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Submitted via email to localdevelopmentplan@moray.gov.uk

For a full list of Partners
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www.g-s.co.uk

Our Ref: KMcG/2015/04/0163

Date: 15/03/2019

Dear Sir/Madam

Moray Local Development Plan 2020 – Proposed Plan Consultation Response Hattonhill EL4

I write on behalf of Oldmills Farm Partnership (the landowner) in relation to the above Proposed Plan consultation. This representation should be read in conjunction with the previous submissions made at the Call for Sites and Main Issue Report stages.

The adopted Local Development Plan 2015 allocates 4.7 hectares of land at Hattonhill for residential development with an indicative capacity of 20 units (Site Reference R6 Hattonhill). The allocation in the adopted plan states that:

“This site is in principle, suitable for up to 20 houses. Its development is constrained by TSP 3 which crosses the site. Any layout must retain areas of open space and their availability for community use and enjoyment, by means of appropriate legal agreement. Development proposal require to incorporate the design principle set out in the accompanying map. The release of this site, the total number of houses permitted, layout and landscaping will be dependent on the satisfactory resolution of road improvements which may affect this site. The extent to which the site can be developed may also be impacted on by the proximity to Glen Moray Distillery and clearance from the Health and Safety Executive may be necessary. A buffer to the watercourse must be incorporated into proposals.”

As the Western Link Road proposals are no longer progressing the landowner is now in a position to bring this site forward for development.

The Main Issues Report proposed the continued allocation of this site for residential development and this was fully supported by Oldmills Farm Partnership.

The Proposed Plan removes the allocation of this site for residential use. The site is now ‘whitelands’ within the settlement boundary.

The Officer assessment of the site following the Main Issues Report consultation states that:

“The principle of development has been established in previous Local Development Plans; however, the deliverability of access and low density development which enhances the landscape is unlikely to be achievable. The site is considered to be constrained for development and it is considered unlikely that these issues will be overcome in the foreseeable future”.



In terms of the low density requirement, this is in the control of the Council through the identification of an indicative capacity in the Local Development Plan and subsequent assessment of any application submitted.

The landowner acknowledges the comments from the Officer in terms of landscape character and topography of the site. The landowner is therefore proposing to reduce the unit numbers from 38 (as promoted at the Main Issues Report consultation stage) to 28 dwellings. A revised Indicative Layout Plan is submitted in support of this representation. This demonstrates that open space/amenity space can be accommodated on site. The Indicative Layout also demonstrates that a landscaped buffer can be provided along the river and the frontage to the A96 to provide screening.

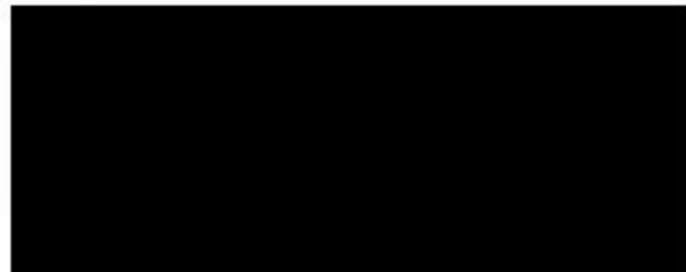
In terms of deliverability of access to the site, an Access Report was submitted in support of the representations to the Main Issues Report consultation. One point of access to the site would be sufficient to service the number of units proposed. An Indicative Junction Design Drawing has been submitted in support of this representation. This demonstrates a proposed option for the site access and that the required visibility splays can be achieved. The design of the access arrangements would be brought forward at planning application stage.

This is an effective housing site that can be brought forward in the short term. It is the landowner's intention to commence the marketing of this site as a residential development opportunity.

It is requested that the Proposed Plan is amended to continue to allocate the land at Hattonhill (Site Reference R6 in adopted plan) for residential development with an indicative capacity of 28 units.

I trust that the above and enclosed will be taken into consideration in the preparation of the Local Development Plan. Should you have any queries or if you require any further information at this stage please do not hesitate to contact me at the telephone number below.

Yours faithfully



Kerri McGuire MRTPI MRICS PIEMA

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Enc.

From: eforms@moray.gov.uk
To: [Localdevelopmentplan](#)
Subject: CL_SITEA - 002168
Date: 13 March 2019 15:15:35

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

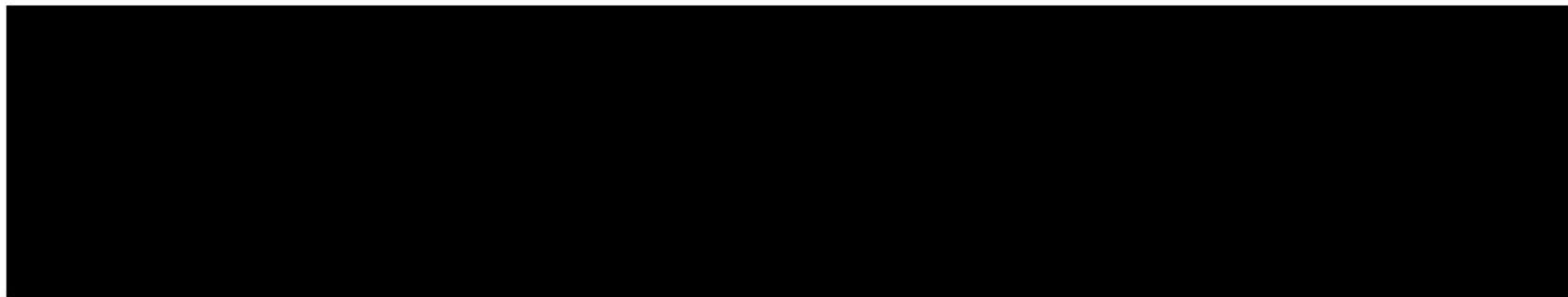
Your Details

Title: mr

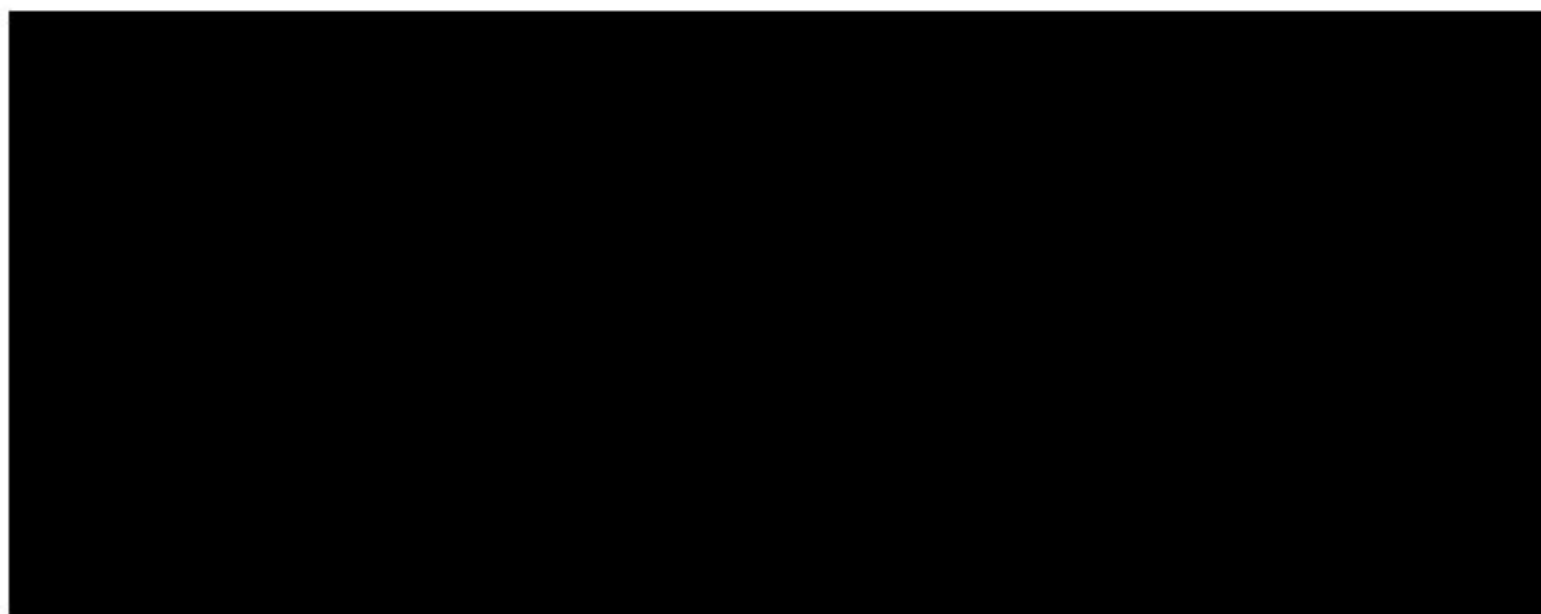
Forename(s): **stewart**

Surname: **ord**

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: **clackmarras**

Site reference: **Site A**

Site name: **Clackmarras**

Comments: **this will increase local noise level and infringe upon our privacy there will be an increase in traffic on an already busy road that does not have any speed restrictions through this built up area. there is already access to the main road via the driveways that the County Houses possess and already use, providing parking to the rear of these houses is pointless with no description how these would be accessed from the houses and would probably not be used by any of the current occupants. the plans mean that there will be building on top of the existing drainage system for some of the county houses. the drainage and soakaway was designed and specified for the current houses that it supplies and would require significant upgrade to cope with additional housing numbers**

Policy Objection

Policy: **DP4 Rural Housing**

Comments: **see previous for comments on Clackmarras proposal plan**

Other Objection

Document commenting on: **file 123060**

Comments: **see previous**

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

Dear Sir/Madam,

Having attended my third meeting on the Bilbohall Masterplan on 20th February 2019 in the Town Hall I have to say I think I have as many questions as I had on Nov 1st 2017 at Moray College and 17th March 2018 at the St.Giles Church. Three venues three dates but still a lack of supporting substance.

Having written after the two previous exhibitions I am still no clearer on actual detail and answers to our very real concerns. I understand from the latest exhibition that all our concerns have been documented and can be seen on the minutes of the Planning and Regulatory Committee on 23rd Nov 2018 which I have viewed, and I believe there were 51 strong objections. I do not believe however we have had any answers to these concerns. Latest information from the most recent exhibition is that the 370 proposed houses has increased to 450. This is very concerning to us as a community given there has been no confirmation regarding any surveys on flooding/drainage risk, traffic management risks particularly regarding the small railway bridge. We seek **detail** in order to allay our fears over the impact this development will have on our housing and our lives.

A great solution may have been thought of regarding the bridge ? so why cannot we have this detail of what the pedestrian bridge would look like. If we can have artists impressions of the houses and their gardens why can we not have a computerised mock-up of the bridge solution ?

Also it had been indicated that the initial row of housing behind Fairfield Avenue will be one-storey but what assurance do we have that this will stand? 370 houses have increased to 450 so how can we be sure we will not be overlooked by two-storey dwellings?

The Firs is also a concern as the number of houses in this area has increased and would seem to be well beyond what could be accommodated on the current footprint of the old buildings, which would hugely impact the surrounding houses.

As before I look forward to detail regarding surveys etc .

Yours

Fiona Osunrinade (