Dr. R. and Mrs. P Pakenham
[redacted]

Development Services
Moray Council
P.O Box 6760
ELGIN
Moray IV30 9BK

12th March 2019

Dear Sir/ Madam,

We acknowledge receipt of your notification of the proposed plan included in the Moray Local Development Plan 2020.

We are replying to your notification as our home, garage and garden are in close proximity to the proposed development. Our garden shares a common boundary with the North West boundary of Site B. Our home and surrounding garden are set on a moderately steep slope which extends from the eastern boundary of Site B to our western boundary where our property ends as a wall at the disused access road to the former RAF Dallachy Airfield.

Consequentially we have carried out a survey to measure the ground levels at Site B and around our home and garden.

The levels were measured at four points namely:---

1. The Eastern boundary of Site B.....(26.3.M)
2. The common Western boundary of Site B and the S.Eastern Boundary of Tigh Na Bruaich.....(24.5M)
3. The level at the South gable of Tigh Na Bruaich....(19.00M)
4. The level where the Western boundary of our property meets the disused airfield access road.....(16.39M)

Total reduction of level is 26.3m – 16.39m = 9.91 meters. **A drop of 32.5 feet.**

This represents a measure of the slope from the Eastern march of Site B to the Western march of our property where it meets with the disused Dallachy airfield entrance road.

There are no public drainage services in Upper Dallachy. Rainwater flows from our roof to two large soakaways. Our home has a large septic tank connected to a soakaway. We are therefore concerned that the proposed development of four houses on Site B, uphill from our home and property may result in drainage products entering our garden and its surroundings despite the assumed presence of septic tanks and rainwater soakaways associated with the four new homes.

There are a number of other features regarding Upper Dallachy which cause us concern with respect to this proposed development. These relate to road type and the increasing volume of traffic passing through the hamlet.

The road through Upper Dallachy is for the most part single track and vehicles meeting on the road often have to pull in on to the verges to allow converging vehicles to pass .This is particularly the case for vehicles entering from the Spey Bay road

We have noticed a distinct increase in the number of vehicles passing through the hamlet over the last two years or so There are increasing expressed concerns regarding speeding vehicles. The present speed limit is 30 mph.,

Most residents in the village own cars in order to go shopping etc., Additional to these vehicles are:-

- School Bus (twice daily)
- Dial a Bus
- Refuse Collection (weekly)
- Fuel Oil Tankers refuelling properties
- Septic Tank emptying
- Daily Royal Mail service and parcel deliveries
- Through traffic from Bogmoor and Spey Bay travelling to Buckie and Tynet
- A track at the North end of Upper Dallachy leads on to the now disused Dallachy Airfield. This allows access to at least four groups of individuals who

enjoy their equine interests in the surrounding fields. This contributes to an increasing number of vehicles using the road and the track leading on to the airfield

- These vehicles include cars, 4+4s' trailers, horse boxes and one large horse lorry. Tractors also use the road
- The proposed building of 4 houses on Site B would add an estimated increase of 4 – 8 residents' vehicles.

Yours faithfully,

[redacted]

Dr and Mrs R. Pakenham

[redacted]

Moray Council,
Development Services (Development Plans),
High Street,
Elgin,
IV30 9BX

17th February 2019

Dear Sir/Madam,

I am writing to formally object to Moray Councils proposal to designate a 6-acre parcel of land (Grid Reference NJ421646) to the West of the Burn of Buckie as Environmental (ENV) within the 2020 Local Plan for Buckie.

[redacted]

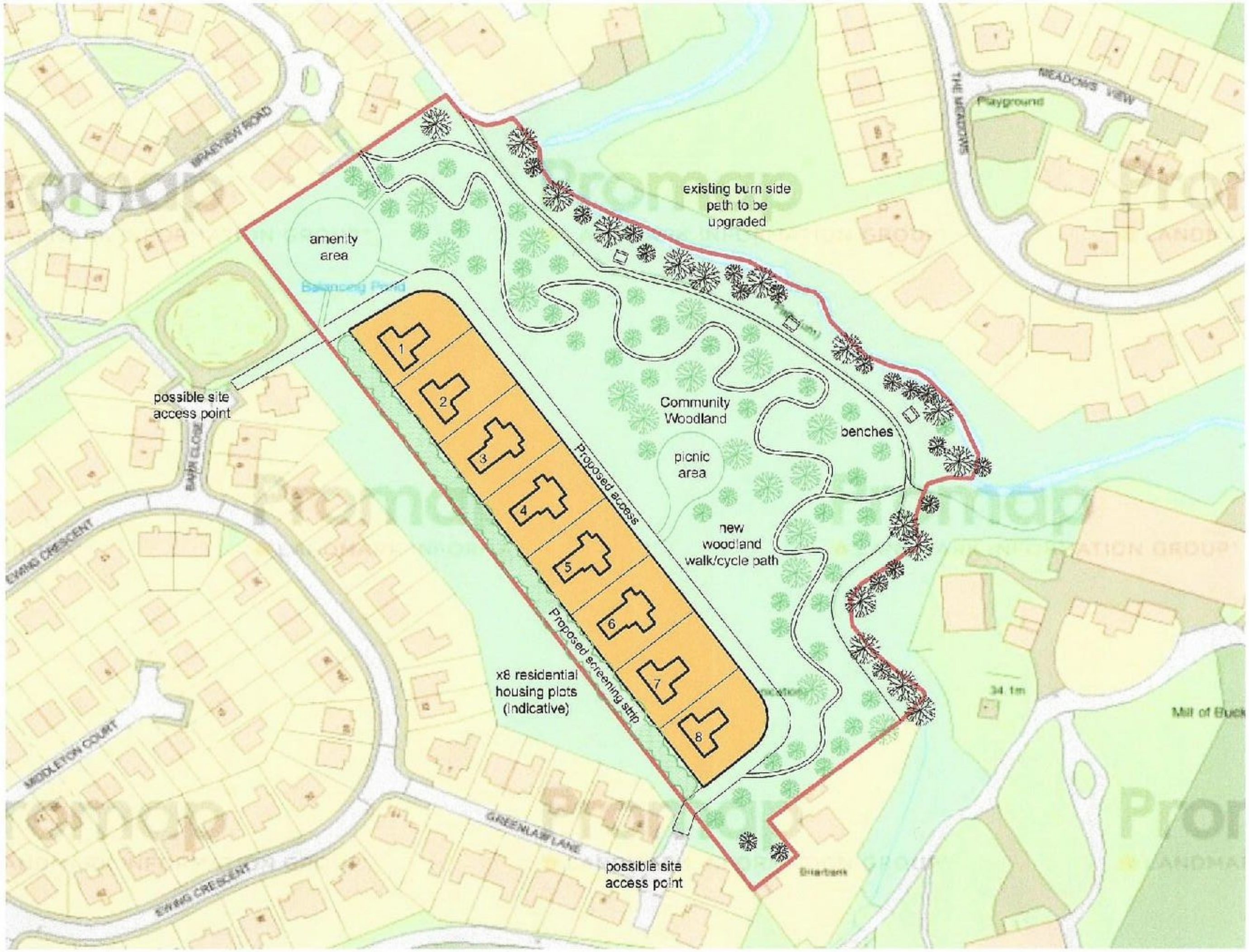
The current state of the land is overgrown, with the odd shrub and brambles and briars gradually encroaching further into the field. The existing public footpath is overgrown and almost unusable in its current condition. The field could very easily become a dumping ground and is likely to deteriorate over time, and it is not suitable for agricultural purposes due to access through housing estates.

I would very much like to apply to build a few high-class residential properties on part of the site (please see attached draft plan), and thus assist in providing the people of Buckie and Buckpool with a community woodland with picnic areas and footpaths/cycle tracks and enhance the existing public footpath along the top of the western bank of the Burn of Buckie. These improvements to this land would also provide a safe access for children to get from the new Springfield Housing developments to the south of Buckpool through to the local schools and the town.

[redacted]

Frederick Basil Parkes

[redacted]



Site Plan 1:1250 (approx.)

Total Site Area: 6.87 acre (approx.)

PRELIMINARY SKETCH DRAWING ONLY - NOT FOR CONSTRUCTION

This drawing may be revised. This drawing is for preliminary consultation only. Site boundaries are indicative only and may not be correct.

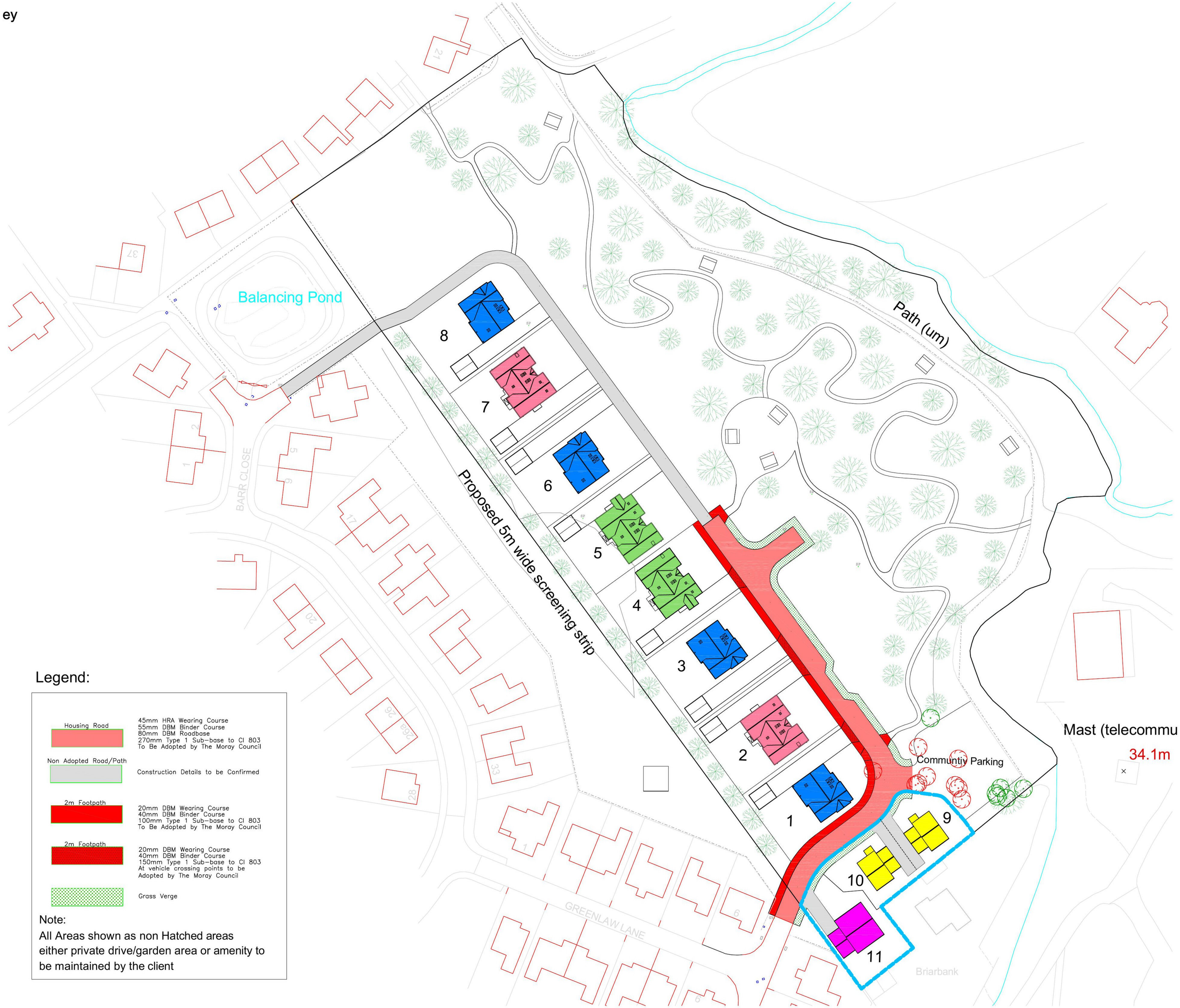
JWS DESIGN LTD
BUILDING CONSULTANT
BSC ARCHITECTURAL TECHNOLOGY
Hill Crest 76 High Street Buckie Moray AB56 1AN
Telfax 01542 836141
Email info@jwsdesign.co.uk

LOCAL PLAN ENQUIRY FOR
MIXED USE COMMUNITY WOODLAND
AND RESIDENTIAL SITES AT 5 ACRE FIELD
FOR BUCKPOOL ESTATE

PLANNING ENQUIRY DRAWING

Scale: 1:1250 @ A3	
Date: FEB. 2019	Drawn By: -
Drawing No: 1	Revision No: REV

ey



Housing Mix

Private

SPRUCE	2
BIRCH	4
ROWAN	2
TOTAL PRIVATE:	8

Affordable

4 bedroom detached double storey	2
2 bedroom detached single storey	2

Legend:

Housing Road	45mm HRA Wearing Course 55mm DBM Binder Course 80mm DBM Roadbase 270mm Type 1 Sub-base to Cl 803 To Be Adopted by The Moray Council
Non Adopted Road/Path	Construction Details to be Confirmed
2m Footpath	20mm DBM Wearing Course 40mm DBM Binder Course 100mm Type 1 Sub-base to Cl 803 To Be Adopted by The Moray Council
2m Footpath	20mm DBM Wearing Course 40mm DBM Binder Course 150mm Type 1 Sub-base to Cl 803 At vehicle crossing points to be Adopted by The Moray Council
	Grass Verge

Note:
All Areas shown as non Hatched areas either private drive/garden area or amenity to be maintained by the client

REV:	DESCRIPTION:	BY:	DATE:
A	Access revision, Affordable Housing shown		29.04.2019

STATUS: For Approval

gmcsurveys
Surveys, Setting Out, Civil Engineering Design
T: 07557 431 702
E: gmcsurveys@gmail.com

CLIENT:
Buckpool Estate
C/O Mr F Parkes

SITE: Proposed Development Buckpool

TITLE: Engineering Construction

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:500	APRIL19	GM	

PROJECT NO:	DRAWING NO:	REVISION:
BW01	904	

From: eforms@moray.gov.uk
To: Localdevelopmentplan
Subject: EL_OPP11 - 002013
Date: 18 February 2019 21:56:28

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

Your Details

Title: **mr**

Forename(s): **edwin**

Surname: **parkin**

Your Address

[redacted]

Contact Details

[redacted]

Agent Details

Do you have an agent: **No**

Response

Do you want to object to a site?: **Yes**

Do you want to object to a policy, the vision or spatial strategy: **Yes**

Other: **No**

Supporting information: Download supporting document Available also via link at bottom of this email.

Site Objections

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

Site reference: **OPP11**

Site name: **Walled Garden**

Comments: **i object to this site being redeveloped as it is neither vacant nor derelict..it is currently in use by Moray College Horticultural students and Greenfingers Training..**

Policy Objection

Policy:

Comments:

Please use this link to view and retrieve the uploaded attachments.

From: Lewis Paterson
To: Localdevelopmentplan
Cc: Cluny Fish; james@clunyfish.com
Subject: BK_OPP4 - 001559
Date: 17 January 2019 18:06:05
Importance: High

Dear Sirs ? Madam,

We thank you yet again for ,a notification of proposed plan for site OOP 4 Bank Street.

We would like it to be noted again.

As my email below detailed 5th February 2018 we are still very much apposed to plan this area OOP 4 Bank street for residential use or have an access from or onto the Low street side, on the grounds of the site not being suitable / compatible as a neighbour to our own [redacted] *we also have every day and night activities that could never be compatible with residential use.*

Kindest regards

Louie Paterson

Louie Paterson

[redacted] *dom.*

From: Lewis Paterson
Sent: Monday, February 5, 2018 10:06 AM
To: localdevelopmentplan@moray.gov.uk
[redacted]
Subject: LDP2020-BID-BK10

Dear Sirs / Madam

Neighbour Notification 1-3 Low street Buckie

We thank you for your letter of a notification on the 8th January of a planning,change of use of neighbouring ground to our own property at [redacted]

At this stage we would strongly appose,an access to the ground in question from the low street side as is described on the bill of sale as a possibility after planning consent.

We had ourselves a planning application refused on the grounds we would be increasing traffic exiting on a blind corner at our site !

The possible exit entry of the ground in question at the low street end would also cross our own exit entry which we would also consider as an added danger to our own entry / exit.

We would also have issues, questions if this piece of ground was made

available or released for residential use,with close proximity to [redacted]

[redacted]

Yours faithfully

Louie Paterson

[redacted]

From: eforms@moray.gov.uk
To: Localdevelopmentplan
Subject: RO_I5 - 002207
Date: 15 March 2019 11:34:43

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

Your Details

Title: **Miss**

Forename(s): **Michaela**

Surname: **Paterson**

Your Address

[redacted]

Contact Details

[redacted]

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: **Rothes**

Site reference: **Rothes - 15**

Site name: **15 Greens of Rothes**

Comments: **I live opposite this open green field. I will obviously object to the land being used for industrial purposes because it will have an impact on my property value and also quality of life. I do also object because this side of Rothes is already being blighted by large industrial buildings and the constant noise deep into the night from the processing plant nearby. Speyside is a beautiful area and a jewel for tourism. It is very sad that countryside will be eaten away by ugly industrial buildings. I know these comments are worthless in the face of big money. Should the development go ahead despite objections, I do hope the developers will be sympathetic to the beautiful landscape. Low buildings in muted colours and plenty of trees planted along with hedges.**

Policy Objection

Policy:

Comments:

Other Objection

Document commenting on: **N/A**

Comments:

Please use this link to view and retrieve the uploaded attachments.

From: eforms@moray.gov.uk
To: Localdevelopmentplan
Subject: EL_OPP11 - 002074
Date: 24 February 2019 12:43:33

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

Your Details

Title: **Miss**

Forename(s): **Anna**

Surname: **McPherson**

Your Address

[redacted]

Contact Details

[redacted]

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
To: Localdevelopmentplan
Subject: AB_R2 - 000910
Date: 19 February 2019 14:40:17

Moray Local Development Plan - Proposed Plan 2019

Your Place, Your Plan, Your Future

Your Details

Title: **Mr**

Forename(s): **Lee**

Surname: **Philip**

Your Address

[redacted]

Contact Details

[redacted]

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: **R2**

Site name: **Speyview**

Comments: **I have 4 main points I would like to raise concerning R2 Speyview. 1) Access to the site from the A95 at TSP6 is on a corner at the top of a steep hill. The only safe way for a junction here would have to be a roundabout or traffic lights, which could mean traffic queuing up the hill. In winter lorries struggle to get up the hill at the best of times, if they are forced to stop on the hill, I foresee major problems. 2) Access to the site from Ruthrie Road at TSP4. Ruthrie Road is not suitable for the traffic that currently uses it, i.e. distillery lorries, without making it even busier with traffic for this new development. Historically Ruthrie Road was a track that has been tarred over. There are no proper foundations for this road. Any development in Speyview should be required to reconstruct Ruthrie Road with proper foundations and proper passing places. 3) Currently R2 Speyview is a dark skies area as there is no street lighting. Any lighting in the estate should be low level and directional to the ground so as not to distract from the dark skies. 4) All the houses surrounding R2 Speyview are on private water supplies as there is no mains water in the area. Developers will need to install mains water for this development, hence the installation of this should be extended free of charge to the surrounding houses. Furthermore, most of the surrounding houses are on private sewage. Mains sewage could also be extended to these houses by developers.**

Please use this link to view and retrieve the uploaded attachments.

March 2019

Moray Proposed Local Development Plan Representation

Pitgaveny

Moray Proposed Local Development Plan Representation

Pitgaveny

Prepared by:

PP. Philip Graham	15/03/2019
Signed ……	Dated ……
Philip Graham • MA MSc MRTPI For and on behalf of Savills	

Checked by:

PP. Debbie Mackay	15/03/2019
Signed ……	Dated ……
Debbie Mackay •BSc MRTPI For and on behalf of Savills	

Savills - Wemyss House, 8 Wemyss Place, Edinburgh, EH3 6DH t:0131 247 3833

1. Summary

1.1. This representation provides the following consideration of the Moray Proposed Local Development Plan 2020 (PLDP 2020)

- An objection to the OPP1 Sunbank allocation to request alteration of the listed Suitable Uses to add the potential for housing development and convenience retail.
- An objection to the two respective Delivery Policies- DEL1 and DEL2- to request that the details of this policy are to be contained in Supplementary Guidance which will be consulted on.
- An objection to the geographical extent of the northern extent of the Elgin Countryside Around Towns (CAT) area.
- To state Pitgaveny's support for respective allocations listed within the PLDP 2020.

2. Objection: OPP 1 Sunbank. Lossiemouth to contain reference to Housing

2.1. Pitgaveny consider that to maximise the opportunity for development at the Sunbank allocation will be maximised if there is also potential for housing development and convenience retail to form part of a development mix on the site. As a result, a minor text change is requested to add "housing" and "convenience retail" into the list of suitable uses.

2.2. The PLDP states under the Development Strategy/Placemaking Objectives that "The main opportunity for new development is on the former Sunbank Quarry".

2.3. On review of the Lossiemouth settlement profile it is clear that the OPP1 site is well related to the existing built development pattern of the settlement. In addition, the site has an enviable frontage onto the A941 road which forms the main north-south vehicular route between Lossiemouth and Elgin.

2.4. Lossiemouth (and Kinloss) are subject to investment and job creation by the Ministry of Defence (MOD) and there is potential for the development of the site to house personnel and housing at OPP1 brings the potential to add variety to existing housing allocations R1 Sunbank/Kinneddar and R3 Inchbroom (which both have respective planning consents).

2.5. Pitgaveny's opinion is that to maximise the opportunity for the OPP1 site to come forward the introduction of housing to a mixed-use scheme will be key. Housing and convenience retail bring the potential to generate value and to justify up front site investigations (as listed in the Site specific requirements) which could affect site viability. In particular, Pitgaveny has concerns that site viability could be severely affected if the MOD rule out a given area of the site.

2.6. Our opinion is that the PLDP 2020 allocations should be focussed on delivering the key priorities/aims/objectives of key policy documents such as the Moray Local Outcomes Improvements Plan (LOIP) and the Moray Economic Strategy. In addition, the allocations should evidently be in line with the PLDP's Spatial Strategy. We consider that adding to the flexibility of the prospective Sunbank allocation will assist in growing a diverse and sustainable economy; attracting new businesses/industries in diverse sectors to the Moray Economy; and make delivery of development less complicated outwith the main centre of Elgin.

3. Delivery Policies DEL1 and DEL2 requesting Consultation through Supplementary Guidance

3.1. Pitgaveny consider that for policy DEL1 it is essential that the "Guidance" referred to is subject to public consultation. It is understood that Moray Council do plan to consult and that wording will be inserted into the Action Programme detailing how/when this will take place.

3.2. It is understood that the development industry already liaises with Moray Council via the annual Housing Land Audit process, as well as through other means such as Homes for Scotland forums. The Moray Council should consider within the "Guidance" how to positively engage with landowners (and their agents) to ensure that their differing needs are also met

3.3. Under policy DEL2 we consider that it must be recognised that there are circumstances outwith a landowner/developer's control which mean that site effectiveness can be adversely affected. These issues would also affect any prospective compulsory purchase and could well affect LONG land also. A positive and collaborative approach to mitigating site effectiveness issues (infrastructure provision etc.) should be employed before any compulsory purchase of land is considered.

4. Objection to Policy EP4 'Countryside Around Towns'

4.1. Pitgaveny wish to object to the wording of the proposed policy. We consider that appropriate wording should be added to the listed development proposals (a-c) to state that small scale solar developments, such as "solar meadows" should be permissible.

4.2. Previously, Pitgaveny have encountered resistance to small scale solar proposals because they were located within the CAT area.

4.3. Small scale solar development, such as solar meadows, will typically generate enough electricity to assist with provision of renewable energy for farming businesses, Estates and/or other businesses/institutions. These businesses may be based within the CAT area. In addition, solar array development can assist in providing "private wire" connection to prospective housing developments, which in turn assists developers meet their building regulations requirements. Therefore there is a scenario where limited additional land outwith allocations could be used to improve the sustainable development credentials of prospective housing/employment etc. use.

4.4. Small scale solar development is a low impact development which is unobtrusive and entirely removable. Developments can easily be screened through topography, planting, existing walls etc. There is also no issues with noise and construction traffic as there is with wind turbine development.

5. Support for Allocations

5.1. Pitgaveny would like to confirm their support for the following prospective allocations. We add commentary where relevant:

- R11 Findrassie
  - A PPP application for Area 1 is minded for consent subject to agreement of the Section 75
  - A detailed AMSC for Area 1 is being prepared
  - Further development parcels will be progressed during the currency of the LDP 2020

- R12 Lossiemouth Road North East
  - Reference to A96 dualling in the Site Specific Requirements can be deleted as the preferred route runs to the south of Elgin.

- LONG 1 A/B North East
  - Reference to A96 dualling in the Site Specific Requirements can be deleted as the preferred route runs to the south of Elgin.
  - It is important to retain the balance between southern and northern expansion of Elgin over the longer-term. The LONG 1 fulfils this function.

- I8 Newfield
  - The site is being actively marketed by Pitgaveny via agents, Shepherd

- MU2 Lossiemouth Road (NE)
  - Reference to A96 dualling in the Site Specific Requirements can be deleted as the preferred route runs to the south of Elgin.
  - There is potential for the land to be marketed alongside I8 Newfield.

6. Conclusions

6.1. Pitgaveny would be happy to engage with The Moray Council and the Reporter if requested.

From: John & Karen
To: Localdevelopmentplan
Subject: RA_SITEA - 001990
Date: 31 January 2019 12:22:12

Good Morning

I wish to register my concern regarding the inclusion of the Rural Grouping denoted as "Rafford Station" in the recent update of the Moray Development Plan.

The map which has been included within the online documentation on The Moray Council website is inaccurate and does not show the existing developments of (new) Southview, Oakside, Taigh Fiodha & Rowan Cottage or the consented development of 3 properties with The Willows.

There is currently no access from "Site A" to the public road. All access between Site A and the C14E (Dallas Dhu to Rafford) passes through existing properties (omitted from your maps) to the NW. The only other access into Site A is to the SW via the unadopted Newtyle Forest road which is already in exceptionally poor repair and has a blind access onto the C14E where it joins at the Dava Way bridge. To add any further traffic onto this road without substantial upgrade (and adoption) would cause significant damage to the current road and create even greater traffic hazard onto a school bus route.

The C14E itself is already now suffering from the increased traffic resulting from the existing developments, the timber extraction from Newtyle Forest and the new pig farms. There are insufficient inter-visible passing places and as the road is National Speed Limit, there is already high likelihood of traffic accidents.

The properties which have been omitted from the plans all have drainage systems which border Site A. Due to the contours of the land, the natural land drainage and all soak-aways percolate through Site A towards the natural water courses.

Furthermore, Site A is poorly served by proximity to the Scottish Water main and has no high speed internet connectivity.

The proposals are therefore miss-representative of the ability of this Rural Grouping to contain any further housing above those that are actually there and the likelihood of successfully being able to access and service the plots.

I trust you will take these comments into your consideration when finalising your plans.
Kind Regards

Dr John Pullen