

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_OPP11 - 002062  
**Date:** 22 February 2019 12:55:46

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## Moray Local Development Plan - Proposed Plan 2019

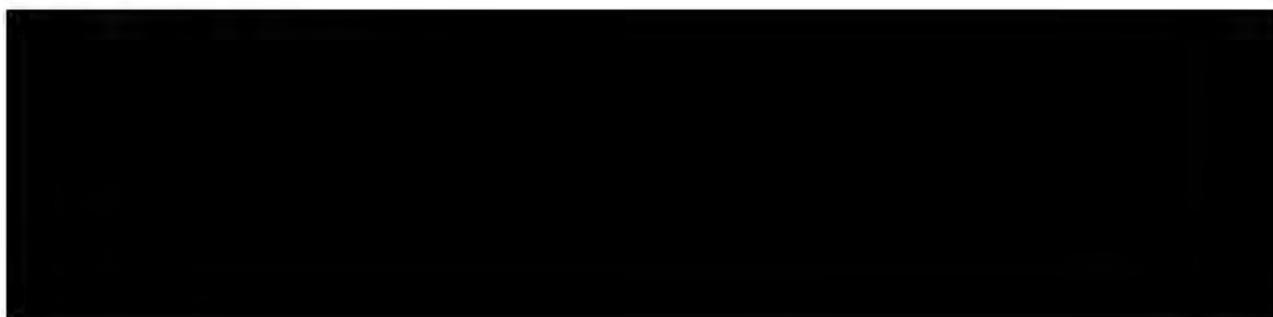
Your Place, Your Plan, Your Future

### Your Details

Title:



### 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: **OPP11**

Site name: **Walled Garden**

Comments: **This would be a great loss to the area and to the College who use, maintain and develop the gardens in partnership with the Friends of the Biblical Garden, providing a real life working environment for the students. The Gardens are also part of the Castle to Cathedral to Cashmere project, helping to bring the rich history of Elgin to life for future generations. It would be a very sad day if any part of the gardens or the working facilities were to be removed.**

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\_R1 - 000866  
**Date:** 13 March 2019 23:57:04

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mr**

Forename(s): **David**

Surname: **MacBeath**

### 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: **Bilbohall Masterplan**

Site name: **Bilbohall Area Elgin South & The Firs**

Comments: **Dear Sir Madam I wish to raise my deep concern regarding the development of Bilbohall South. The Firs R1 - Can you please clarify what a "Unit" consists of ' And what privacy will we have from this development ' Parking behind the gardens of No 1, 3, 5 Fairfield Avenue at the Firs. Car Park access in place. What restrictions to high sided vehicles parking overlooking our back gardens will be given. Will the council introduce measures to prevent high sided vehicles parking with cctv overlooking our gardens. The proposed Football Pitch - Access for 10 parking spaces is directly opposite of the back garden of [REDACTED] What vehicle restrictions will be put in place for when football & sporting events take place ' Where will the rest of the cars park ' What groups & who will have access to the football pitch ' You can expect 50/60 cars during any sporting event ie school use & summer fetes. Where will these cars park ' This carries me to my next point. Traffic lights at a bridge next to a kids play park buses, tractors impatient drivers. A caldron of bad ideas. This bridge should not be an access point for the size of development proposed. I raised this in my last objection & I raise it again. This road link is a cheap alternative to the relief road proposed a few years back which was shelved due to cost. The prospect of having an increased volume of noise from cars & prospect of buses passing our house is of real concern. Will the council support a proposal to replace fencing roadside from [REDACTED] respectively and replace with Acoustic Fencing panels which will reduce the noise of passing traffic, and give us some degree of privacy. I note the council for the request of a Habitat Survey of The Firs and surrounding area. During the summer we often observe bats in the evenings & occasional red squirrel. Whilst they can't speak for themselves we need to be mindful of what peace & tranquility living near a nature reserve has. I trust our concerns are duly noted. I strongly object to these proposals. Yours faithfully Mr & Mrs D MacBeath**  
[REDACTED]

## Policy Objection

Policy: **DP1 Development Principles**

Comments:

## Other Objection

Document commenting on: **Elgin South - Bilbohall - The Firs**

Comments:

**From:** [Isabel MacColl](#)  
**To:** [Localdevelopmentplan](#)  
**Cc:** [Isabel MacColl](#)  
**Subject:** EL\_OPP11 - 002101  
**Date:** 27 February 2019 10:00:42

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Disappointed to hear that Moray Council are possibly selling this area for development. I would have thought this would be a protected area.

The biblical garden is a beautiful, peaceful, tranquil area despite being in the town. I am sure that many people like myself find it relaxing to have a walk round this and just sit and feel their worries fade even if it is for a short time. Some people don't have transport to enable them to go for walks in the country and this is the next best thing, as you do not get the feel of being in the town, you feel you are away from it all. My grandchildren love this area and have decided that this is where the fairies live. I would imagine the schools use this area if taking the children out to enhance religious education.

I am sure there are many other reasons that people would like this area kept. The above paragraph highlights a few.

I sincerely hope that Moray council will reconsider and ensure this area is protected for the unforeseeable future.

Isabel MacColl

Sent from my iPad Isa

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** Moray Local Development Plan - Proposed Plan 2019: E1H93T08  
**Date:** 14 March 2019 19:36:12

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Miss**

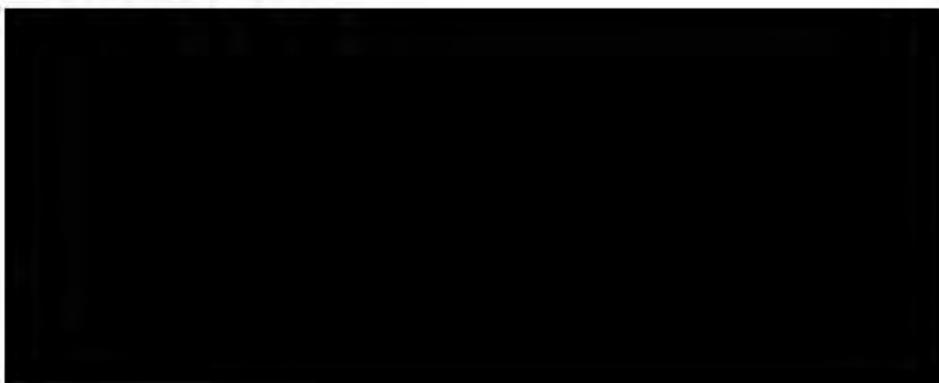
Forename(s): **Gillian**

Surname: **Mackay**

### 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: **OPP6**

Site name: **Spynie Hospital**

Comments: **Various reasons for objection...** 1. Road safety in this area must be looked at again. The entrance to this site from Duffus has a 40mph limit, because Scottish Government policy states that this is allowed. This is not adhered to and no police survey has ever taken place to clarify this, after reassurances from Moray Council that this will happen. A 30mph limit is needed much further towards the entrance to Findrassie development to slow traffic down before entering a built up area. The road is very narrow in places and many schoolchildren use this route to get to both Elgin Academy and Bishopmill Primary school. Consideration should also be given to traffic lights. Also parking outside Education department on Duffus Road should be put to double yellow lines. Increased traffic will only cause frustration and accidents. 2. The scale, density and character of this site must be appropriate to the surrounding area. Your environmental policies state that sites with 10 to 50 units should have a minimum of 15% open space This woodland site has many different types of wildlife and your PP3 Placemaking document states that this policy should continue to promote enhancement and extension of wildlife corridors as this ensures consideration at the outset. I would hope this is adhered to when any planning is forthcoming. Existing houses that back onto this site have a wildlife corridor behind them and this is an ideal place to enhance it by planting more trees to help to screen sites and preserve existing wildlife. 3. Our house is at a lower level than this, as are many others that back onto this site. Appropriate screening has to be considered as loss of privacy and overshadowing may occur as should drainage issues be addressed It is well known that this area is mainly clay soil which does not drain well. Additional houses built at a higher level can only have a detrimental effect on lower placed properties. A SUDS drainage system fit for purpose must be considered. 4. Part of the demolished hospital was done around 2009, to build a dental surgery. Building materials were left by the developer and natural habitat has grown over this to form a small mound on the site. Has this been tested for asbestos and any other contaminations. 5. Spynie Care Home is a well established care home for many patients, some in the last days of their lives. The employees and residents have a right to reside and work their with as little disruption as possible. Any application which is to be considered near this must take this into consideration. A development which is on a large scale, with larger house for families will have to provide play areas which may be disruptive to care home residents. This is unacceptable and types of housing should be considered... ie. bungalows, elderly residents properties, accessible properties. An elderly and disabled accessible community could easily be built on this site to make it more pleasant for care home residents and existing home owners

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

**site\_obj\_reference : ENV6**

**site\_obj\_name : Linkwood**

**site\_obj\_comments : Springfield Properties proposed that the playpark site should be**

built upon and the playpark moved to the middle of the village green. Ownership of playpark land needs to be clarified. As a former owner on this original development, my title deeds stated that myself and all other owners of the original development, ie. Macmillan Avenue, Bain Road , etc all owned an equal share of the land that the playpark had been developed on. Screen Autumn, the factoring agent had been employed to maintain it in our behalf. Ownership of this land is divided between around 328 house of the first phases and any changes to it must have more than 50% approval of owners. Springfield own village green area, not playpark. Therefore how can planning application be made without proof of ownership.

### **Policy Objection**

Policy:

Comments:

### **Other Objection**

Document commenting on: **Elgin**

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:** Moray Local Development Plan - Proposed Plan 2019: E1H93T08  
**Date:** 14 March 2019 19:36:12

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Miss**

Forename(s): **Gillian**

Surname: **Mackay**

### 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: **OPP6**

Site name: **Spynie Hospital**

Comments: Various reasons for objection... 1. Road safety in this area must be looked at again. The entrance to this site from Duffus has a 40mph limit, because Scottish Government policy states that this is allowed. This is not adhered to and no police survey has ever taken place to clarify this, after reassurances from Moray Council that this will happen. A 30mph limit is needed much further towards the entrance to Findrassie development to slow traffic down before entering a built up area. The road is very narrow in places and many schoolchildren use this route to get to both Elgin Academy and Bishopmill Primary school. Consideration should also be given to traffic lights. Also parking outside Education department on Duffus Road should be put to double yellow lines. Increased traffic will only cause frustration and accidents. 2. The scale, density and character of this site must be appropriate to the surrounding area. Your environmental policies state that sites with 10 to 50 units should have a minimum of 15% open space This woodland site has many different types of wildlife and your PP3 Placemaking document states that this policy should continue to promote enhancement and extension of wildlife corridors as this ensures consideration at the outset. I would hope this is adhered to when any planning is forthcoming. Existing houses that back onto this site have a wildlife corridor behind them and this is an ideal place to enhance it by planting more trees to help to screen sites and preserve existing wildlife. 3. Our house is at a lower level than this, as are many others that back onto this site. Appropriate screening has to be considered as loss of privacy and overshadowing may occur as should drainage issues be addressed It is well known that this area is mainly clay soil which does not drain well. Additional houses built at a higher level can only have a detrimental effect on lower placed properties. A SUDS drainage system fit for purpose must be considered. 4. Part of the demolished hospital was done around 2009, to build a dental surgery. Building materials were left by the developer and natural habitat has grown over this to form a small mound on the site. Has this been tested for asbestos and any other contaminations. 5. Spynie Care Home is a well established care home for many patients, some in the last days of their lives. The employees and residents have a right to reside and work their with as little disruption as possible. Any application which is to be considered near this must take this into consideration. A development which is on a large scale, with larger house for families will have to provide play areas which may be disruptive to care home residents. This is unacceptable and types of housing should be considered... ie. bungalows, elderly residents properties, accessible properties. An elderly and disabled accessible community could easily be built on this site to make it more pleasant for care home residents and existing home owners

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

site\_obj\_reference : ENV6

site\_obj\_name : Linkwood

site\_obj\_comments : Springfield Properties proposed that the playpark site should be

built upon and the playpark moved to the middle of the village green. Ownership of playpark land needs to be clarified. As a former owner on this original development, my title deeds stated that myself and all other owners of the original development, ie. Macmillan Avenue, Bain Road , etc all owned an equal share of the land that the playpark had been developed on. Screen Autumn, the factoring agent had been employed to maintain it in our behalf. Ownership of this land is divided between around 328 house of the first phases and any changes to it must have more than 50% approval of owners. Springfield own village green area, not playpark. Therefore how can planning application be made without proof of ownership.

### **Policy Objection**

Policy:

Comments:

### **Other Objection**

Document commenting on: **Elgin**

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\_OPP11 - 002070  
**Date:** 22 February 2019 20:51:23

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mrs**

Forename(s): **Jeniffer**

Surname: **MacKean**

### 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 central**

Site reference: **OPP 11**

Site name: **Walled garden**

Comments: **I don't believe this project should be carried forward. Not only will it be a loss for the citizens of the city as a place of value, but also people Coming to visit, they will no longer be able to see one of the few special things that Elgin has to offer. Also, carrying this project forward would completely undermine the popular horticulture course offered by Moray college. Education is so important, so removing a place so essential to educating purposes would be a low point for the town.**

## **Policy Objection**

Policy:

Comments:

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

**From:** [Janice Mackenzie](#)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_OPP11 - 002049  
**Date:** 22 February 2019 09:35:10

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Please, please do not sell off this land to a developer.  
The walled garden needs these facilities as do Green Fingers.  
It is such a beautiful part of Elgin near the Cathedral and we do NOT need another concrete box style hotel.....it would be sacrilege to offer up this land to developer.  
I understand the actual garden would be saved but the volunteers tending the garden need it so do the students etc who use it.  
For a mere pittance it would bring to the council coffers it would be a tragedy.  
PLEASE do NOT allow this.

As a council , we the tax payers employ you and therefore it should go a referendum to see what the public think.

Janice Mackenzie



Sent from my iPad

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_R1 - 002189  
**Date:** 14 March 2019 18:34:39

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mrs**

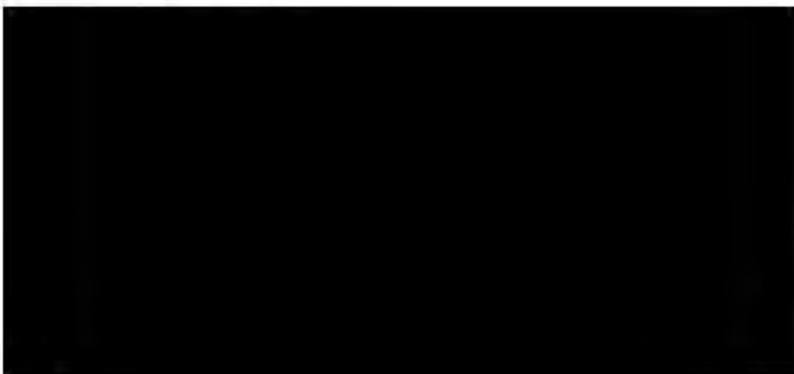
Forename(s): **Michelle**

Surname: **Mackenzie**

### 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: **Fairfield avenue back field, old hospital**

Site name: **Fairfield avenue Elgin iv30 6bb**

Comments: **We strongly object to the new plans that were on display in the town last month. These plans still do not have a resolution for the "rat run" on a proposed x amount of houses to use the current bridge for access to these new home' No light' No footpath' No new bridge' How can this small , difficult to see any cars coming towards the bridge have the capacity for all of these houses' It's already an accident waiting to happen. Luckily all of us know to look but what about the huge level of traffic that shall use this road instead of waiting at the railway bridge crossing at peak times to get to new Elgin' The flood alleviation has not be developed further and leaves us yet again in a compromising position as the houses shall be above us ie... water running down' The level of houses are way to many and to close to our properties.. The wet lands around the houses are protected and the level of wildlife around here is abundant to see. The family of deer are still here. Every morning, every evening using this field. We had no idea plans were in place for out of the front of our property ' To sit on top of the water table' This is unbelievable! When the rain is heavy this area resembles a duck pond! Again as we states last time we have strong objections regarding any of this building going forward without thoughtout plans been sent to us and fellow neighbours.**

## Policy Objection

Policy: **EP5 Open Space**

Comments:

## Other Objection

Document commenting on: **Open spaces**

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\_R1 - 002189  
**Date:** 14 March 2019 18:34:39

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

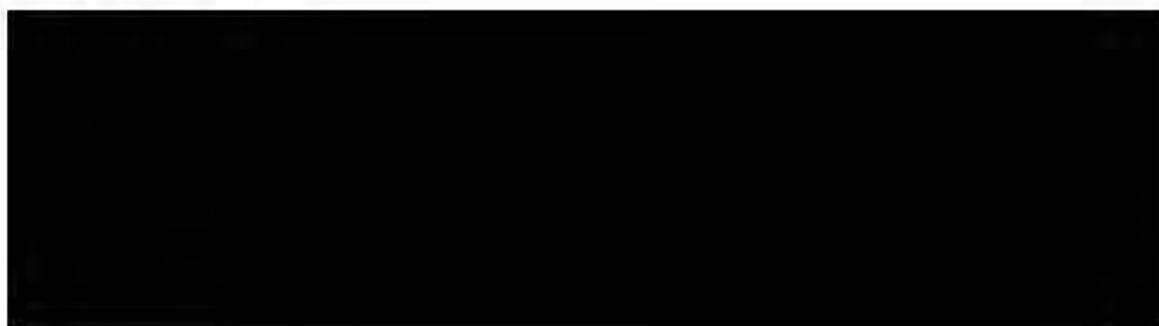
### Your Details

Title: **Mrs**

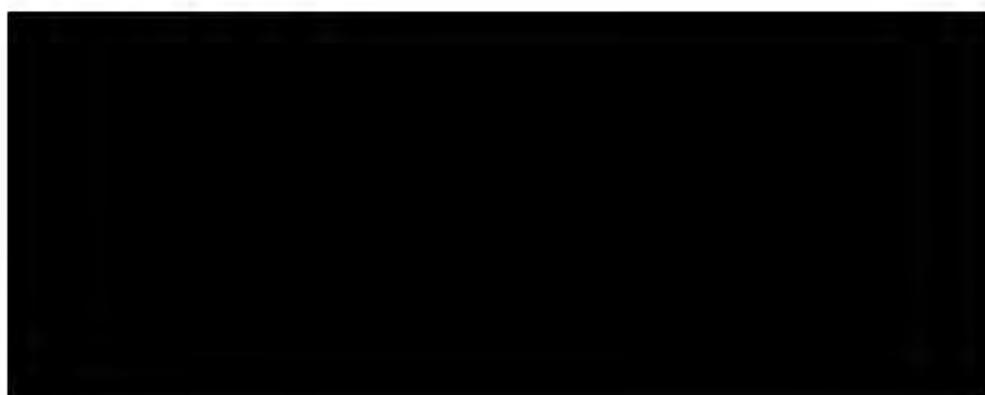
Forename(s): **Michelle**

Surname: **Mackenzie**

### 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: **Fairfield avenue back field, old hospital**

Site name: **Fairfield avenue Elgin iv30 6bb**

Comments: **We strongly object to the new plans that were on display in the town last month. These plans still do not have a resolution for the "rat run" on a proposed x amount of houses to use the current bridge for access to these new home' No light' No footpath' No new bridge' How can this small , difficult to see any cars coming towards the bridge have the capacity for all of these houses' It's already an accident waiting to happen. Luckily all of us know to look but what about the huge level of traffic that shall use this road instead of waiting at the railway bridge crossing at peak times to get to new Elgin' The flood alleviation has not be developed further and leaves us yet again in a compromising position as the houses shall be above us ie... water running down' The level of houses are way to many and to close to our properties.. The wet lands around the houses are protected and the level of wildlife around here is abundant to see. The family of deer are still here. Every morning, every evening using this field. We had no idea plans were in place for out of the front of our property ' To sit on top of the water table' This is unbelievable! When the rain is heavy this area resembles a duck pond! Again as we states last time we have strong objections regarding any of this building going forward without thoughtout plans been sent to us and fellow neighbours.**

## Policy Objection

Policy: **EP5 Open Space**

Comments:

## Other Objection

Document commenting on: **Open spaces**

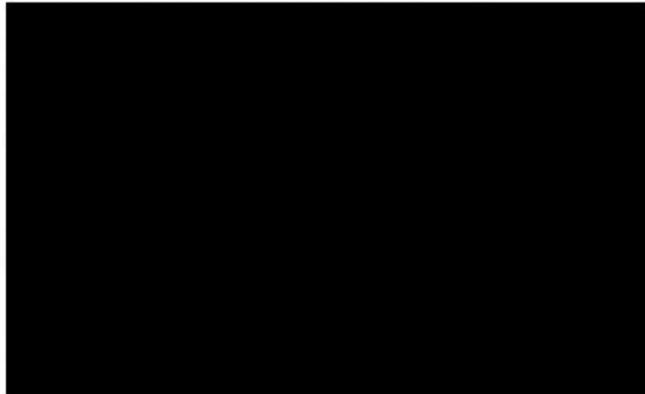
Comments:

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

## **Moray Local Development Plan 2020**

Representations from

Katherine Mackintosh and Frank Reid



We object to the development of further housing at Bilbohall Elgin on the grounds that the infrastructure is not adequate to support development of this scale.

My objection is in respect of

- R1 – Bilbohall North**
- R2 – Edgar Road**
- R3 – Bilbohall South**
- R4 – South West of Elgin High School**
- R5 – Bilbohall West**
- R6 – Knockmasting Wood**
- R7 – The Firs**

### **Transport Infrastructure**

The proposed Local Development Plan 2020 states that R1, R2, R3, R4, R5, R6 and R7 are all constrained until TSP3, TSP4, and TSP26 are provided. In order to protect the existing quiet residential area, it must be a condition of any planning consent that works to TSP3, TSP4, and TSP 26 are completed before any new housing is commenced. The existing infrastructure is not able to cope with any additional traffic. This has been demonstrated by the fact that no further housing has been allowed at the Robertson development without improvements. Provision of new roads infrastructure must be completed first.

All construction traffic should enter the site from the Edgar Road extension in order to protect the amenity of the existing homes.

While junctions at TSP30 and 31 are highlighted in terms of the required Transport Assessment this is only to calculate the Bilbohall development's share of the potential impact and therefore contribution. There is no indication of when these roundabouts will be upgraded and yet the Curtins Strategic Modelling 2 February 2018 suggests 56% of vehicles from the Bilbohall development will use TSP30 and 31. A clear timetable is required on when these improvements will take place.

Improvements are required at TSP27, it requires to be a condition of planning consent for any of the sites these works are completed before the housing commences.

The Strategic Model is only guidance a full Transport Assessment is required as part of any planning application in order to fully assess the impact.

The proposals put forward by Curtins in the Bilbohall Masterplan, in connection with the railway bridge at the Mayne Farm Road access are all inadequate, the access requires a replacement bridge. The original Victorian bridge is not sufficient to carry the predicted 44% of the development traffic. There appears to have been no surveys completed on the structural stability of the bridge and whether it can carry an increase in traffic of over a 500% on a single-track road. There are options for two lanes on the existing bridge, which also carries all the services to the existing development, can two buses physically pass on the bridge?

Proposals 1a, 1b, 2, 3, 4 and 5 all put additional pressure on to the local road network. Proposal 1a, 1b and 2 propose that traffic from the north and west will turn right on the corner of Wittet Drive on to Wards Road at a point where there is no clear visibility. NO improvements are proposed. Options 1a, 1b and 4 push all the traffic for nearly half the Bilbohall development along Fleurs Drive and Pluscarden Road an increase of over 250% according to Curtins model and yet there is no data on the traffic impact at this location.

Option 2 and 3 have a very significant impact on the houses on Mayne Road.

Curtins proposition that the existing road network can accommodate all the additional usage without improvements to local junctions seems short sighted and wrong. Once vehicles have been held at the railway bridge traffic lights, they will queue to access Wittet Drive and the rest of the road network. Robertson Homes' appeal to build more housing in 2006 was dismissed on the grounds of road safety. This supported the Moray Council Transport Managers view. The proposals being brought forward now do nothing to address road safety on the wider network and there appears to be no consideration of visibility and safety on the local road network.

There appear to be some fundamental inconsistencies in the Curtins model. The proposed Local Development Plan 2020 has the following parking standard

- 2 spaces per 2/3 bed home
- 3 spaces per 4 bed home
- 1 space per 1 bed home

It is assumed that these levels are required because Moray Council believe that this reflects actual car usage and certainly 75% of the existing homes have at least two vehicles. In total this would produce a minimum of 764 car assuming 2 per house.

Assuming 75% of these cars undertake a journey each morning and evening that would be 573 trips each way every day compared to Curtins model which suggests

DS 2030 MP Link ref 1 - 139 trips

DS 2030 MP Link Ref 7 – 166 trips

Total car movements modelled - 305 compared to the 764 parking spaces required. The model appears to under estimate the traffic that the Bilbohall development will produce.

The 139 trips is a car passing my house every 26 seconds in the morning peak.

The model as produced by Curtins is based on the Elgin Traffic model, a Transport Impact Assessment gathering data on the actual existing vehicle movements at each location has not been completed and must be undertaken so that the actual traffic picture is fully understood before and decisions are made in relation to upgrading the junctions.

## **Noise Impact**

The Bilbohall Masterplan highlights under 4.4.16 that there will be major noise impact for residents at the Edgar Road extension. No Noise Impact Assessment has been carried out for the housing at Fairfield Avenue and there is no mention of the need for a noise impact assessment in the Local Development Plan 2020 proposals. It is essential that this is undertaken as part of any planning application and that appropriate mitigation measures put in place. The proposed Edgar Road Extension already serves Glassgreen Primary and Elgin High school and has considerably more traffic movements than Mayne Farm Road, although these might be out with peak hours.

The Noise Impact at Mayne Farm Road and Fairfield Avenue will be considerable as 44% of development traffic is expected to use that route as well as public transport and heavy goods vehicles. It is then proposed to put traffic calming measures such as raised platforms which will produce more noise as vehicles bump over them. This pleasant residential area will change forever. As Mayne Farm Road requires to be widened can the road be moved away from existing housing? What mitigation measures are proposed?

## **Air Quality**

There is no mention in the proposed Local Development Plan 2020 of Air Quality. The Masterplan suggests that there will be no significant impact of air quality however the proposed Local Development Plan 2020 does not require any assessment, this is remiss and must be corrected. The air quality on Mayne Farm Road and Fairfield Avenue will be affected by the very considerable increase in traffic and stationary traffic at the railway bridge. An Air Quality Assessment is required as part of any planning application.

## **Planting**

Advanced planting between Block E and Fairfield Avenue should commence as soon as the ground works have been completed to allow the trees the opportunity to establish. Maintenance and replacement of the trees should be for 5 years to allow planting to established fully and planting should come to the road boundary edge in order to give existing houses privacy from Blocks B, C and E. It is essential to provide replace/enhance the hedgerow along Mayne Farm Road in order to mitigate noise impact, improve air quality and enhance the amenity.

## **Habitat**

The Phase 1 Habitat survey suggests that badgers, bats and nesting birds have been identified. Deer are regularly seen in this area and the Wards Wildlife Site landscaped corridors must be retained to allow them to continue to move freely between the areas.

On 4 Feb 2019, at 09:45, Emma Gordon <[Emma.Gordon@moray.gov.uk](mailto:Emma.Gordon@moray.gov.uk)> wrote:

Dear Mr Macpherson-Stewart

In respect of your email below, I would be grateful if you could provide a map identifying the land referred to in order that further consideration can be given to your proposal.

Regards

Emma

Dear Sir or Madam

I am writing to you again in response to your latest request for comments on the proposed Moray Development Plan 2020. I previously provided a response to a similar request made earlier last year which I submitted online (11.04.18) and, as far as I can see, the latest version of the plan remains the same as far as FR2 and FR14 & F15 are concerned. Clearly since this draft was approved by the Council a major decision has been made with regard to the A96 Dualling Project, namely that the preferred route option, which is now extremely unlikely to be changed, will see the future dual carriageway carve its way straight through the middle of these three zones.

As it stands the response I made last time (ref ZOH88EL4) still expresses the same concerns we have with respect to any industrial or business development that may still take place on pockets of land remaining after completion of the dual-carriageway. My understanding is that the route of the dual-carriageway through FR2, FR14 and FR15 cannot be modified by more than a few metres here or there as its own drainage requirements, the line of the flood alleviation bund and the legal specification for its bends limit any meaningful adjustments.

Therefore, with reference to the second proposal we made previously, that of including Greeshop House and its paddocks in any future plans for adjacent industrial/business usage, it may be timely to stress that given the terminal blighting of this Grade II listed property as a result of the dual carriageway and industrial development, this suggestion could clearly go a long way towards satisfying the on-going need for suitable industrial or business land in and around Forres. The total available area owned by us south of and therefore protected by the bund amounts to approx 3ha including the house and together with the pocket likely to be left to the west of the dual carriageway will provide a total usable space of around 7ha. My belief is that this would represent a significant and viable area in an appropriate place when other such areas around Forres may already be being increasingly difficult to identify. It is therefore vital that if such an idea is to be pursued it should be made known before the A96 planners finalise their own plans as suitable access to this area will have to form part of these plans.

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** BK\_R10 - 001993  
**Date:** 04 February 2019 15:51:51

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mr**

Forename(s): **Charles Lachlan**

Surname: **MacPherson**

### 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: **Buckie**

Site reference: **R10**

Site name: **R10 site at Station Road Portessie**

Comments: 1) The proposed site includes the main sewage pipe installed a few years ago. Access to the proposed houses would presumably be from Station Road which would require access over the sewage pipe. This may be a problem. 2) The outline of the site includes the end of Station Road which is a long standing right of way and also gives access to the houses to the north of the road. Removal of this part of the site together with removal of the area occupied by the aforementioned sewage pipeline would significantly reduce the area of ground left for the proposed 5 houses. This may be a problem. 3) The end of Station Road also incorporates part of the Pedestrian Way (The Millenium way') which runs from Inverness to Aberdeen and further south. This may compound the problems arising from 2) above. 4) The proposed site incorporates not only the old Railway bed from the Railway from Elgin along the Moray Coast, but also incorporates the end of the old Railway bed running from Portessie to Aberdeen via Keith etc. Loss of access to these railway tracks is shortsighted given that in the future it could provide a useful social and tourist amenity if the possibility of re-opening either or both of the railways became an option. The closing of these lines thanks to Dr Beeching, felt at the time, and proven given the value of hindsight, signified a significant loss to the amenity and transport options for the area. To compound this further by reducing the possibility of future rail development is an unnecessary act of folly. 5) The proposed site also incorporates, at least in part, the old Railway Platforms for both the above mentioned rail lines. Again, destruction of these assets, which have already been filled in with earth in an act of minor archaeological vandalism, is shortsighted given the potential for future rail development. 6) On a point of information, as well as the platforms for the rail lines, approximately 100 yards to the east of the proposed site are the remains of the Cooling Tower for Portessie Station, and of the Turning Circle (one of very few, if any, still in existence in Scotland) for the Portessie to Aberdeen Line. Both are in a state of some decay, but both could be rescued with a minor amount of work. Together with the Platforms, the Cooling Tower and the Turning Circle, they could provide a site of considerable archaeological interest both for the people of Buckie and for tourists to the area, particularly tourists with an interest in old railways - a growing market which Moray should be tapping into, not abandoning for the sake of short term, transitory gain.

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 - 002110  
**Date:** 28 February 2019 13:34:07

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mrs**

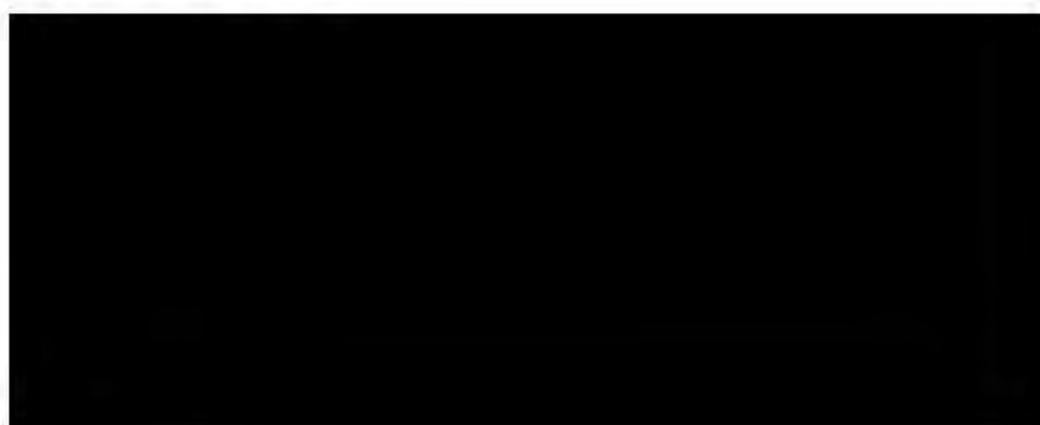
Forename(s): **Sarah**

Surname: **Macpherson**

### 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: **OPP11**

Site name: **Biblical Garden Horticultural Campus**

Comments: **This area of Elgin is congested already. There are surely better brownfield sites on which to build a hotel rather than land which is well used, appreciated and a tourist attraction for the town.**

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

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** 0EL\_OPP11 - 002032  
**Date:** 22 February 2019 08:42:51

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Miss**

Forename(s): **Alanna**

Surname: **Magee**

### 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:

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

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** LT\_SITEA - 002023  
**Date:** 24 February 2019 20:05:58

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mr**

Forename(s): **Joseph**

Surname: **Maguire**

### 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: **Lintmill**

Site reference: **site A**

Site name: **Lintmill Site A**

Comments: **This area is a wooded area which is home to Red Squirrel, Woodpeckers, Owls, Herons etc which should be protected. The area is also prone to flooding from the adjacent river and the removal of the vegetation and many trees would cause severe erosion to the river bank which over time would put our septic system and soak-aways at risk and would put the properties on Seafield road at risk of collapse. It is well documented that in areas prone to flooding the trees and vegetation are crucial to maintaining the riverbanks so any development on this site would put many homes at risk.**

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



January 22<sup>nd</sup> 2019

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

Dear Sirs,

Moray Local Development Plan 2020  
OPP5 Auction Mart, Linkwood Road

Proposed designation of site for mixed uses, including residential, officer, industrial and/or commercial uses

Whilst acknowledging that the Flood Relief Scheme has ameliorated the risk of surface flooding, in this area, I would respectfully point out that this does not address the risk of flooding from the underground sources should they in any way be obstructed by building developments. The water table in this area remains at a mere 2 metres below surface level. Past developments in the Edgar Road area have resulted in water that previously flowed into the Tyock burn being obstructed and consequently rising up in the area of Market Drive and the Mart property.

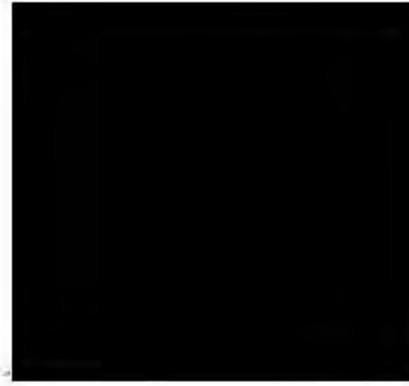
Having witnessed water coming up like a fountain from the drain at the bottom of the road here, it is obvious that drainage system in this area will not cope with an increase in demand from housing or many office or industrial buildings.

Understanding the need for economic growth it would seem logical therefore to avoid building construction here but instead develop this area for some sort of recreational use. Considering the increase in motor homes and 'staycations', a touring motorhome/caravan park would be a development opportunity, encouraging tourists to the area, within easy walking distance to the town. The present Mart building could be re-developed into the necessary facilities without extra strain on the present drainage system or causing damage or obstruction to the underground water course. Planting of trees/hedges could provide privacy and maintain an ecological balance for wildlife with a wildlife corridor and help regulate the water levels.

Yours sincerely

A black rectangular redaction box covering the signature area.

Jenny Main (Mrs)



12/03/19

For the attention of the Local Planning Team

The Moray Council

Dear Sir/Madam

Local Development Plan 2020.

We are writing with regards to the proposals for the Local Development Plan 2020 with particular regard to the implications for the single track road U83E which runs from Dallas Dhu through to the Whiterow, Grantown Road.

We refer to our previous letter which highlights our concerns at the increased amount of vehicular traffic which is now using this road as a short cut to access the A96 both west and east. This is a matter of particular concern for us as the road is single track with no official passing places.

The local plan is to be commended for the plans to encourage people out into the open green space at Fairyhills and surrounding woodlands however we have real concerns from a safety point of view that even the current volume of traffic already poses a real threat to non-vehicular users.

Currently the road is very well used by walkers, cyclists and other non-motorised users for recreational pursuits however we have witnessed an ever increasing volume of traffic which is clearly directly linked to the increased development at Knockomie Braes and Balnageith.

We understand that there are no planned improvements on the U83E at this time as no there are no current planning application lodged associated with

the development sites at Dallas Dhu and Mannachie however increased vehicular use of this road is already a problem which needs to be addressed.

We understand that similar issues were identified on the Balnageith Road and that the road was also being used as a short cut to access the A96 and measures have been taken through the Local Plan to reduce the problem.

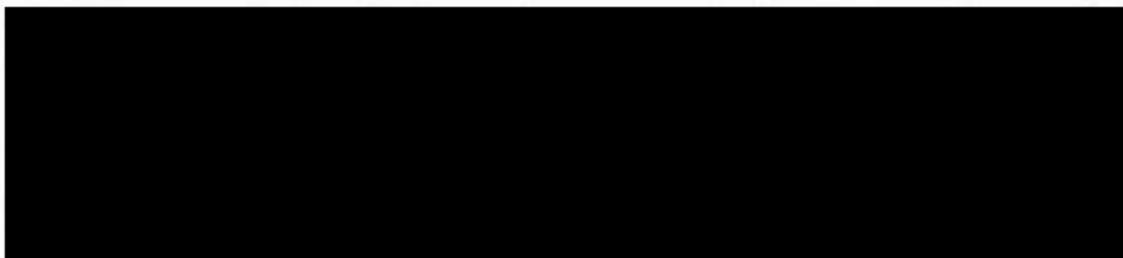
We welcome the Council's commitment for the provision of pathways from the housing estate through the surrounding woodland onto the u83E in order to access the surrounding open space however the current increase in vehicle use ( both cars and vans ) does we feel pose a very real safety risk to non-vehicular road users and wild life.

This year alone there have been 2 badgers killed on the road directly outside our home not to mention the killing of a fawn and a mother deer. This is clearly very distressing to see however it also highlights that the volume and speed of traffic on this road is excessive and needs to be examined and controlled.

At a previous road show for the Local Plan in Forres we were very fortunate to have had the opportunity to raise our concerns with member of the local plan team and she indicated that although it was anticipated that Falconer Drive would be the main route used by vehicular traffic to access A96 west /east that consideration could be given to traffic calming measures which would dissuade road users routinely using the U83E as a short cut.

We were extremely reassured by her comments and we respectfully request that this matter is given full consideration and is addressed in the local plan.

Yours faithfully

A large black rectangular redaction box covering the signature area of the letter.

Lyn and David Main

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_OPP11 - 002072  
**Date:** 23 February 2019 10:14:57

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

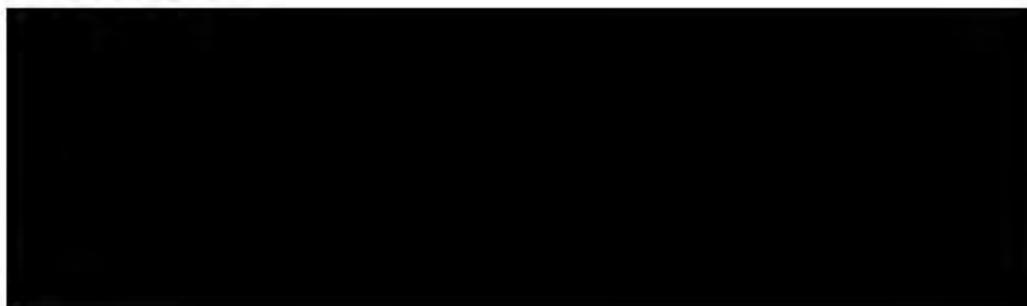
### Your Details

Title: **Mrs**

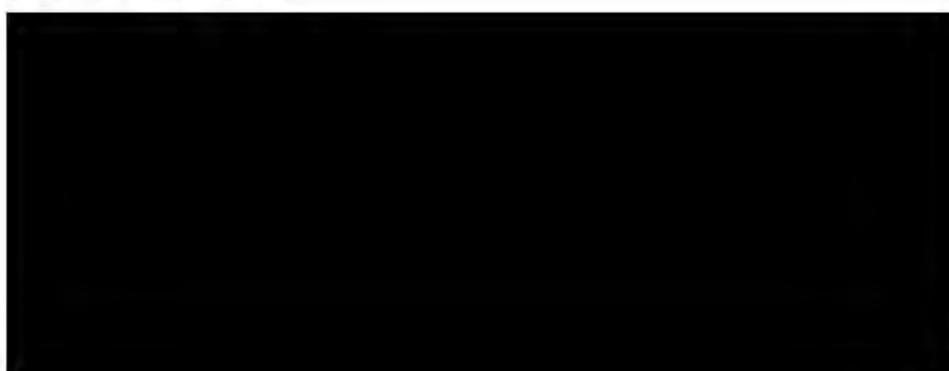
Forename(s): **Siobhan**

Surname: **Mainland**

### 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 Central**

Site reference: **OPP 11**

Site name: **Walled garden**

Comments: **The amount of educational needs placed on this site would make it very difficult to re-site. The Biblical garden plays an important part in tourism and is a learning environment. There is no reason that it should be replaced with a hotel, especially if the guests of this hotel lose out on the opportunity of visiting the gardens themselves.**

## **Policy Objection**

Policy: **EP3 Special Landscape Areas and Landscape Quality**

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:** BK\_ENV5 - 001992  
**Date:** 01 February 2019 18:32:55

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mr**

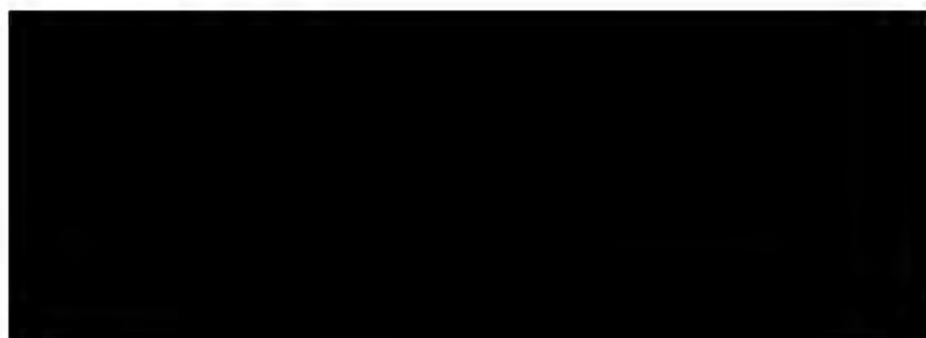
Forename(s): **Ronald**

Surname: **Mair**

### Your Address



### Contact Details



### Agent Details

Do you have an agent: **No**

### Response

Do you want to object to a site?: **No**

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.

## **Policy Objection**

Policy: **EP5 Open Space**

Comments: **This is a suggestion which I think there is a duty by the council to change the ENV policy or boundary's around 4 property's at the Mains of Buckie Area , these property's include , Ferndale , Burnbank , Burnside and Doonahree . At the moment these property's are coloured green for ENV designation ground , no other property's in Buckie seem to be set in this type of designation , all others have clear boundary's around there property's and garden ground. Follow the ENV ground from mains of Buckie down to the seafront and see how many square cuts in the ENV designation there is for other property's , surely this is no different to the 4 mentioned property's. Hermisgarth a property close by is a good example of how the ENV ground should skirt private property showing clear ownership and boundary's. Why are these 4 any different to others in the local plan , they have been built for well over 20 years are owned privately by the householders and the new local plan should show these along with there boundaries . I understand the different designation and agree with most but having a property in DNV ground could be a major disadvantage when a property is put up for sale and could put off any interested party's , something clearly unfair to these 4 house holders. Ronald Mair**

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

From Squadron Leader Mark A Nash BSc MBA RAF (Retd)

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

13 March 2019

**MORAY LOCAL DEVELOPMENT PLAN 2020**  
**SECTION OF PLAN TO WHICH MY COMMENT RELATES**

**Volume:** Volume 2 | Settlements | Hopeman  
**Heading:** Tourism  
**Page Number:** 237  
**Site/Policy Reference:** T1 Hopeman Caravan Park

**DEVELOPMENT PROPOSAL**

1. I received a Notification of Proposed Plan dated 7 January 2019 because proposed for inclusion in the Proposed Moray Local Development Plan 2020. I was notified of a '*proposal for development of T1 Hopeman Caravan Park*' and specifically of the '*designation of site for caravan park*'.

**REASON FOR COMMENTING**

2. The reason for me commenting on the Proposed Local Development Plan is to seek assurances from Moray Council about the rigour with which the Council will apply and enforce planning policies and regulations on Hopeman Caravan Park, which is known as West Beach Caravan Park, in the event of further development of the Caravan Park.

## EXAMPLES OF ABUSES OF THE PLANNING SYSTEM BY THE OWNER OF WEST BEACH CARAVAN PARK

3. It is relevant and a matter of public record that the owner of West Beach Caravan Park, Mr Scott, is a serial abuser of the planning system. Three examples come to mind as follows, all of which are already known to Moray Council:

### **60% Expansion of Site Extension Without Prior Planning Consent**

- a. The site to the west of the Caravan Park was developed without prior planning permission for an additional 7 touring caravan pitches; an increase of almost 60% on the permitted development of 12 pitches. Moray Council is on record as declaring this breach of planning procedure as 'regrettable'<sup>1</sup> (meaning undesirable, or unwelcome) because it extended beyond the permitted boundary and involved a breach of the ENV8 amenity.

### **Platform Cottage Converted Without Prior Planning Consent**

- b. The residential dwelling known as \_\_\_\_\_ has been converted to a public venue without prior planning permission. I believe the venue is now known and publicised as The Old Station (or similar name) and was used by West Beach Caravan Park to host a Findhorn Bay Festival event in October 2018. To date, no action has been taken by Moray Council to enforce planning regulations in relation to this unlawful development neighbouring my home.

### **Positioning of Caravan on Unlawfully Raised Site Without Prior Planning Consent**

- c. Mr Scott positioned on the unlawfully-raised site a static caravan without prior planning permission. Moray Council said that the caravan breached my amenity and privacy and should be removed. Mr Scott went to the Press & Journal<sup>2</sup> to assert that he would resist enforcement action ('we'll just appeal it; we can't lose') and went on to declare, 'we could move [the caravan] somewhere else, but why should we?'.

---

1. Moray Council Report of Handling 17/00509/APP dated 10 May 2017.

2. .

## **ANCILLARY FACILITIES**

### **Suitable Uses**

4. At Page 237 of the Proposed Local Development Plan, under the heading '*Suitable Uses*', the Plan states that '*ancillary facilities appropriate to tourist development such as a shop, café, laundry and shower facilities will be supported within this area*'.

### **Bistro**

5. My concern in respect of Ancillary Facilities is that Mr Scott has publicised on social media that he intends to convert a double-decker bus into a bistro for the Caravan Park. The double-decker bus is currently positioned on the unlawfully-raised site  

breaching my amenity and privacy as  
previously identified by Moray Council vis-à-vis the static caravan.
6. The static caravan was removed under enforcement action. However, the double-decker bus remains *in situ* and conversion to a bistro would appear to be work in progress;

## **GREEN INFRASTRUCTURE**

7. As stated earlier, Mr Scott breached the ENV8 amenity when he developed his Caravan Park extension by a further 60% without planning permission. I note that recently Mr Scott has also

breached Hopeman ENV6 (Natural/Semi-Natural Greenspace) by cutting a swathe through the West Foreshore sand dunes from the Caravan Park to Hopeman West Beach; see the image below:



#### **FURTHER DEVELOPMENT OF WEST SIDE OF CARAVAN PARK**

8. The substance of the '*Proposal for development at T1 Hopeman Caravan Park*' will be to increase the number of pitches on the Caravan Park. Therefore, I should like to seek reassurance from Moray Council that the following factors will be taken into account as/when proposals are considered by the Planning Committee:
  - a. **Disrespect for Planning Policies.** The fact (for it is a fact) that Mr Scott has little or no respect for planning policies and regulations; the evidence for this is a matter of public record. Mr Scott appears not to realise or recognise that he has not only property *rights*, but also property *obligations* in the context of his neighbours and the community at large *vis-à-vis* amenity and privacy, and environmental impact.
  - b. **Transport Impact.** The transport impact on Harbour Street in particular if the volume of pitches on the Caravan Park is increased still further. I would suggest that the bridge near the Ice House is at significant loading risk in future. I would also suggest that the risk to public safety in Hopeman is increasing all the time as the number of tourism-related and other vehicles in Harbour Street increases,

notwithstanding the reasonable objective of supporting tourism in Moray.

- c. **Environmental Impact.** Mr Scott has already demonstrated his disdain for the ENV8 and ENV6 areas of Hopeman. I trust, therefore, that Moray Council will look carefully at the potentially adverse impact on the environment and community amenity of permitting yet more development of West Beach Caravan Park.

## **DEVELOPER RESPONSE TO PLANNING COMMENTS & OBJECTIONS (HARASSMENT)**

9. I should like to go on record and make it known to Moray Council that the developer, Mr Scott, has recently instructed me, through my solicitor, to be *'more neighbourly'*. This is relevant to my response to the Proposed Local Development Plan because Mr Scott is, I believe, irritated that he does not have unfettered rights to develop his land regardless of the potential impact of his actions on the environment, the community and his neighbours; . As I've already explained above, Mr Scott appears to have little time for planning policies and regulations.
10. Mr Scott has in the past identified me on his West Beach Caravan Park Facebook page as a . He has red-ringed a photograph of my home, pointing out that it's where I live; unpleasant comments are made about me on the Facebook page.
11. Last month Mr Scott purchased from the laird of Hopeman the pavement area . Mr Scott then informed my solicitor that he viewed his purchase of the land as a useful *'ransom strip'*. Mr Scott pointed out that his ownership of the land *'has an impact on the value and use of property'*.
12. Mr Scott went on to say that he was *'currently considering what future use we may put it to. We have no immediate plans but clearly this may change depending on many factors. Given that we now , it would be extremely welcome if your clients became more '*, which I took to be a thinly-veiled threat to desist from seeking through Moray Council the protection of my amenity and privacy and the reasonable enjoyment I might expect to gain from living in my home. Mr Scott was in effect telling me, through my solicitor, that if I continued to seek to protect my amenity and privacy, he would use his *'ransom strip'* to harass me accordingly.

## **WEST BEACH CARAVAN PARK DEVELOPMENT**

13. Notwithstanding the comments I've made above, I should like to commend Mr Scott on much of the work that he's carried out on West Beach Caravan Park. He has made significant improvements to the site. The Park is visually pleasing and there is little doubt that Mr Scott's customers enjoy the setting and experience of visiting the site. Well done.
14. It's good that people want to come and visit Hopeman and enjoy all that we get to enjoy ourselves here throughout the year as residents. It's pleasing to see tourists in the village during the summer and knowing that they're adding to the local and, indeed, wider Moray economy. I'm aware too of Mr Scott's willingness to stage events in the Park which further attract people to the village and which Mr Scott uses to raise money for charity. This is all good stuff and in these respects I support Mr Scott's actions.

## **SUMMARY & REQUEST FOR ACTION**

15. In summary, I'm anxious that any proposals for the development of West Beach Caravan Park should be properly controlled by Moray Council and seen to be as such. Mr Scott is clearly prepared to flout planning policies. Mr Scott is also prepared to intimidate me for having the temerity to ask Moray Council to apply and enforce planning policies.
16. It's distressing for me knowing that Mr Scott treats with contempt and is prepared to harass me for my reasonable expectations of having my amenity and privacy protected by Moray Council through the proper application and enforcement of planning policies.

- |   |
|---|
| <ol style="list-style-type: none"><li>17. Therefore, I request an assurance from Moray Council that the Council's handling of any proposals for the development of West Beach Caravan Park will take into account the comments I've made in this response to the Proposed Local Development Plan 2020. Thank you very much.</li></ol> |
|---|

Yours faithfully

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_OPP11 - 002036  
**Date:** 22 February 2019 08:58:16

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

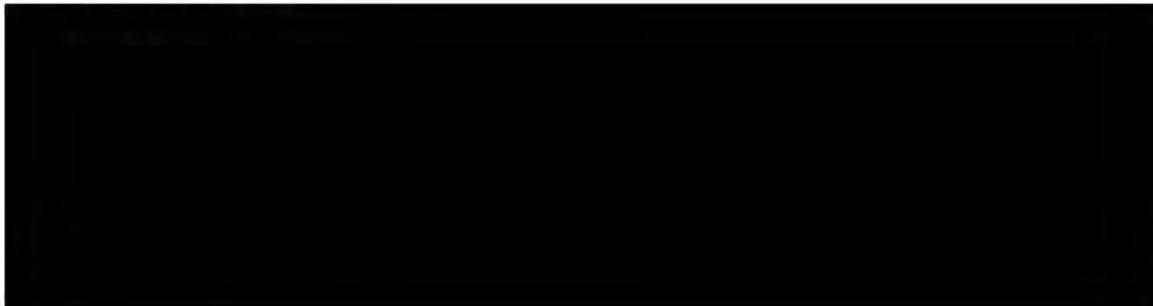
### Your Details

Title: **Mrs**

Forename(s): **Charlene**

Surname: **Marshall**

### 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 Central**

Site reference: **opp 11**

Site name: **Walled Garden**

Comments: **The college horticulture curriculum could be wiped out completely for our student with the impact of this development. Its currently a very well maintained garden and attracts a lot of visitors to the local area. This would be devastating for students as this course would be non existent and would potential see student travel further for education where you as a council are trying to attract people to stay! Does Elgin really need another hotel' its full of hotels and bed & breakfasts! parking at the cooper park is already a problem and would be made worse with a hotel.**

## Policy Objection

Policy:

Comments:

## Other Objection

Document commenting on: **opp 11**

Comments:

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



6 March 2019

For Attention of Stuart Beveridge, Estates Manager

The Moray Council  
High Street  
Elgin, Moray  
IV30 1BX

**Response Form for Proposed Development R13 Hamilton Drive**

Please find attached Response Form for proposed Development R13 Hamilton Drive.

I have also enclosed copies of letters to Moray Council dated 24 January 2013 and 10 August 2006.

Please acknowledge receipt of Response Form.

Thank you

Yours sincerely



Alex Gordon





# 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\*  Forename\*  Surname\*

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)

**Page Number**

**Site/Policy Reference**

**Your comments**

SEE ATTACHED

1. COMMENTS
2. COPY OF LETTER TO MORAY COUNCIL  
24 JANUARY 2013
3. COPY OF LETTER TO MORAY COUNCIL  
10 AUGUST 2006

**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  
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

**Moray Local Development Plan 2020 – Response**

Site Reference : Elgin R13 Hamilton Drive

Site Name : R13 Hamilton Drive

Site Description : Designation of Site for 20 Houses



**Comments : Major Concern.**

The method of breaking, dismantling and removing the existing concrete pad and other permanent foundations and access roads is our most serious issue of concern. The large concrete pad and parking area is extensive.

Work to remove the pad was abandoned a few years ago. This was because the heavy mechanical hammer and machinery being used to break the concrete was causing our house to shake and tremble. The house is only a few metres from the large concrete pad.

Cupboards were shaking and rainwater guttering was displaced on the east side of our house. When I told the workmen what was happening work stopped immediately. No further demolition work has been carried out.

I would like to be consulted and informed when demolition of the concrete pad will begin.

**Comments : Others**

My wife and I visited the recent Elgin Town Hall Exhibition. We found staff very helpful and informative.

We are not objecting to the development of the site and building of 20 homes as described in the plan.

Our home lies immediately to the west of the site on Hamilton Drive and the development will impact considerably on our privacy and amenity.

Final street access from Hamilton Drive to the site is indicative on the present plan as being close to our house and drive entrance. We would prefer it to be further east, at or near the present road access. The further east it goes makes the route to the CPU shorter and less invasive to the new development. It is a busy facility with traffic accessing 24 hours.

We are pleased that the Development Strategy retains the 19<sup>th</sup> century Victorian Moray Stone wall. Will the developer be required to carry out maintenance and where necessary restoration work to the wall? Any work on the wall should specify traditional materials and not cement.

The retention and future care and maintenance of the hedge along the west and south of the site is a concern. It is likely that removing the hedge would damage the wall as hedge roots will undermine the wall.

Retention of the hedge possibly with some reduction in size should be considered.

## **Moray Local Development Plan 2020 – Response**

Site Reference : Elgin R13 Hamilton Drive

Site Name : R13 Hamilton Drive

Site Description : Designation of Site for 20 Houses



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The retention and future care and maintenance of the hedge along the west and south of the site is a concern. It is likely that removing the hedge would damage the wall as hedge roots will undermine the wall.

Retention of the hedge possibly with some reduction in size should be considered.

---

The Moray Council  
Development Control  
Environmental Services Department  
High Street  
Elgin, Moray  
IV30 1BX

**Hamilton Drive Centre**  
**Demolition of Foundations and Proposed Future Development**

The Moray Council Offices next to my house at [REDACTED] have been vacated and the temporary buildings now dismantled and removed. Obviously my wife and I who own and occupy the house are keen to know future plans for the site and the effect it will have on our property.

Areas of interest and concern

- The demolition and removal of the concrete foundation base remaining from the Day Care Centre building removed in 2007
- Ownership of the land and proposed use and type of development proposed for the site
- Future of the boundary hedge currently well maintained by the Council and myself
- Ownership and repair and maintenance responsibility of the existing 19<sup>th</sup> century stone wall which surrounds much of the site and in particular the western edge of the site

A major concern lies in the method used to break up and remove what is left of the foundation and base of the demolished Day Care Centre close to our house. Part of the base was been removed and part of it left and used to site the temporary port-a-cabins. We were not at home when the demolition and removal work started but came back to find a very large power driven hammer being used to break up the foundations. It caused our house to shudder as if an earthquake was happening every few seconds, rattling crockery, ornaments and windows. We could actually feel the house shuddering. The workmen stopped as soon as I spoke to them but it is necessary that a contract to demolish and remove the remaining foundations stipulate no power driven hammers of this type are used. This is important in the event that we are not at home when the work starts and to ensure our property is not damaged.

Previous correspondence with The Moray Council suggests that the Hamilton Drive site will be sold for private housing development and states that new houses will be positioned to avoid overlooking or overshadowing adjoining properties both new and existing. I hope that any development will be required to adhere to this principle.

---

A previously issued Council document called **Option Appraisal and Development Plan** for the site provides a detailed list the woodlands, hedges and boundary shrubs to be retained. The list includes the boundary hedge planted when the Day Care Centre was first built to screen the adjacent properties. The hedge is tall, thick and dense and provides ideal shelter, screening and security. It is well maintained, looks good and fits well with the surroundings. I hope this recommendation still applies and that in discussion with any future development the hedge will be retained. I would welcome the opportunity to talk with whoever purchases the site before any decisions are taken to remove the hedge.

The existing 19<sup>th</sup> century boundary wall is the original wall built for the fever hospital recently demolished. I believe the wall belongs to The Moray Council and as such has been maintained by the Council when the wall has required remedial work due to age, vandalism and damage. I very much hope a development of the site will specify that the wall will be retained and that future ownership and care and maintenance responsibility of the wall be clearly defined, agreed and put in writing at the time the site is sold.

We have no objection and actually look forward to the development of the Hamilton Drive Site much of which has been derelict and unused for some time. Our concerns may seem trivial but are important to us as they would to any homeowner who faces change to their immediate environment.

We look forward to hearing from you.

Yours sincerely

Alex Gordon

Copies by email to Elgin North Councillors



---

The Moray Council  
Development Control  
Environmental Services Department  
High Street  
Elgin  
Moray IV30 1BX

**Hamilton Drive Centre**  
**Proposed Demolition, Erection of Temporary Office Unit and Future Development**

I refer to your Notice for Neighbour Notification of 4 August 2006 and comment as follows.

- We have no objection to the proposed demolition but would request that work is not carried out on Friday 22 September as we are holding a family member wedding ceremony and reception in the garden of our home in the property immediately adjacent to the demolition site. Please confirm this is acceptable to The Moray Council or your contractors or developers.
- We are concerned about The Moray Council proposal to use the site as a temporary office unit. I assume this will be in the form of port-a-cabins. Can you please provide us with information regarding the timescales for the period of temporary use and proposed timescales for the site being developed on a permanent basis.
- We have a letter dated December 2002 from The Moray Council regarding the redevelopment of the Hamilton Drive site. In the letter the Head of Estate Services indicated that the site would be sold for development. Please let us know who now has ownership of the site.
- We have a document in our possession OPTION APPRAISAL & DEVELOPMENT BRIEF for the Hamilton Drive Centre received in January 2003. Please let us know if this is the most current proposal for the site. If it has been updated or superseded please send us a copy or let us know how to obtain the most up to date information regarding future development of the site.
- The above mentioned OPTION APPRAISAL APPENDIX PLAN lists the woodland, hedges and boundary shrubs to be retained. This list includes the boundary hedge planted when the school was built. Because of its age and size it provides good security and privacy screening. Please confirm the hedge will be retained as part of the new development.

Looking forward to your response.

Yours sincerely

Alex Gordon



# grant and geoghegan

planning - development and architectural consultants

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

13 March 2019

Dear Sir/ Madam

## **Moray Local Development Plan – Proposed Plan Miltontduff (North) Area A – Representation**

This representation on the Main Issues Report regarding land at Miltontduff is made on [REDACTED]  
[REDACTED] We are disappointed to note that the site has not been included for small scale housing development in Miltontduff, particularly given the direction of the 2020 LDP to allow rural groupings to expand, this is a popular area with good transport connectivity to Elgin so it would seem to be an ideal opportunity.

The Main Issues Report cited road safety concerns but we wish to use this opportunity to confirm that any such limitations can be overcome on land under [REDACTED] and that the land is effective. In 2018, the access arrangements for planning application ref 18/00185/APP for a house plot within Area A was confirmed as being acceptable by Moray Council transportation department during the planning application consultation period, the application was subsequently refused for cumulative build up/ribbon development reasons, we would strongly content that these reasons for refusal should not be the case going forward to a rural housing policy focusing on development within rural groupings.

In light of this, we respectfully request that this site be included in the final Plan and we are available to discuss the Council's requirements as required.

Kind regards,

Neil Grant  
grant and geoghegan



# HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

11442/LET.001/SL

14.03.2019

MORAY COUNCIL  
DEVELOPMENT SERVICES (DEVELOPMENT PLANS)  
HIGH STREET  
ELGIN  
IV30 9BX

Dear Sir/Madam,

**MORAY LOCAL DEVELOPMENT PLAN 2020 – RESPONSE TO PROPOSED PLAN  
MAVERSTON RURAL GROUPING  
ON BEHALF OF MAVERSTON LLP**

We refer to the current consultation on the Proposed Local Development Plan 2020 and welcome the opportunity to comment on this on behalf of our client, Maverston LLP. Our client owns and operates Maverston golf course, the surrounding land and is involved in the development of the consented housing plots.

Maverston benefits from a number of consented developments that are at various stages in the planning and development process. The key purpose of this response to the Proposed LDP is to ensure the content of the LDP reflects what is happening on the ground. In general we support the approach taken by the Council in designating Maverston as a Rural Grouping in the Proposed LDP, however this requires some amendments to ensure its accuracy.

We note the approach being taken through the identified Rural Grouping at nearby Miltonhill, the former Kinloss Golf Course. Land here is identified for a mixed use housing and tourism development in line with an agreed Masterplan. We consider there are similarities with Miltonhill and Maverston, and would request that a similar approach be taken at Maverston in order to provide certainty for both the Council and the landowner, Maverston LLP when considering future development.

It should be recognised that although woodland exists at Maverston, no trees other than those already consented to be removed through the extant 40 house planning permission are proposed to be removed. Again, this contrasts with Miltonhill where trees are to be removed to permit the proposed development. We have no issue with the development proposals at Miltonhill, but simply request that a consistent approach be taken by the Council's Planning Service.

The current text on Maverston in the Rural Groupings document from the Proposed LDP is quoted below, with our client's suggested amendments added in red text:

*'Maverston has an extant planning consent for 40 houses, two golf courses, and leisure facilities. Part of the site includes woodland some of which is listed on the Ancient Woodland Inventory. Development proposals **should seek to retain existing mature trees where possible***

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*along with appropriate compensatory planting in line with Policy EP7 Forestry, Woodlands and Trees.*

*There is an opportunity to redevelop the site of the existing steading buildings. No more than 16 houses will be permitted. The layout, siting and design of any new development should be in keeping with the character of the area.*

*Proposals should be supported by a Flood Risk Assessment and Drainage Impact Assessment where appropriate.*

*Proposals should be accompanied by a Phase 1 Habitat Survey where appropriate. The innovative use of greenspace could assist with surface water drainage and accommodating natural heritage.'*

The reasoning behind these requested amendments are as follows:

- In terms of woodland, the original development concept of large housing plots set within the commercial woodland remains unchanged. The trees proposed to be removed are largely the same as originally consented. Much of the eastern part of what would have originally been woodland is now open scrubland and gorse – see detailed survey submitted as part of planning application 18/01312/APP;
- Any new development can however provide new planting in order to assist in the integration of new housing into the area;
- The steading building benefited from a detailed planning permission (11/00456/PPP / 15/01800/AMC / 17/01809/APP) for its replacement with 16 new build houses as an appropriate redevelopment of a rural brownfield site. These approvals represent material considerations and the redevelopment of the site should not be limited to the conversion of the existing buildings;
- We do not consider that there is any justification for restricting any new development opportunities at Maverston. There may be scope for additional future development providing compliance with relevant LDP policies can be demonstrated.

In conclusion we would respectfully suggest that the Maverston Rural Groupings text is amended to reflect the above suggestions. Please do not hesitate to get in touch should you wish to discuss any aspect of this further.

Yours faithfully,



**SCOTT LEITCH  
ASSOCIATE PLANNING CONSULTANT  
FOR AND ON BEHALF OF HALLIDAY FRASER MUNRO**

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_OPP11 - 002051  
**Date:** 22 February 2019 09:48:08

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: Mrs

Forename(s): Laura

Surname: Mawson

### 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: **cooper park**

Site name: **biblical gardens**

Comments: **I have heard there are proposed plans to removed areas surrounding the biblical gardens and add a hotel to the site. As much as i appreciate in the current climate there are measures needed to cut costs, I do not agree this is the way. As a carer for many years I know how valued this garden is. I also know how essential the gardens are for local schools and educational facilities. The gardens provide a unique opportunity for the local community and a place for people to reflect. I am wondering what why this site has been identified when there is a large eye sore sat right in the park. I am sure the old building is costing money and it stands run down and empty. I see why the council are considering plans for a large hotel in the park as it sounds idealic. However, in reality an over priced hotel will do nothing in my opinion for elgin. We need to focus on providing facilities that draw visitors to elgin. Business opportunities, an appealing high street, entertainment. A hotel on site might reduce the expenditure of maintaining the grounds however, yet again is taking away much needed opportunities for the community.**

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\*  Forename\*  Surname\*

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)

CULTURE PLANNING QUATER 2020

Page Number

143

Site/Policy Reference

WALLED GARDEN

Your comments

Please see attached

Are you providing any supporting information?

Yes

my objections (see attached) 2 trip advisor reviews within letter

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

I object to your proposal of Walled Garden OPA1  
The land is far from vacant/derelict as suggested.  
It is very much part of the local community  
without the land who will maintain the Biblical  
Garden to the standard it presently is ???  
which was originally started it's planning in 1991  
and opened in 1996.

It is at present and for a very number of years  
been the home to students as part of their on-going  
horticulture college course, learning their varied  
plants/allotment growing etc. The site also houses  
Moray Council's garden maintenance and Greenfingers  
also Reap. Do you not see fit to allow this to  
continue?

Friends of the Biblical take over maintenance  
out of term, these volunteer their dedication on  
a weekly basis, also raise funds to donate  
VITAL equipment towards college students and  
support them to achieve their full potential  
in their future success  
without this the local community would lose  
an attraction which sees visitors from far  
afield, a top wedding photo shoot venue with  
stunning Cathedral backdrop. 48,000 annual  
visitors

Local schools are also frequent visitors and have  
input

Has a consultation been done on the impact on  
remaining all above amenities been done? The garden  
relies heavily on these valued students for year  
round upkeep of the gardens and without the  
facilities who do you propose would do this?  
The dedication of staff I cannot thank  
enough. The council own the land yes, but they  
continually ask what is working what is not?  
Well surely you can see THIS is working so  
DON'T try alter.

It also states on your OPA11 it has a ✓ by Flood risk



21 quote from Trip Advisor Sept 10  
Relaxation

Up here for a few days what a peaceful and relaxing garden, absolutely stunning, shame we cant have something like this where we are well done to the care and attention

Another Trip Advisor quote  
May 2016

Found near Elgin Cathedral, this little garden is maintained by locals and college gardeners to a befitting standard.

Please Moray Council be aware + grateful and see this service continue to what <sup>much</sup> is needed for the local economy and FUTURE OF Moray

Yours

Karen McArthur



**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_OPP11 - 002080  
**Date:** 25 February 2019 09:12:05

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Dr**

Forename(s): **Tom**

Surname: **McCallum**

### 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: **I object to the council selling off the biblical gardens to create a new hotel or grassing it over. This facility provides a key resource for the community. If the council cannot afford to run it, why not try and develop the area as a horticultural visitor attraction perhaps as the council has done for other buildings by creating a community trust.**

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

**From:** [morag\\_mccloy](#)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_OPP11 - 002129  
**Date:** 07 March 2019 15:26:17

---

I was very saddened to read of the acquisition of some of the Biblical Garden ground for building purposes.

Therefore, delighted to hear that Moray Council are having a rethink due to a public outcry.

This walled garden is such an asset to Elgin, especially where it is positioned next to the Cathedral.

This garden, I have to say, comes on the top of my list for visiting Elgin during the Spring and Summer months. To include this garden, in a run out, just makes my day.

This place works, don't destroy it.

Thank you.

Morag  
Inverness

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** EL\_I16 - 001747  
**Date:** 13 March 2019 20:57:15  
**Attachments:** [C72 Moray Council - 13 Mar 19.signed.pdf](#)  
[ATT00001.htm](#)  
[landplan.A96preferredroute.13.03.19.pdf](#)  
[ATT00002.htm](#)  
**Importance:** High

---

Dear Sirs,

We refer to the Proposed Moray Local Development Plan 2020 and duly enclose an **Objection** on behalf of our above named clients.

We would be grateful if you could acknowledge safe receipt.

Yours faithfully,

Neil Cameron

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_OPP11 - 002026  
**Date:** 22 February 2019 08:16:53

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

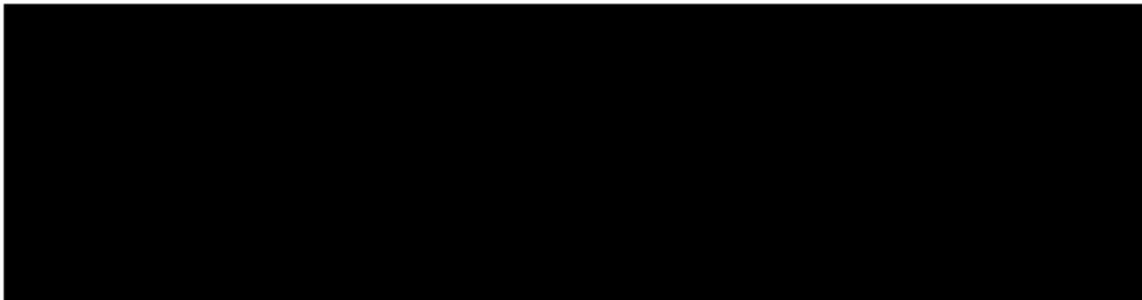
### Your Details

Title: **Miss**

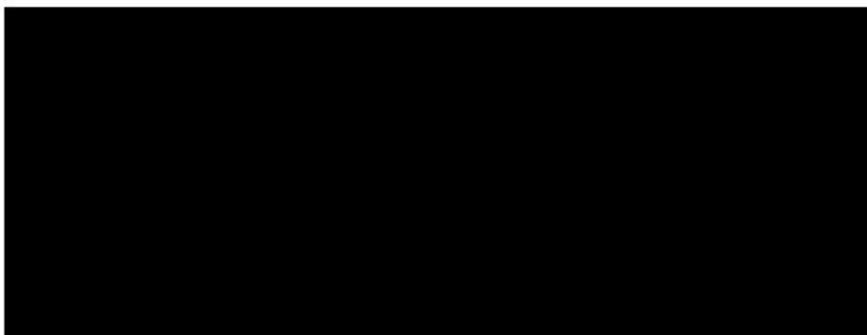
Forename(s): **Caitlin**

Surname: **McCormack**

### 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: **Will deeply effect the entire horticultural program held at moray college.**

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

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** PG\_R1 - 001984  
**Date:** 10 January 2019 13:48:32

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Miss**

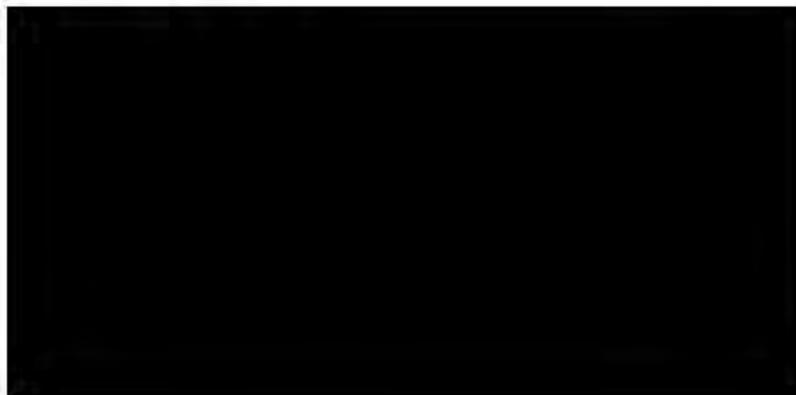
Forename(s): **charlene**

Surname: **mcdonnell**

### 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: **Buckie**

Site reference: **Portgordon-R1**

Site name: **R1 west of Reid terrace**

Comments: **I am against the plans of the house build as it would spoil the view we have of lossiemouth in the winter sand blows up from spay bay and covers the field so the houses would be covered in sand we get strong winds coming off the sea the houses would put too much weight on the land and it might collapse and it depends on the people who move in it's a nice quiet part of Portgordon and we don't want noise coming from the houses like noisy cars music party's there are a lot of older people stay round here that don't need up setting I know we need more houses but it's the risks for us that's happy here and like it here**

## **Policy Objection**

Policy: **DP2 Housing**

Comments: **Don't want it**

## **Other Objection**

Document commenting on: **Portgordon houses**

Comments: **Don't want it**

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

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** FR\_GEN - 001976  
**Date:** 12 January 2019 17:17:46

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

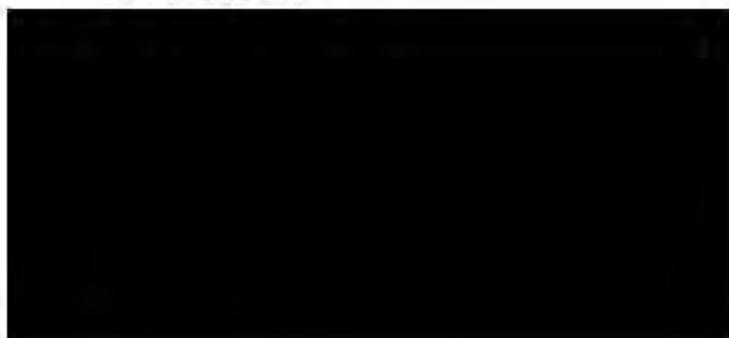
### Your Details

Title: Mr

Forename(s): Robert

Surname: McEntee

### Your Address



### Contact Details



### Agent Details

Do you have an agent:

### Response

Do you want to object to a site?: No

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.

## **Policy Objection**

Policy: **PP3 Infrastructure and Services**

Comments: **This is more of a question than an out and out objection to the development plan(2019). Where is the "infrastructure" to be located to support all the new housing locations around the Forres area'**

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

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** RF\_R1 - 001976  
**Date:** 25 January 2019 12:43:45

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: Mr

Forename(s): Robert

Surname: McEntee

### 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: **Rafford**

Site reference: **R1**

Site name: **Brochloch**

Comments: **Rafford suffers from ongoing problems with septic tank soakaways. In my judgement if the Brochloch development takes place this problem will be exacerbated.**

### **Other Objection**

Document commenting on: **n/a**

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\_OPP11 - 002045  
**Date:** 22 February 2019 09:24:39

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

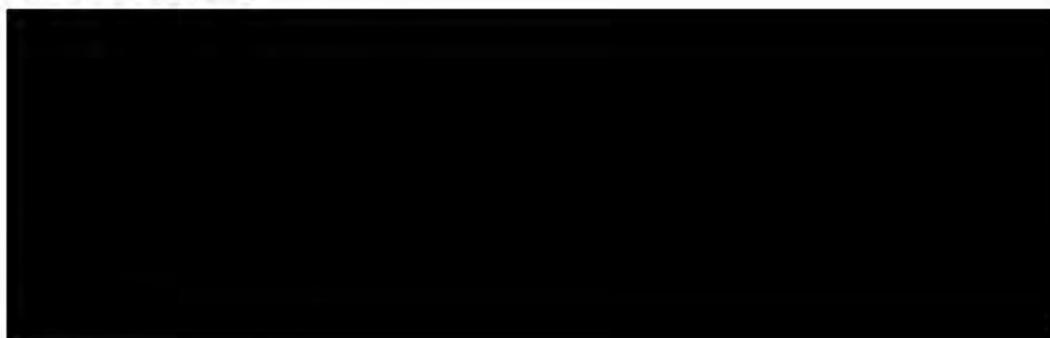
### Your Details

Title: Mrs

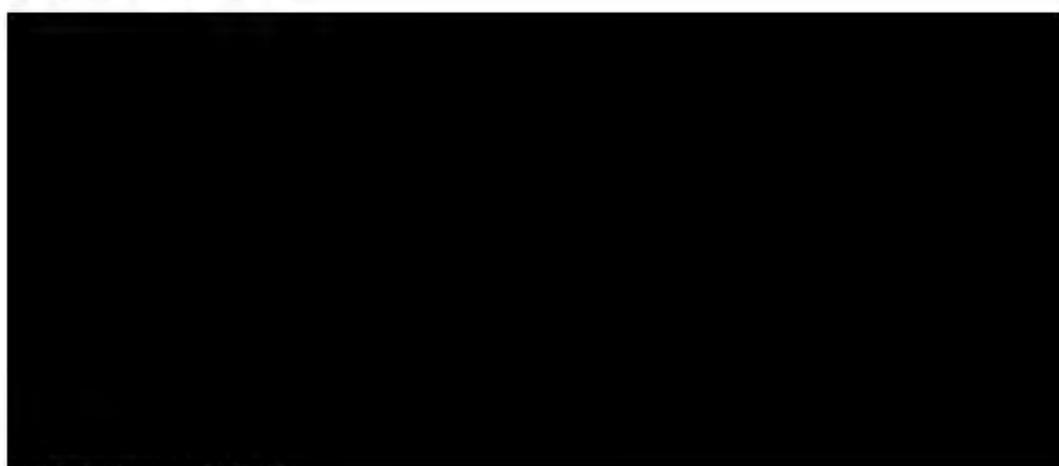
Forename(s): Toni

Surname: McIlwraith

### 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 Central**

Site reference: **OPP 11**

Site name: **Walled Garden**

Comments: **I would like to object to the current proposal to knock down one of the Moray College teaching Portacabins and remove all of the green houses, potting sheds, tool sheds, 3 poly tunnels and replace it with a 4-5 star hotel in the walled area of Cooper Park. These are an invaluable teaching resource for the students at Moray College. Over the years the students have successfully maintained and developed the gardens in a real life working environment in partnership with the Friends of the Biblical Garden. I don't see why you can't move the siting of the hotel to 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 by the people of Moray.**

## **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\_OPP11 - 002078  
**Date:** 24 February 2019 21:00:32

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Miss**

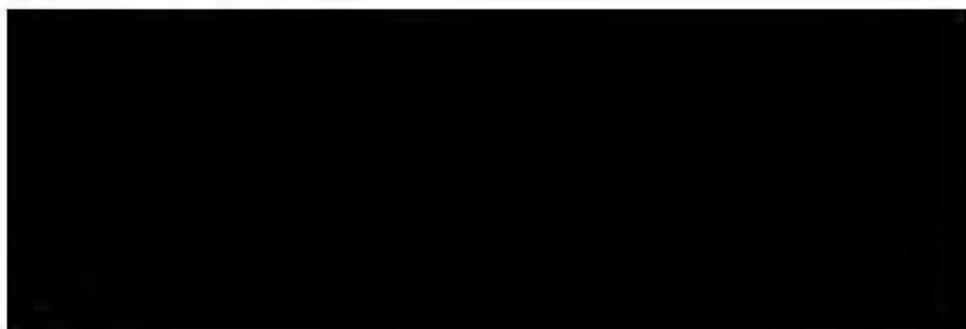
Forename(s): **Kaye**

Surname: **Mcintosh**

### 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 Central**

Site reference: **OPP 11**

Site name: **Walled Garden**

Comments: **I wish to object to the sale of land beside the biblical garden which is used for potting sheds and greenhouses. Moray council are destroying the very heart of Elgin. What is the point of another hotel when there will very soon be no attractions for any tourists to visit.**

## **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 - 001549  
**Date:** 27 February 2019 17:42:14

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: Mr

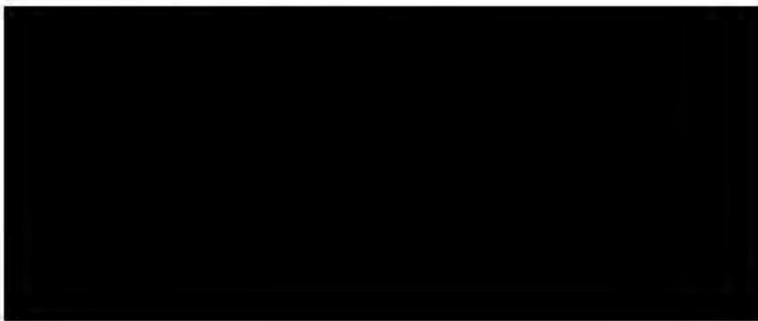
Forename(s): David

Surname: McKay

### 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: **Long3**

Site name: **Burnside of Birnie**

Comments: It would be beneficial if Long 3 could be removed from the Plan for the following reasons. ? The new A96 lies to the North of this and could form a hard boundary for Elgin with Town on one side and Country on the other. The route of the A96 was not known at the time the original plan was put together but it should now be considered as a contributing factor before agreeing Long 3. ? The current proposal would make an Industrial Estate that is larger than the entire centre of Elgin and would be out of character for one of the most scenic approaches to Elgin. ? It would be more beneficial to look to the North of Elgin for a similar sized plot as there is minimal Industrial land allocated to the North, thereby keeping the size of both Industrial areas manageable and in keeping with the rest of Elgin ? The land in Long 3 comes with several restrictions which will limit its use i.e. Loss of land to A96 and slip roads, Poor Access from the Birnie side once the A96 is built, High Pressure Gas main, River boundaries, Flood prevention requirements and residential protection. The remaining useable land offers little actual area and it would be inappropriate to remove a scenic piece of community resource for such a small return. If however the proposal is to progress then the following areas should be the minimum considerations.

Protection of existing residential properties within the resulting Industrial Estate: Blossombank, Burnside of Birnie and Brackairlie, by ensuring that use of the parcel of land 120m East of Blossombank is used for less obtrusive purposes. e.g. ? There is currently no Green Corridor between Birkenhill woods and the Wood of Level this parcel of land could allow for a local amenity which would open up further recreational opportunities for the public. ? The current Golf Driving Range to the North of the Industrial Estate could be moved to this area allowing that land the Driving Range is currently on to offset the lost area. There are currently no residential properties next to the current Driving Range. ? Bring the main access to Long 3 in from the Birnie road on the West of the site and do not build / minimise build to the East side of the river. Current proposal for a ?Greater mix of uses? along the A941 should be carefully considered for the current residents of Long 3 ? Class 4 Business. Could be a suitable use as it could operate within a residential area. ? Class 5 General Industrial. Concerns would be Noise, Light, Odour, Vibration, Pollution, 24Hr use and how these would be mitigated for the residents ? Class 6 Storage and Distribution Noise, Light, vibration, 24Hrs use and how these would be mitigated. ? Class 7 Hotel and Hostel Noise, Light, Odour, 24Hr, Privacy and how these would be mitigated. ? Class 11 Assembly and Leisure. Noise, Light, traffic and how these would be mitigated. Other areas of the current proposal which would need careful consideration. 15m landscaping to filter view. Should be much better planting than is currently employed at Developments where the boundary appears to be a wide stretch of grass with some Rowan Trees planted on it. This in no way softens the view. Woodland planting to reinforce the site edge. Again this woodland planting should be aspirational with a mix of good quality specimen trees and not just the cheapest that can be put in at the time. The boundary should also be wide enough to ensure that it still acts as a useable space for nature. This type of planting should be added around the current residential properties as an absolute minimum. Protection of the Burn of Linkwood. There should be a clear area left on both sides of the river for nature and recreational use unlike the current Elgin South Development which seems to have

been allowed to build an Earth Bund (Preparation for a Road') which is over 3 or 4 metres high right next to the Linkwood Burn where it crosses the A941.

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 - 002074  
**Date:** 24 February 2019 12:43:33

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

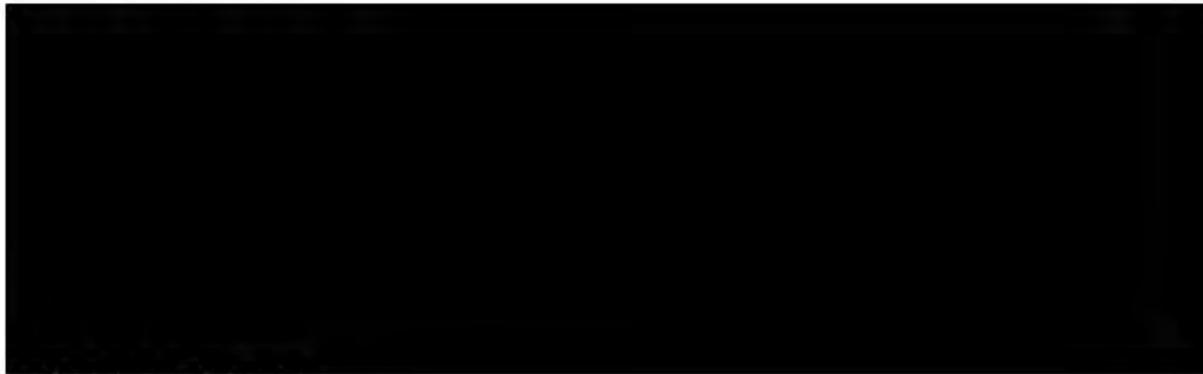
### Your Details

Title: **Miss**

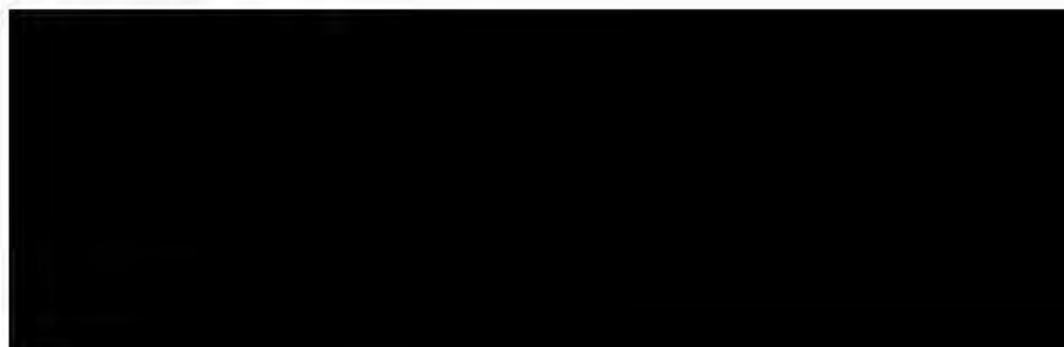
Forename(s): **Anna**

Surname: **McPherson**

### 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 Central**

Site reference: **OPP 11**

Site name: **Walled Garden**

Comments: **I object this proposed plan, as I am in support of keeping the Biblical Gardens for tourism and also for the Moray College Horticulture students.**

### **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:** AB\_R2 - 002209  
**Date:** 15 March 2019 16:37:38

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

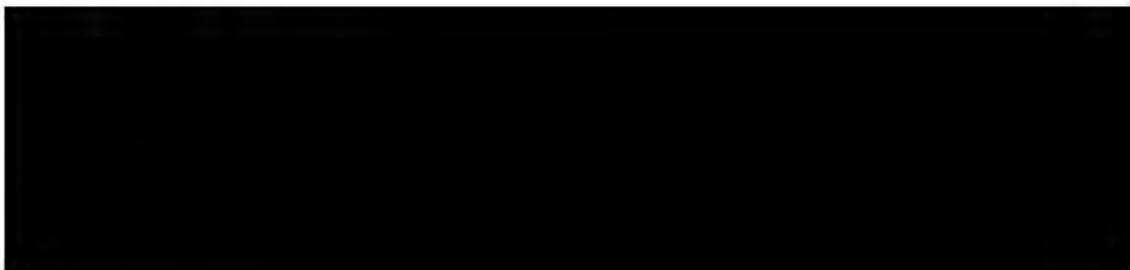
### Your Details

Title: **Mr**

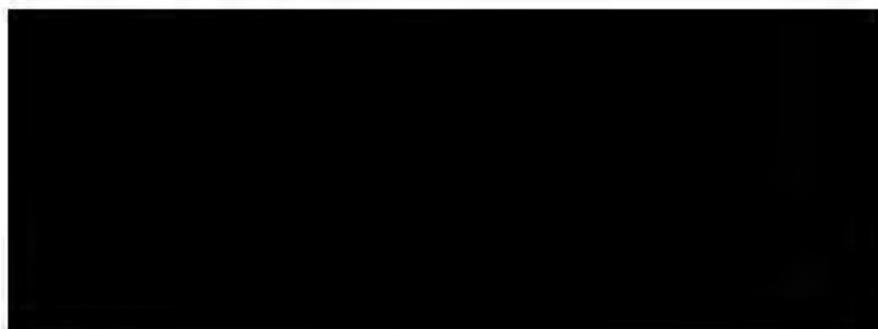
Forename(s): **Chris**

Surname: **Mears**

### 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: **Aberlour**

Site reference: **Aberlour R2**

Site name: **R2 Speyview**

Comments: **1. The elevation of the site causes serious concern from all angles, particularly with respect to the size of the houses proposed. At the most they should be a maximum of one and a half storeys, and even then this will still block views for existing properties.....mine in particular! 2. The whole site has drainage issues which, whilst being assessed by a company for a ?once every 200 year? event, unless some serious alterations are undertaken to the existing situation, this will be a major problem as none of us know when the ?event? is going to happen! 3. The North and South access roads regularly have surface water issues. The South road is not suitable for the proposed volume of traffic that will be using it if the new industrial units are built, in addition to the heavy traffic already serving the Glenallachie distillery and farms further along the road. 4. The proposed industrial units are a real concern unless clarification is put in place before hand as to what they will be used for and if there will be restrictions on the times of use considering they will be next door to new and existing properties. Noisy businesses operating 7 days a week at any hours would be highly inappropriate for the area and cause serious ?quality of life? issues to the surrounding properties. In addition to the hours, the traffic serving these units, ie lorries delivering / collecting goods should be time and size sensitive. 5. The schools and doctors can barely cope with the existing population, let alone an increase, therefore need an overhaul to successfully serve the new increased community.**

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

**From:** [Jonathan Meighan](#)  
**To:** [Localdevelopmentplan](#)  
**Subject:** PP1- 000333  
**Date:** 15 March 2019 09:00:07  
**Importance:** High

---

Good morning.

I used the online form to enter my objections, but when I got the confirmation email through there was no text included. So, in case it has got lost, please find them detailed below.

Best regards,  
Jonathan



There is already a natural boundary to the settlement, and still no reason to extend it further. While 5 houses is much better than the earlier proposal, the site is still problematic, especially being so close to the gravel pit and timber yard.

Nether Dallachy has already reached the limit of its capacity, and its character as a small settlement of randomly placed houses would be impaired by adding an "estate" outwith the natural, well defined, boundary, and these houses would have a detrimental impact on its character, and damage the quality of the surrounding area, which relies on the wide open spaces for its appeal.

Not only are there no social facilities to support an expansion of the settlement, but there is limited infrastructure - from the main Spey Bay road it is served only by a minor, narrow road, with a poor road around the site (into a road overcrowded with HGVs), a non-existent bus service, schooling reliant on a bus service, no mains gas, no drainage and a risk of damage to the high water table.

The area simply cannot support extra houses and traffic - and further development can only damage the rural character of existing houses in the open countryside setting. This still goes too far beyond the odd infill site, which has been accepted in the past.

The Local Plan should be designed to bring housing, employment, schools, shops, etc together to make a cohesive whole - there are more appropriate areas already of a suitable size and infrastructure, and there is a serious risk that no extra infrastructure would be put in (argued unnecessary), to the detriment of the settlement and the whole Spey Bay area.

0. General

The is too much focus on housing, and not enough on facilities. While we have seen a sports arena developed in the past as part of the housing, there needs to be a much stronger emphasis that all housing should be delivered as a community, eg. requiring free heating, free electric storage of solar power, meeting areas and green spaces - so these are future looking and proofed, and not just masses of houses.

----- End of Text

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** ND\_SITEA - Nether Dallachy - Site A  
**Date:** 15 March 2019 08:52:28

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mr**

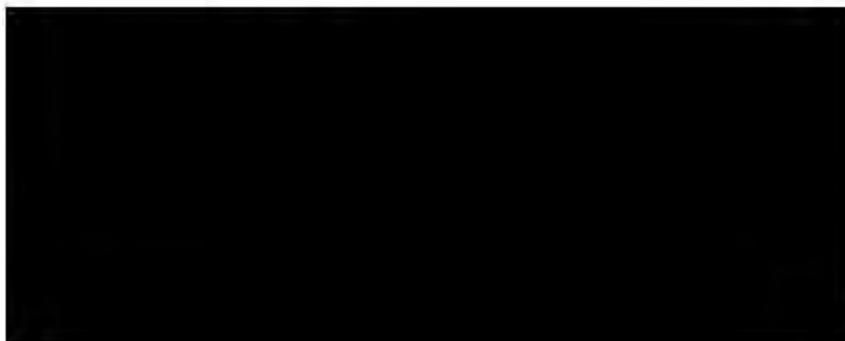
Forename(s): **Jonathan**

Surname: **Meighan**

### 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: **Nether Dallachy**

Site reference: **63. NETHER DALLACHY**

Site name: **63. NETHER DALLACHY**

Comments: **There is already an natural boundary to the settlement, and still no reason to extend it further. While 5 houses is much better than the earlier proposal, the site is still problematic, especially being so close to the gravel pit and timber yard. Nether Dallachy has already reached the limit of its capacity, and its character as a small settlement of randomly placed houses would be impaired by adding an 'estate' outwith the natural, well defined, boundary, and these houses would have a detrimental impact on its character, and damage the quality of the surrounding area, which relies on the wide open spaces for its appeal. Not only are there no social facilities to support an expansion of the settlement, but there there is limited infrastructure - from the main Spey Bay road it is served only by a minor, narrow road, with a poor road around the site (into a road overcrowded with HGVs), a non-existent bus service, schooling reliant on a bus service, no mains gas, no drainage and a risk of damage to the high water table. The area simply cannot support extra houses and traffic - and further development can only damage the rural character of existing houses in the open countryside setting. This still goes too far beyond the odd infill site, which has been accepted in the past. The Local Plan should be designed to bring housing, employment, schools, shops, etc together to make a cohesive whole - there are more appropriate areas already of a suitable size and infrastructure, and there is a serious risk that no extra infrastructure would be put in (argued unnecessary), to the detriment of the settlement and the whole Spey Bay area.**

## Other Objection

Document commenting on: **Strategic Overview**

Comments: **There is too much focus on housing, and not enough on facilities. While we have seen a sports arena developed in the past as part of the housing, there needs to be a much stronger emphasis that all housing should be delivered as a community, eg. requiring free heating, free electric sotrage of solar power, meeting areas and green spaces - so these are future looking and proofed, and not just masses of houses.**

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 - 002043  
**Date:** 22 February 2019 09:11:45

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title:

Forename(s): **Jacqui**

Surname: **Melrose**

### 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 Central**

Site reference: **OPP 11**

Site name: **Walled Garden**

Comments: **I object to the proposal to erect a 4-5 star hotel in the walled area of Cooper Park which will involve the demolition of one of the Moray College teaching Portacabins and removal of all of the green houses, potting sheds, tool sheds and 3 poly tunnels. This is a valuable teaching facility as well as a much loved attraction and green space for Moray residents and visitors alike which has been maintained by Moray College staff and students for many years. The impact that this will have on education in Moray is incalculable affecting not just the College but the wider Moray area at a time when all local government is actively promoting Moray as an excellent place to live, work and study. Ultimately this is likely to lead to a local skills shortage which will impact on local business and will have wider implications on the local economy.**

## **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\_OPP11 - 002044  
**Date:** 22 February 2019 09:15:52

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mrs**

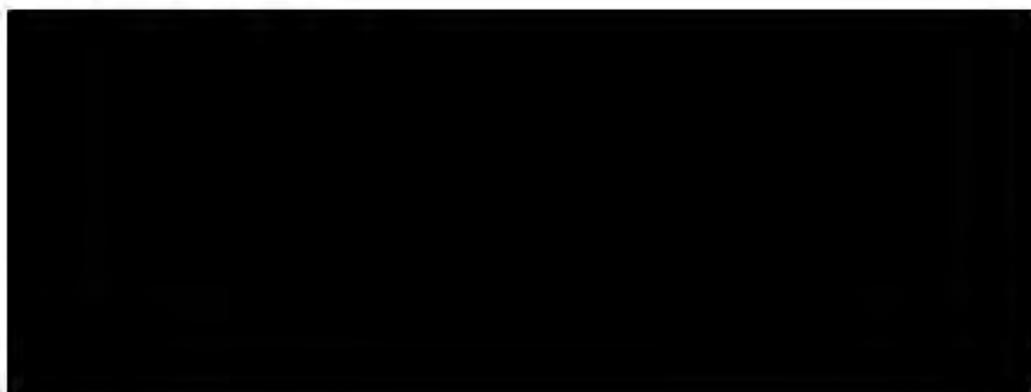
Forename(s): **Eleanor**

Surname: **Melton**

### 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: **When there doesn't seem to be any sort of requirement for another hotel of any rating, why would you take something away from the local community for it" There are areas of land and even properties that are left unused and/or derelict but yet you are choosing to redevelop a well maintained, cared for and very much loved area of the town.**

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

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** FD\_OPP1 - 001985  
**Date:** 21 January 2019 12:31:52

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mr**

Forename(s): **Ian**

Surname: **Middleton**

### Your Address



### Contact Details



### Agent Details

Do you have an agent: **No**

### Response

Do you want to object to a site?: **No**

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.

## **Policy Objection**

Policy: **DP6 Mixed Use (MU) and Opportunity Sites (OPP)**

Comments: We were recently notified in writing that our property is on a site in Findochty designated as an 'Opportunity Site' in the current Moray Local Development Plan 2015 for leisure/tourism/residential uses, and that there is a proposal to retain and carry this designation into the new Moray Local Development Plan 2020. We bought the property in 2016 to run as a holiday let, and have since attracted visitors on a regular basis from outside Scotland (including from England, Wales, Canada and Italy). We regularly receive very favourable feedback in our guestbook, as well as reviews in TripAdvisor, and a consistent theme throughout is the location. We have found that the Hythe's history and unspoiled scenery as set out in our website [REDACTED] is very much an attraction to potential visitors, and we should preserve this. Whilst we appreciate that the designation aim (to improve the recreational amenity of this area) is only in principle at this stage, and that it is not a planning application for any specific proposal, our concerns are if a proposal were to subsequently come forward and Moray were supportive. In other words, we are trying to take preventative measures.

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

**From:** [REDACTED]  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_R16 - 001858  
**Date:** 15 March 2019 11:28:33  
**Attachments:** [Bronze age finds From torcs to spear head and a ring plus a flint and a bangle.png](#)  
[Left to Righ Heather Townsend Elgin museum & Claire Herbert Historic Scotland.jpg](#)  
[Bronze age finds From torcs to spear head and a ring plus a flint and a bangle.png](#)

---

To whom needs to read this e-mail

I have no support for the proposed additional housing or industrial ( especially site 17 Barmuckity Businiess Park and site R16 Barmuckity ) into the land surrounding Elgin. Consider the developement be spread around surrounding towns and villages so no one town grows too quickly therefore losing its character. The surrounding countryside is a nice introduction to any settlement.

I especially do not support the plan for the additional housing on site R17 Barmuckity or the additional industrial site 17 Barmuckity Park as i have my home on the edge of these sites. I chose to live here for the peacefulness of the countryside, not to see urban sprawl fan out before me. My privacy, peace and quiet, view, joy of nature and my sunlight (due to buildings) will be non exsistant if this goes ahead,not to mention the damage that will be and is at this time being caused to all of our Barmuckity Farm cottages due to the relentless vibrations caused by the on going ground works around us. I have already had breakages in my home due to this.

You will also be destroying a field of national historic significance with the findings of two round houses and ring ditch on site R16 Barmuckity where bronze age pieces have been found ( please see attached photograph of finds ), also the recent find of the Pictish stone an amazing find (please see attached photo of the stone with the ladies from Treasure Trove and the Musuem) . These finds indicate there is an enormous amount of history in this area which needs to be fully researched before being built on without a care.

Regards

Wayne Milles

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** FR\_R3 - 002100  
**Date:** 27 February 2019 12:55:03

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: Mr

Forename(s): Michael

Surname: Miller

### 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: **Forres**

Site reference: **Forres - R3**

Site name: **R3 Lochyhill**

Comments: **The combination of the A96 dualling and the proposed R3 development has blighted the property. It certainly will not be sell for years. As discussed with Emma, the A96 dualling will hugely affect the R3 development. I would ask you to look at the proposed re-routing of the current A96 at the bottom of our driveway. The new entry road into Forres from the junction will have half the current line-of-site length compared to the current road. Similarly, traffic turning right into Tarras Road have, by the grace of God, not had a bump up the rear. You cannot have more traffic under the current conditions. I would advise that the Sandy Road by the mound be used as the exit point for the middle section of R3. Should there be any housing development adjacent to Tarras Farmhouse (including road) we would expect to have adequate screening between ourselves and private housing. Ideally there should be mounding & trees to discourage walking adjacent to Tarras Farmhouse property. We would expect that the road from the A96 up to the entrance to our drive to remain private for three reasons. 1. You cannot build a suitable for R3 access without removing screening. 2. Safety - the dry-stone dyke has had two large collapses and repairs in the last 10 years. it is poorly built and can be considered a hazard to any cars or pedestrians passing 3. Health - The whole road will end up as dog-shit alley with people from the new development taking their dogs up our road to access the Enterprise Park walking areas. We were happy with the paths shown to us at the town hall but there must be no access up the east side of the middle section of R3. The 40 yard strip of grass to our South will end up being a play park and/or dog poohing area. This area was built as a privacy barrier for Tarras Farmhouse as part of the agreement for the Enterprise Park. This needs to be respected.**

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

**From:** [janetemilne](#)  
**To:** [Localdevelopmentplan](#)  
**Subject:** EL\_OPP11 - 002170  
**Date:** 13 March 2019 18:20:13

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Sent from Samsung tablet

----- Original message -----

From: janetemilne  
Date: 13/03/2019 11:33 (GMT+00:00)  
To: development@moray.gov.uk  
Subject: OPP11 the walled garden

The Biblical Garden must be retained, not only as an essential place for the training of Horticultural students from Moray College, but also as a popular tourist attraction adjacent to Elgin Cathedral. In recognition of the years of expertise that has gone into the development of the Biblical Garden from its original planning and construction, to its development and maintenance by students, by the voluntary work carried out by the Friends of the Biblical Garden and members of Moray Rock Garden Group, it is unthinkable that Moray Council plans to sell off the walled garden to allow the building of a hotel.

As one of the volunteers I have seen the pleasure local people and tourists derive from the garden. I appeal to the council to appreciate the benefits of this quiet, inspiring place.

The camaraderie among the visitors, students and volunteers is a source of sharing ideas and strengthens the belief that gardens and gardening provide therapy to help people cope with the many stresses of modern life.

I appeal to Moray Council allow the garden to continue to develop and provide pleasure for locals and tourists.

Yours sincerely  
Janet E Milne

Sent from Samsung tablet

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** MD\_SITEA - 002175  
**Date:** 13 March 2019 23:27:09

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mr**

Forename(s): **Kenneth**

Surname: **Milne**

### Your Address



### Contact Details



### Agent Details

Do you have an agent: **No**

### Response

Do you want to object to a site?: **No**

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.

## **Other Objection**

Document commenting on: **NOISE /SOUND MITIGATION**

Comments: I as Chairman of Miltonduff Public Hall wish to make representation with regards to the proposed 13 houses on the Site Miltonduff North site A. The Hall Committee have no formal objection to the designation of site A which is adjacent to our property, though wish to ensure that sufficient details are undertaken. If a clause could be added that: 1.Appropriate landscape screening is included between the Hall and any new properties.(as was previously agreed in historical planning approval) 2.Appropriate noise mitigation is undertaken for the new building properties and or sound attenuation in accordance with Planning advice 1/2011- Planning&Noise.Under this guidance there are a number of measures which can be used to control the source of or limit exposure to noise. Such measures should be proportionate and reasonable. These measures are required to ensure the viability of the Community Public Hall which is utilised for events such as weddings and other private functions and the day to day running of our hall. This would prevent bad neighbour issues should this land be developed in the future. Early prevention from the developed site will hopefully remove part of if not all noise issues. I hope our points can be considered with regards to the inclusion in the proposed new development plan.  
Kenneth Milne. Chairman Miltonduff Public Hall.

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

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** CG\_SITEA - 002169  
**Date:** 13 March 2019 16:41:08

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mrs**

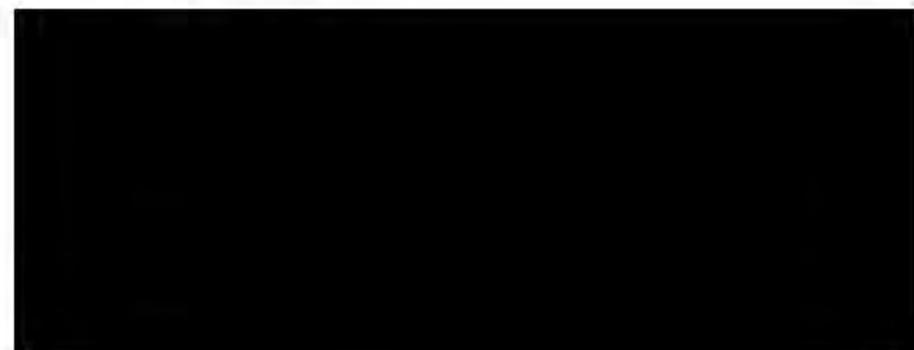
Forename(s): **Julia**

Surname: **Milovanovic**

### 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: **Cragganmore**

Site reference: **Cragganmore Site A**

Site name: **Cragganmore Site A**

Comments: **CRAGGANMORE SITE A** I have the following objections/comments to **Cragganmore Site A**. Please note that the comments with regard to sustainability apply equally to **Cragganmore Site B**. **WATER SUPPLY** 1. My property is currently served by the **Garline Water supply**. This serves a maximum of 12 properties in total. The supply is owned by the **Ballindalloch Estate** but the water rights are owned by **Diageo**. 2. The supply failed in 2018, in that there was insufficient water, which resulted in severe water rationing (no washing, use of dishwasher washing machine etc and the use of bottled water for drinking for the period July - October). The flow rate of the supply has been measured on a regular basis. It did not return to normal until February 2019. During the period October - February householders had to continue to use water very stringently. 3. We are well aware that last year was an exceptionally dry summer. However, we are also advised by environmentalists that this is more likely to be 'normal' in the future as a result of global warming. 4. Any new development would put a further strain on the water supply. Obviously it would not be from the **Garline** but would no doubt be taken from another supply but in the same area on the hill behind the **Garline Farm**. 5. It should be noted that the supply to the **Cragganmore distillery** was not affected by the dry summer last year but I am given to understand that this supply is taken from a point higher up the hill. 6. I am therefore objecting to the inclusion of **Site A** at **Cragganmore** there is currently no caveat which states that any planning would be subject to ensuring that there would be an adequate water supply and that any new supply would not impact upon those on the **Garline**. 7. It should be noted that we were advised by **SEPA**, at the time of water shortage last year, that as our supply was quite 'low down' the hill it would take longer to replenish when ground water levels returned to level as it would take a time to seep through - which makes logical sense. 8. Therefore if there is a new supply and it is taken from a point higher than the existing **Garline** I don't believe that planners would be in a position to guarantee that it would not affect our supply in the future. 9. If a new supply was taken from a point lower than the **Garline** it could be questioned as to whether it would run dry in periods of dry weather bearing in mind the comments above. 10. The current supply pipe to the properties lower down than my own currently runs through the proposed site. 11. The proposed local plan states 'Developers are advised to contact **Scottish Water** as early as possible in order to confirm that there is sufficient drainage capacity and water supply available to accommodate proposals. **Scottish Water** will work with developers to ensure that new development can be accommodated.' I have been unable to find any reference to ensuring that there is sufficient water supply in relation to private supplies and would request that something to this effect is included within the policy statements. **SUSTAINABILITY** I also object to the site on the grounds of sustainability. As stated above the comments below equally apply to **Cragganmore Site B**. The site is 12 miles equidistant from **Aberlour** and **Grantown on Spey**. Until very recently the nearest shop, post office and Petrol station was less than a mile away and within walking distance. 2. However within the last few weeks the shop, post office and petrol station have closed as they have become financial unviable. This I believe has a significant effect on the proposed sites and is contrary to Section 8 of the **NPPG**, which states in para 91 (c) that 'Planning policies and decisions should aim to achieve healthy, inclusive

and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs ? for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling. ? I would add that I assume that at the time of identification of Sites A and B at Cragganmore the shop, post office and petrol station were still operating. 3. Since the closure of the shop at Ballindalloch, the next nearest village shop and post office are now almost 5 miles away in Mary Park - which cannot be considered walking distance and there are no public transport links. 4. There is also no local bus service to Grantown on Spey or Aberlour so the only way to access a shop is by car. There is no mention within the Moray Proposed Plan of introducing a bus service which would serve Cragganmore and I dont? consider either 5 miles or 12 miles to a shop to be accessible. 3. The local primary school closed in the 18 months or so. In the NPPF Paragraph 94 it states that ? It is important that a sufficient choice of school places is available

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 - 002069  
**Date:** 22 February 2019 18:35:20

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: Mrs

Forename(s): Lynne

Surname: Minion

### 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: **OPP11**

Site name: **Walled garden**

Comments: **Please save this wondrous tranquil place**

**site\_obj\_name\_town\_village\_grouping : Elgin Central**

**site\_obj\_reference : OPP11**

**site\_obj\_name : walled garden**

**site\_obj\_comments :**

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

**From:** [Pete & Angela Mitchell](#)  
**To:** [Localdevelopmentplan](#)  
**Subject:** TE\_SITEA - 000163  
**Date:** 08 January 2019 05:57:23

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Good morning,

I would like to object to the proposals to allow for the development of more housing at Templestones in Rafford. My reasons are as follows;

1) The 'Local Plan Guidance note of Landscape and Visual Impacts of Cumulative Build Up of Houses in the Countryside' - written in August 2017- says about Templestones;

'In the wider area around Rafford, new houses are dispersed along roads and occasionally form more concentrated linear groupings associated with a defined bank, edge of woodland or set along a minor road or track. Additional houses in this location would increase the incidence, density and prominence of housing and have a detrimental impact on the rural character of the area. On that basis no further development should be permitted in this area.'

I agree. I did attend the consultation exhibition in Elgin last year and spoke to a member of staff about this matter but I am afraid I still don't understand why an area which was ruled out in August, was deemed viable only a few months later. I also see that the area didn't appear on the 'Bid checklist' which does seem to suggest it was a more recent addition to the consultation process.

2) As you know, the road through the Templestones area is very narrow which is why new houses have to build a passing place. I don't see how the road can possibly accommodate all the passing places required if more housing is built in the area. Similarly, the road up to Templestones, from Rafford, is initially steep and has poor visibility on the corner. Improving visibility here would be difficult and also undesirable for the people living in the neighbouring houses.

Many thanks,



**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** CD\_SITEA - 002111  
**Date:** 28 February 2019 15:06:18

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mrs**

Forename(s): **Eve Marie**

Surname: **Montgomerie**

### 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: **Cardhu**

Site reference: **CARDHU SITE A**

Site name: **Cardhu Site A**

Comments: **4 Cradhu Distillery Cottages Knockando Aberlour AB38 7RZ 28th February 2019 Dear Sir/ Madam Proposal for development at Cardhu Site A ? Moray Local Development Plan 2020. I am writing on behalf on my husband Robert Montgomerie and myself to object to the above proposal. Firstly, I would like to bring some key points to your attention. In our little community only four houses received a letter notifying them of the review, I was not one of these people and this development directly affects me and the line of house?s that will look directly at the development who also did not receive notification. I read the letter and went online to view the proposed 2019 plan, to find that on your interactive map the Cardhu site is not highlighted or listed so anyone in our local community looking at this map would rightly assume Cardhu is not being considered. I would like to know if you have to follow guidelines when informing us of any review and why it appears we have been omitted as how can only four houses be informed as this does not reflect a much larger communities view. My concern being that people have not been given time during the reflection period to raise any concerns as the council has omitted to inform us. The councils vision is to ?protect and enhance the natural built environment? but I will argue in this letter that in this instance it would not be the case in fact fracturing a small community by not considering how this rural community lives. I am not against new housing and new people in the area but I can suggest alternative sites with Cardhu that will fit with the Hamlet and the community rather than the white elephant being suggested. Cardhu has been nominated as part of a special landscape area, and my comments will go on to demonstrate why site A is not suitable. The distillery cottages the park and site A form part of the Cardhu Distillery. We live in traditional houses built many years ago. All the houses at this end of Cardhu park on the road on distillery land and we are fortunate that the distillery at this time allows us to do this. Should this facility be withdrawn we will then need to park on the roadside directly in front of our houses. This road feeds the distillery and is of single carriageway with no passing places. The road is used to serve the distillery which is operating 24/7 and the local primary school and further houses, a guest house the local church for wider area of Knockando and a farm. The distillery often requires the fire engine when alarms go off so it is important that the road remains clear. There are no pathways or cycle access and as such all of the children for their safety are bused to and from the school. Having a further 5 houses located at site A would increase the road problem further and local residents are mindful that with a park directly in front of the houses the risk to children playing is considerable. I do not see how this will fit with a) vi ? safe transport and access routes linking to existing networks ? mitigating the impacts of development off-site?, As we have older houses our back gardens are to the front of our prosperities, and forms an important part of our social able community. We would be directly looking into someone else?s house and the important landscape that very much is a part of the community here will be withdrawn from the existing community. I have read your Biodiversity section but it only relates to houses of over ten. What am I or the council to refer to in the case of a proposal of five houses? This would surely go against developments being permitted b)v ?adversely impact on communities? The proposed site will not ?demonstrate how the development will conserve and enhance the natural and built environment?.retain original land contours**

and intergrate into the landscape? the area suggested for planning is on the brow of a small hill. ?Proposals must not adversely impact upon neighbouring properties in terms of privacy, daylight or overbearing loss of amenity? The location that is being suggested would do all of these things. All the houses old and new in Cardhu with exception of the farm near the main road are built on the right hand side of the road. There is an area at the entrance of Cardhu that could easily accommodate five houses which is currently farmland from the same estate that would continue the development of Cardhu and not detract from its beautiful character and that would have easier access without the road problems at the end nearest the distillery and would far better reflect the rural character of Cardhu. Part of the distilleries appeal is the beautiful setting it finds itself in and in the tourist months many people stop to admire the view and to take pictures and play in the park. The proposed building on the ridge of farmland would see that completely wiped out and this view must be understood as a value of being in a special lands

### **Policy Objection**

Policy: **EP3 Special Landscape Areas and Landscape Quality**

Comments: **Please see objection letter**

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

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** FR\_R3 - 001975  
**Date:** 12 January 2019 10:26:16

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mr**

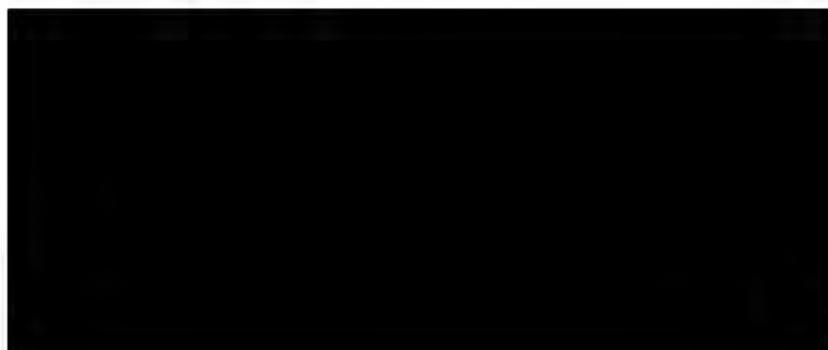
Forename(s): **Andrew**

Surname: **Moore**

### 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: **Forres**

Site reference: **Forres R3**

Site name: **R3 Lochyhill**

Comments: **I believe that a development of this size and scale will change the very nature of the area I live in and love, reducing local families enjoyment of the properties they have worked long and hard to secure. The small rural town of Forres will become a bland urban conglomeration of matchbox houses similar to the other ugly developments erected in Forres over recent years. I also question whether Forres needs anymore housing as properties are now difficult to sell due to the number of houses built in recent years. I also believe a development of this size will damage the local tourist industry particularly in Forres and findhorn, I also believe that local businesses in the town will affected by the planned shops and they have been struggling enough since it was decided to build both Tesco and Lidl , how many shops and supermarkets does one town need' The number of houses would introduce around 2000 people to the area along with the obvious increases in traffic, pollution and noise all concentrated in Forres, the A96 is difficult to access as it stands let alone if this ill conceived grotesque development went ahead. I believe a development of this size with schools and shops should be placed outside of Forres and the coastal area as a standalone new small town with its own name and identity.**

## **Policy Objection**

Policy: **DP2 Housing**

Comments: **I object unreservedly**

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

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** CG\_SITEA - 001987  
**Date:** 10 January 2019 17:39:33

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mr & Mrs**

Forename(s): **Barry & Ellen**

Surname: **Moore**

### Your Address



### Contact Details

Email address : **ellenmoore5@aol.com**



### 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: **Cragganmore**

Site reference: **Site A**

Site name: **Cragganmore site A**

Comments: **Private Water supply insufficient for extra 5 properties**

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 - 002039  
**Date:** 22 February 2019 09:00:38

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **mr**

Forename(s): **Ben**

Surname: **Moore**

### 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: **Biblical Garden**

Site name: **Biblical Garden**

Comments: **The only garden in Elgin the only place of tranquility and peace and beauty and you want to rip it out' Don't you dare, this is a shocking decision.**

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

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** Second Response - EL\_OPP11 - 002039  
**Date:** 22 February 2019 09:57:02

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **mr**

Forename(s): **Ben**

Surname: **Moore**

### Your Address

House name/number: **11, ANDERSON CRESCENT, MORAY**

City/Town: **ELGIN**

Postcode: **IV30 4HJ**

### Contact Details

Email address : **benjamin.moore.moray@uhi.ac.uk**

Confirm email: **benjamin.moore.moray@uhi.ac.uk**

Telephone: **07540749512**

Preferred contact method: **Telephone**

### 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: **DON NOT DO THIS.** I appreciate the cuts that we are all having to deal with right now and its a very hard decision that you are making here. The park has had very little change over the 9 years i have been living here except for a new hill, mound in front of the libray, wow. I can see that a huge amount of planting is being removed and taken away around the town already. And yes with very little money it is going to be hard to keep up with the huge amount of garenning that is required in Elgin, however if we remve it all and in terms of the walled garden, the most beautiful planting area in the whole of Elgin, then we losse our pride in our town. it will show no green, just gray, it will creat a very sad depressing town and this is not the case. We are a very happy comunity here, we value what the council has been doing over the years, and yes we are all suffering from the cuts. By removing not only a teaching space, you will also be destroying a piecfull and tranquile ste that s used by a number of local and tourists to Elgin. A place where we can find piece and quiet, a place that allows to think, and be one with the world, be happy. If you honestly believe that elgin is a beautiful town then please do not do this. This is hge mistake, we do not need yet another Hotel because the more we destory in Elgin, the less people will want to come and stay. Planting and greens stes in a town are a very low cost and is something that is being maintained byt studnets nd im sure as a community we can help to solve this lack of planting and greenery in our town, working together, not by a simple destory policy. I strongly oboect to this and will demonstrate against this for as long as i can. Do not destory the last garden in Elgin that is open to the pubic. Please.....

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

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** GM\_R1 - 002203  
**Date:** 15 March 2019 16:57:32

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Miss**

Forename(s): **Emma**

Surname: **Moore**

### 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: **Garmouth**

Site reference: **Garmouth- R1**

Site name: **R1 South of Innes Road**

Comments: I wish to object strongly to the proposed plan on site reference Garmouth-R1 as part of the Moray Local Development Plan 2020. As a local resident, who moved to Garmouth in August 2018, I feel that this site would have a negative impact on the village and local residents should 10 houses or any houses be built upon this site. I was advised by neighbours that a proposal was issued back in 2014 for this same area of land. Having spoken to local residents about the 2014 proposal and having viewed previous associated paperwork I fully understand that there were strong feelings for objecting to this proposal on that occasion also. Having reflected on my 7 months since moving to the village and the information that I have gathered from others I wish to state my reasons for objecting to this proposal. My first reason for objection is in relation to the amount of increased traffic on Innes Road that a further 10 residential properties would have. This can already be a very dangerous road for local residents given that the road itself is very narrow and that many locals, including myself, have noted that the speed restrictions of 20mph close to the proposed site are often not adhered to. As a dog owner I regularly walk along that road, mostly twice a day, and I have to stop each time a car goes by as there are no pavements and because of the narrow width of the road. I am aware that within your proposals you have listed as part of a bullet point list that 'Widening of Innes Road, including provision of passing places on the approach to the west of the site and footway provision sought'. In my opinion however the word 'sought' does not hold enough weight to it as this is open to interpretation. Therefore this does not mean that it is a direct stipulation for anyone who wished to build within this site. Another objection reason is due to the junction where Innes Road meets Station Road being very narrow and a blind corner. When pulling out of my driveway I have to be extremely cautious as a result of vehicles that may be there turning right onto Station Road. Increased traffic on this road due to an increased number of properties accessed via Innes Road would exacerbate this issue on a road that can at times also be very difficult to negotiate due to the amount of agricultural vehicles and other large vehicles that regularly use that junction. Since moving here 7 months ago I have witnessed first-hand the issues that junction can cause for the existing local residents who regularly have to use that junction and road. Prior to moving to Garmouth I was made aware by other local Moray residents that there has historically been issues with the sewerage system in Garmouth and that it was at maximum capacity. I am aware that this was not based on any fact however since moving to the village my neighbours have confirmed these opinions and explained the issues that occur in relation to high rainfall and tides and that these issues are well documented. Within your proposals it states that a growth project is planned by Scottish Water. Local residents have informed me that this 'project' was mentioned first over 6 years ago but as yet there have been no updates on this and nothing has come into fruition. Given the high level of the water table it would seem that individual septic tanks for each property would not be a suitable way around the sewerage issues. Therefore I ask is it realistic to propose waste from another 10 houses be added to an already existing issue' Since residing in my property I often witness from my back garden the amount of wildlife that currently benefit from these fields being green spaces. I have regularly seen large flocks of birds within these fields, which from my investigations I believe to be Common

Greenshanks. I have often spotted Pheasants in the fields and just this morning I witnessed a deer in the field. These fields would appear to be a hive of activity for local wildlife given my observations since moving to Garmouth and I feel that it would have a negative impact on the local wildlife and the ecosystem that has developed there should the proposals for this area be accepted. Furthermore given that there are already existing plots with planning permission for a total of 8 houses located on 2 different sites within the village is there a need for a third site' Especially when these sites have been available for purchase for a considerable amount of time and to this day they have not been built on. Garmouth is a rural settlement where development proposals should be considered very carefully for the reasons stated above as well as the fact that infilling could ruin the character of the village. I therefore propose that no new housing should be given planning permission within the village and that the site Garmouth R1 be removed from the Moray Local Development Plan 2020 for the reasons stated 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:** DP4, EP3 - 001806  
**Date:** 06 March 2019 19:17:19

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

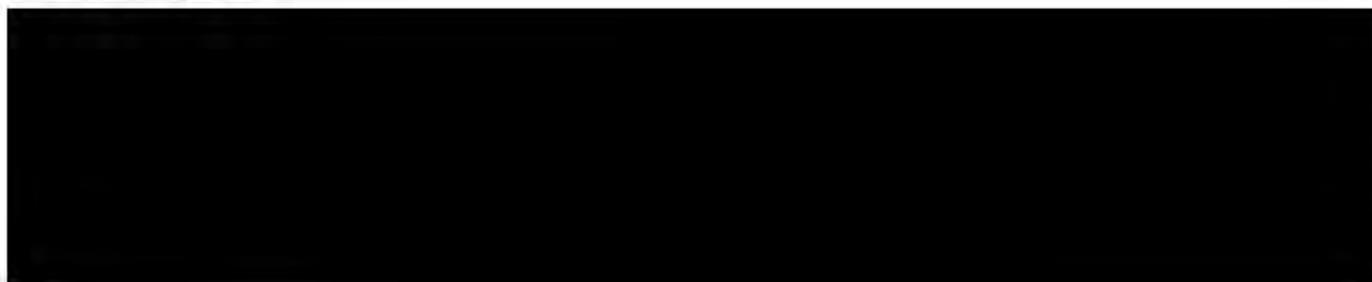
### Your Details

Title: Mr

Forename(s): Phil

Surname: Mowat

### Your Address



### Contact Details



### Agent Details

Do you have an agent: No

### Response

Do you want to object to a site?: No

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.

## Policy Objection

Policy: DP4 Rural Housing

Comments: Specifically:para (d) ii) Pressurised and Sensitive Areas Due to the landscape and visual impacts associated with build-up and landscape and environmentally sensitive areas, no new housing will be permitted within the identified pressurised and sensitive areas see mapping on page 51 . This does not allow for any flexibility for individuals to build in gapped areas within or between villages and improve the standard of housing within these areas. In the recent past, building has been allowed within large garden areas, gapped sites, and village edges, for more efficient and eco-friendly houses. This often appears to be done by residents or people moving to the area and has the effect of what might be called housing renewal/village maintenance which is complimentary to the area and maintains the character of the village. This is in contrast to the objectives of a professional developer seeking to maximise profit that we have seen recently in rural areas. I propose the policy should allow for individual house developments within gapped sites and villages in rural areas. Area "C" in the attached slide is a gapped area between villages where I would like to build upon in the future.

policies\_list : EP3 Special Landscape Areas and Landscape Quality

policy\_obj\_comments : Under the new policy, the SLAs seems to have grown greatly beyond the former Coastal Protection Zone. Again, there is little flexibility for individual building in gapped sites in the wording of the policy. In the past there has been building in garden areas and on the village edges and gapped sites even within the coastal protection zone. Areas of natural beauty must be protected against inappropriate development, however there is a case for appropriate development in these areas, particularly for individuals residing in the area looking for more efficient and eco-friendly housing. Use of gapped sites and suitably large garden areas that individuals can build modern, fuel efficient, eco-friendly housing which is complimentary to the surroundings could be regarded as an asset and helps with village sustainability. I propose that wording is altered to allow flexibility for individual building in these areas, with consideration afforded to gapped sites, allowing complimentary, appropriate building to take place under the guidance and judgement of the planning dept. Area "C" in the attached slide is a gapped area between villages where I would like to build upon in the future.

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

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** DP4, EP3 - 001806  
**Date:** 06 March 2019 19:17:19

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Mr**

Forename(s): **Phil**

Surname: **Mowat**

### Your Address



### Contact Details



### Agent Details

Do you have an agent: **No**

### Response

Do you want to object to a site?: **No**

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.

## Policy Objection

Policy: **DP4 Rural Housing**

Comments: **Specifically:para (d) ii) Pressurised and Sensitive Areas Due to the landscape and visual impacts associated with build-up and landscape and environmentally sensitive areas, no new housing will be permitted within the identified pressurised and sensitive areas see mapping on page 51 . This does not allow for any flexibility for individuals to build in gapped areas within or between villages and improve the standard of housing within these areas. In the recent past, building has been allowed within large garden areas, gapped sites, and village edges, for more efficient and eco-friendly houses. This often appears to be done by residents or people moving to the area and has the effect of what might be called housing renewal/ village maintenance which is complimentary to the area and maintains the character of the village. This is in contrast to the objectives of a professional developer seeking to maximise profit that we have seen recently in rural areas. I propose the policy should allow for individual house developments within gapped sites and villages in rural areas. Area "C" in the attached slide is a gapped area between villages where I would like to build upon in the future.**

policies\_list : EP3 Special Landscape Areas and Landscape Quality

**policy\_obj\_comments : Under the new policy, the SLAs seems to have grown greatly beyond the former Coastal Protection Zone. Again, there is little flexibility for individual building in gapped sites in the wording of the policy. In the past there has been building in garden areas and on the village edges and gapped sites even within the coastal protection zone. Areas of natural beauty must be protected against inappropriate development, however there is a case for appropriate development in these areas, particularly for individuals residing in the area looking for more efficient and eco-friendly housing. Use of gapped sites and suitably large garden areas that individuals can build modern, fuel efficient, eco-friendly housing which is complimentary to the surroundings could be regarded as an asset and helps with village sustainability. I propose that wording is altered to allow flexibility for individual building in these areas, with consideration afforded to gapped sites, allowing complimentary, appropriate building to take place under the guidance and judgement of the planning dept. Area "C" in the attached slide is a gapped area between villages where I would like to build upon in the future.**

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 - 002067  
**Date:** 22 February 2019 16:14:25

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: **Miss**

Forename(s): **Michaela**

Surname: **Munro**

### 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:

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

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** 002007 - BG\_R2  
**Date:** 12 February 2019 10:58:27

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

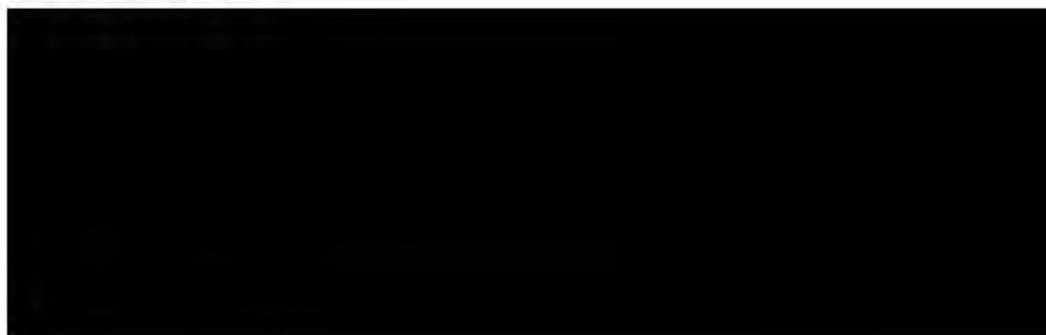
### Your Details

Title: **Ms**

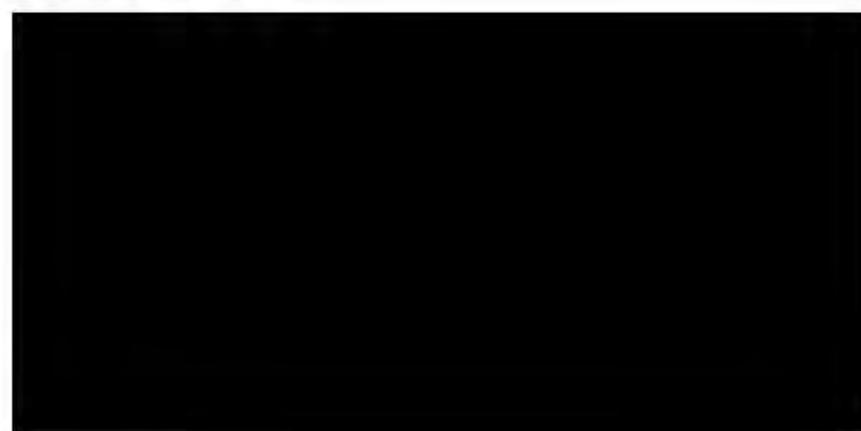
Forename(s): **Sheila**

Surname: **Munro**

### 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: **Burghead**

Site reference: **Burghead - R2**

Site name: **R2 Clarkly Hill**

Comments: - already the sewage system of Burghead cannot cope - the medical practice is full - the plan suggests an extra doctor: where would this doctor come from' As it is Moray cannot attract enough professionals - the school is full: where would extra teachers come from' As it is Moray cannot attract enough professionals - this development would increase population of Burghead by 10% and upset the social balance -Most of the incomers are OAPs attracted by cheaper housing. If the housing were not built, they would not come (this information gleaned from a local housing developer). Furthermore, in 10 years time they will require extra care from clinics, doctors, and social care and Moray does not have the professionals to cope and cannot attract enough professionals as it is. - increase in traffic on roads that cannot cope as it is (past the cemetery and from Elgin)

## Policy Objection

Policy:

Comments:

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

**From:** [Deborah Murdoch](#)  
**To:** [Localdevelopmentplan](#)  
**Subject:** AM\_SITEB - AM\_SITEC - 002122  
**Date:** 06 March 2019 13:00:42

---

After receiving your letters of notification of Proposed Local Development dated 7th January 2019 and after attending an information meeting at Longmore Hall, Keith on 28th February 2019, we herewith write to strongly object to any type of housing being developed on Aultmore Site C and on Aultmore Site B. My property is situated between both of these proposed sites.

Our family have lived in Aultmore over 60+ years, residing at [REDACTED] Abercairn itself and Nether Tarrycroys, and know first hand there is a major issue of the land here always becoming flooded. Aultmore is classified as a floodplain consisting of 6" of soil on the top and beneath that, hard clay, so water infiltrates the soil and cant soak away causing flooding.

Site C is higher than my property and any type of surplus water runs into my property flooding my ground.

Site B is on the other side of my property and also is sloped and runs in one of my gates and goes out the other like a river. I have video evidence of this and photos which I've previously submitted to yourselves showing the mass of water lying in Site B beside my top gate.

We have major flooding issues as previously mentioned back in 2014, plus new issues which have arisen since then. We have already dug a waterway through our tree line next to Site C as water was pouring in from there and flooding my garden, steading and house. I have attached a photo of this manmade waterway that we had to dig to try to alleviate some of this flooding. Some of our trees in this area fell down due to the water logged ground in this area. This area still floods and is an issue.

Site C is full of water springs and are a major cause of the flooding. It can rain for a short period and the ground is flooded quickly.

I'm currently also having major waste water issues. Brian Kidd from the Roads Dept, Moray Council is aware of this issue. On the 31st December, a neighbour pointed out that there was waste water and in general lots of water which had managed to work its way under and through the tar on the opposite side of the B9016 road opposite my main gate and septic tank. I got a Contractor to investigate this and discovered that the water is caused by pipework owned by Moray Council that has broken and collapsed, so the water from my septic tank and the drainage water from the verge which is supposed to run along this pipe can no longer do this and is causing flooding. There used to be open ditches many years ago running along the frontage/ B9016 side of my property and these were filled in by Moray Council. I am currently fixing the drainage from my septic tank through my own property at the cost of £5000 as Moray Council are not willing to renew this pipe even though it's supposed to take ditch/verge water away. When I got my septic tank emptied it immediately filled up again with clean water which had built up from the verge as it couldn't drain away because of the collapsed pipe. This was pointed out to Moray Council Roads Dept and they said it's not causing them a "positive" problem so they're not going to fix it. As previously mentioned the water that runs from Site B in one gate and out the other is also caused by the pipe being collapsed and initially the ditches being filled in, as there was not this issue back then before this happened.

The Scottish Water Authority have a PRV in my garden next to Site B that is constantly being pumped out due to being flooded from the water coming out of that site.

There is no mains sewage and there are no soakaways in Aultmore due to the clay - where would all the septic tanks for any new housing drain to?

This is a big issue as mentioned as I'm directly downhill from Site C that water keeps coming from and also any water from Site B would be running my direction

aswell. This would be a complete health hazard for me and my family as we don't want waste water coming in our ground/property. Septic tanks often flood when it rains also.

I am aware that from 2020 in Scotland it will be illegal to discharge waste water into a ditch so again theres the issue of where any waste water from new housing would pass or drain to!!

I have already spent thousands of pounds on drainage for my property over the years and even now am spending thousands for the issues with the pipework belonging to the Council in the roadside verge and still theres big drainage problems and inevitably more will arise if new housing is developed next to me on any of these two sites.

I also note that on the Moray Council website there is a suggestion of possibly purchasing third party land to improve C74H/B9016 junction - this is my land being referred to and I would like to stress I will not be willing for this to happen. I have trees which have been here for many years which surround my property and were planted mainly for helping to soak up water from the ground and also for protection of my property from speeding traffic. Trees are highly beneficial to the environment.

I would also like to point out there are power cables which run through my property and Site C. I believe these cant be repositioned due to wayleaves being in place.

Finally I would like to stress in no uncertain terms that we would totally object to any housing being developed on Aultmore Site C and Aultmore Site B due to the above reasons.

Regards

Deborah Murdoch & Antonio Guerreiro  
Nether Tarrycroys  
Aultmore  
Keith  
AB55 6QY  
07741177173



[Sent from Yahoo Mail on Android](#)

**From:** [Iris Murray](#)  
**To:** [Localdevelopmentplan](#)  
**Cc:** [Iris Murray](#)  
**Subject:** CG\_SITEA - 002020  
**Date:** 22 February 2019 14:38:48

---



21.02.2019

Dear sir / madam,

I have received Moray Council's Notification of Proposed Plan for Cragganmore Site A.

I have a few concerns over the proposed plans, which are as follows.

1/ Access to and from proposed site.

2/ Drainage from proposed site.

3/ Because of local geographic's , I have a restricted tv. satellite signal which is over the proposed site.

4/ I believe there is an overflow from the septic tank in the property above my house, which runs through the proposed site, bypasses my property and joins a pipe in the field below my property.

5/ The proposed site has the potential to flood in the event of heavy rainfall/ heavy snowfall and a quick thaw. The water runs off the field above the proposed site, the ditch cannot cope, and the ground floods.

My house has been flooded in the past, several times.

Cragganmore Distillery , which used to own my property, installed a drainage ditch about two metres into the proposed site at the back of my house. This was done quite a number of years ago, unfortunately grass and weeds grow over it, but it does help the situation in the event of heavy rainfall.

The ditch at the side of the field fills with fallen branches and cattle and sheep move through the area.

6/ My biggest concern for the proposed site is the water supply.

Myself and my neighbours , are on a private water supply which comes from a spring beside the Garline Farm, and the supply pipe runs through the proposed site to myself and my neighbours properties.

As of mid 2018 the water supply has been dwindling possibly due to the very dry summer.

When the first new houses were built in the early 2000s, two additional sources were added to provide more water to the original spring. From mid 2018 to date, January 2019 these two additional sources are still completely dry of water. The only water is coming from the original spring.

Of the 7/8 new houses which were added to the supply , most are holiday homes, which eases the use of water greatly.

To fully compliment the problems that we have experienced to date I am sure that the following people will be able to assist in any way they can .

Mr Ewan McNeil ,

Technical Officer,  
Environmental Services,  
Moray Council

Mr Cristian Cook,  
Factor,  
Ballindalloch Estate.

Any e-mails from meetings that were held with the above people and property owners regarding the shortage of water, and maintenance of the source of water can be produced if required.

As of December 2018 the water supply was measured going into the collecting tank, and was found to be roughly half of what it was predicted to be.  
Luckily, some of the properties are holiday homes and we are ` getting by `.  
The nearest Council water supply is at Marypark , some three miles away.

If it is the intention to utilise the Garline water supply for these five houses, with the situation of the water the way it is, I am fearful of the consequences .

Yours sincerely,  
Iris Murray

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Localdevelopmentplan](mailto:Localdevelopmentplan@moray.gov.uk)  
**Subject:** 001991 - Acknowledged - Re: Proposed Plan Cragganmore Site A . Designation for 5 Houses-Rural Groupings/ Cragganmore  
**Date:** 06 March 2019 12:35:02

---

Dear sir,

Thank you for acknowledging my letter on the 17/01/19 regarding the local development plan for Cragganmore Site A.

I forgot to mention in my first letter that a gas line to Cragganmore Distillery runs past a potential access to the proposed site.

Also any new development would restrict any sunlight from my property.

Drainage is also a major concern.

Also, all the pointers that were in my previous e.mail.

Thank you,

Peter Murray

Sent from my iPad

> On 21 Jan 2019, at 12:20, Localdevelopmentplan <[Localdevelopmentplan@moray.gov.uk](mailto:Localdevelopmentplan@moray.gov.uk)> wrote:

>

> Dear Sir

>

> Moray Local Development Plan 2020 – Proposed Plan.

>

> Thank you for your response to the Proposed Plan.

>

> All responses received will be summarised and reported to a future meeting of the Planning and Regulatory Services Committee. Any unresolved objections will be subject to an Examination by a Reporter appointed by Scottish Ministers.

>

> Further information and any updates can be found at:

>

> [http://www.moray.gov.uk/moray\\_standard/page\\_122783.html](http://www.moray.gov.uk/moray_standard/page_122783.html)

>

> Kind regards

>

> Local Development Plan Team

>

> -----Original Message-----

> From: [REDACTED]

> Sent: 17 January 2019 9:40 AM

> To: Localdevelopmentplan

> Subject: Proposed Plan Cragganmore Site A . Designation for 5 Houses-Rural Groupings/ Cragganmore

[REDACTED]

> 17/01/2019

>

> Dear sir / madam,

> I have received Moray Councils Notification of Proposed Plan for Cragganmore Site A.

> I have a few concerns over the proposed plans, which are as follows.

> 1/ Access to and from proposed site.

> 2/ Drainage from proposed site.

> 3/ Because of local geographic's , I have a restricted tv. satellite signal which is over the proposed site.

> 4/ I believe there is an overflow from the septic tank in the property above my house, which runs through the proposed site, bypasses my property and joins a pipe in the field below my property.

- > 5/ The proposed site has the potential to flood in the event of heavy rainfall/ heavy snowfall and a quick thaw. The water runs off the field above the proposed site, the ditch cannot cope, and the ground floods.
- > My house has been flooded in the past, several times.
- > Cragganmore Distillery ,which used to own my property, installed a drainage ditch about two metres into the proposed site at the back of my house. This was done quite a number of years ago, unfortunately grass and weeds grow over it, but it does help the situation in the event of heavy rainfall.
- > The ditch at the side of the field fills with fallen branches and cattle and sheep move through the area.
- > 6/ My biggest concern for the proposed site is the water supply.
- > Myself and my neighbours , are on a private water supply which comes from a spring beside the Garline Farm, and the supply pipe runs through the proposed site to myself and my neighbours properties.
- > As of mid 2018 the water supply has been dwindling possibly due to the very dry summer.
- > When the first new houses were built in the early 2000s, two additional sources were added to provide more water to the original spring.From mid 2018 to date, January 2019 these two additional sources are still completely dry of water. The only water is coming from the original spring.
- > Of the 7/8 new houses which were added to the supply , most are holiday homes, which eases the use of water greatly.
- > To fully compliment the problems that we have experienced to date I am sure that the following people will be able to assist in any way they can .
- >
- > Mr Ewan McNeil ,
- > Technical Officer,
- > Environmental Services,
- > Moray Council
- >
- > Mr Cristian Cook,
- > Factor,
- > Ballindalloch Estate.
- >
- > Any e-mails from meetings that were held with the above people and property owners regarding the shortage of water, and maintenance of the source of water can be produced if required.
- >
- > As of December 2018 the water supply was measured going into the collecting tank, and was found to be roughly half of what it was predicted to be.
- > Luckily, some of the properties are holiday homes and we are `getting by `.
- > The nearest Council water supply is at Marypark , some three miles away.
- >
- > If it is the intention to utilise the Garline water supply for these five houses, with the situation of the water the way it is, I am fearful of the consequences .
- >
- > Yours sincerely ,
- > Peter Murray
- > Sent from my iPad

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** BG\_OPP1 - 001971  
**Date:** 13 January 2019 18:18:21

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## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

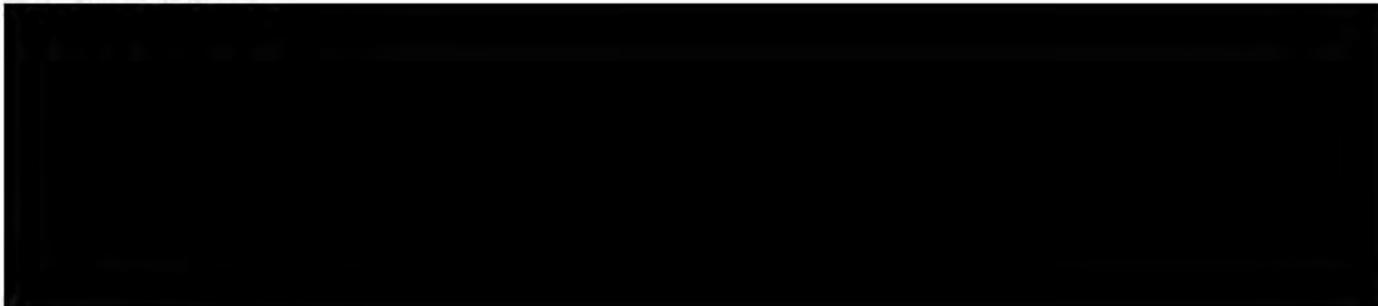
### Your Details

Title: **mr**

Forename(s): **spencer**

Surname: **murray**

### 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: **burghead**

Site reference: **OPP1**

Site name: **OPP1 West Foreshore**

Comments: **Any development would spoil natural beauty, poor access possibly unable to accommodate increased traffic. Improved sea defences and infra structure would be required and new buildings would affect the aesthetics of the old village**

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

**From:** [eforms@moray.gov.uk](mailto:eforms@moray.gov.uk)  
**To:** [Localdevelopmentplan](#)  
**Subject:** 002108 - EL\_OPP11  
**Date:** 28 February 2019 12:22:26

---

## Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

### Your Details

Title: Mrs

Forename(s): Dawn

Surname: Mylchreest

### 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: **We love using the Biblical Gardens facility and it would be a shame for the students who are learning for this facility to be removed from the area. It's such a beautiful and tranquil area.**

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