrs**

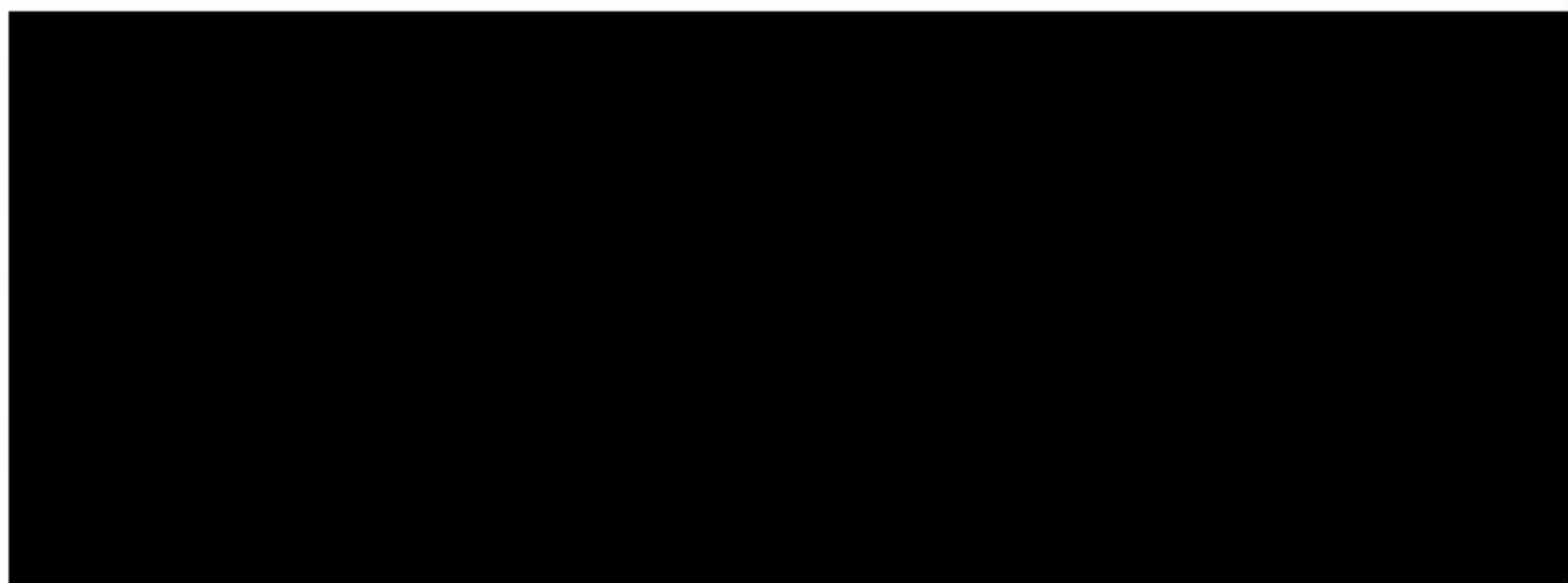
Forename(s): **Frances**

Surname: **Knight**

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: **Findhorn**

Site reference: **Settlement Boundary, The Park**

Site name: **White land**

Comments: **The settlement boundary of Findhorn at the north end of the Park should be returned to its layout in 2007. It was extended to its current position after the Public Inquiry of 2007 in order to include an area of land (previously called LONG) which had been rejected for development.. The land, to the north and west of the adjacent site R2 is shown with an asterisk on the settlement map and is designated 'white land'. 1. The site should not be included in the settlement boundary because it is unsuitable and inappropriate for development. a. there is no road access to the nearest main road, B9011. b. there is no safe pedestrian route through the adjacent developments which would conform with Council's T2 policy. c. the site is in an Area of Great Landscape Value. d. the area is environmentally sensitive and includes threatened species. e. it is part of a sand dune system. f. the area has great recreational value for many people within and outside the local area. 2. The reasons for extending the settlement boundary to enclose this land were not detailed in terms of the Public Inquiry recommendations against development. The settlement boundary should therefore be restored to its 2007 delineation to the north of the R2 site, in order to respect the integrity of the coastal dunes landscape and the environmental value of the land, as well as underlining the unsuitability of the land for housing development, now or in the future.**

site_obj_name_town_village_grouping : Findhorn

site_obj_reference : The Park

site_obj_name : R2

site_obj_comments : **The settlement map of Findhorn is incorrect. It shows an area of open space between the development site R2 and the neighbouring property, Tor Avon. This was the intention of the original designation of the R2 site in the 2008 Local Plan. The open space was to be a 'green corridor'. The development on R2, West Whins, has been extended without authorisation to take up all the land to the fence line of Tor Avon. (it has a distinctive right angle in the middle). Either this unauthorised extension should be removed (it doesn't include any housing) and the land restored to the original plan, or the map must be altered to show the reality of the development. There is no open space as shown here on the settlement map. There are parking spaces and a row of garages/workshops. This is all development which was referenced to site R2. I don't think the official map of Findhorn should contain this kind of false information.**

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