

May 2022

Moray Housing Land Audit



moray
council



Moray towns and Local Housing Market Areas (LHMA)



For further information, please contact:
Darren Westmacott, Email darren.westmacott@moray.gov.uk

Preface

This schedule of housing land is produced by Moray Council in consultation with local housebuilders and landowners. While every effort has been made to ensure that the information in the audit is accurate and complete, the attention of the user is drawn to the following points:

- The introduction contains advice on the interpretation and analysis of the statistics and this should be carefully studied, to avoid possible misrepresentation.
- The information on housing is presented comprehensively for sites of 4 or more houses, only aggregated annual totals of past completions are given for smaller sites and individual houses.
- Development Plans, Capital Programmes and commitment levels are continually being updated and should be checked with the appropriate source to obtain the current position.

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1 Purpose of Audit

- 1.1 This audit provides details of Moray's housing land supply as at January 2022. The audit explains the different classifications of land within the overall supply and compares supply with the housing land requirement identified through the Housing Need and Demand Assessment.
- 1.2 The audit also examines past and future predicted trends in housing land supply and identifies any action required to address issues arising.
- 1.3 The audit has been produced using the guidance set out in Scottish Planning Policy, Planning Advice Note 2/2010 and Homes for Scotland Advice Note on Housing Land Audits.
- 1.4 Scottish Planning Policy 2014 requires planning authorities to ensure;
 - Local development plans set out the housing supply target (separated into affordable and market sectors) and the housing land requirement for each housing market area up to year 10 from the expected year of adoption.
 - Allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement in full.
 - Provide a minimum of 5 years effective land supply at all times.
 - Indicate the possible scale and location of the housing land requirement beyond year 10 and up to year 20.

2 Preparation of Audit

- 2.1 The audit has been prepared by Moray Council using details of all relevant development sites within the Moray Local Development Plan 2020 and other (windfall) sites with planning consent for residential use.
- 2.2 Completions have been recorded through contact with housebuilders and analysis of building warrant completion certificates. Constraints have been identified through the local development plan process and through discussion with statutory consultees.
- 2.3 Details of sites with a capacity of 4 or more houses are recorded and an assessment made of potential future development rates, informed by landowners and developers. This takes account of planning status, infrastructure constraints, building capacity, market demand and financial plans.

3 Land Supply Definitions

3.1 There are three categories of land identified within the audit.

3.2 Established Housing Land Supply

3.2.1 This is the total housing land supply, calculated by adding the effective and constrained land together. This includes sites under construction, sites with planning consent and other sites agreed as having potential for development.

3.3 Effective Housing Land Supply

3.3.1 This is the housing land supply that is expected to be free from development constraints and available for construction of housing. Most sites with planning consent for residential development and/or identified within the Moray Local Development Plan 2020 fall into this category where the site is free of the following constraint:-

- Ownership
- Physical
- Contamination
- Deficit funding
- Marketability
- Infrastructure
- Land

3.4 Constrained Housing Land Supply

3.4.1 This consists of sites which at the time of the audit were not assessed as being effective. The principal reason for the site being constrained is identified in the schedules. The identified constraint is considered to be significant and may not be resolved within the “effective” land supply period. This also includes “LONG” designations, which are constrained under the terms of the Local Development Plan.

4 Established Land Supply

- 4.1 The established land supply for the Moray Local Development Plan is shown in Table 1 below.

	2018	2019	2020	2021	2022
Moray	12,848	12,387	12,751	12,346	12,192

Table 1: Established Land Supply

- 4.2 The established land supply in 2022 has a capacity of 12,192 units. This includes extensive areas of LONG term land, which act as a reserve and can be released should a shortfall be projected.



5 Constrained Land Supply

5.1 The constrained land supply is shown in Table 2.

	2018	2019	2020	2021	2022
Moray	9,210	8,198	6,940	6,838	6,827

Table 2: Constrained Land Supply

5.2 A total of 6,827 units are constrained in 2022, continuing to reflect the more proactive approach being taken to overcome constraints and explore ways of unlocking sites. Table 3 below summarises the constrained sites and the nature of the constraint. The table shows that the majority of these sites are constrained through marketability or programming either as "LONG" designations or unlikely to be built within the 5 year effective period. LONG sites can only be considered effective when the required triggers for release of LONG sites have been met and the site is free of the constraints listed in paragraph 3.3.1.

Constraint	No. of units	No. of sites
Contamination	60	1
Marketability	550	22
Ownership	814	5
Physical	148	8
Programming	1,380	4
LONG	3,875	9
Total	6,827	49

Table 3: Analysis of Constraints

6 Effective Land Supply

6.1 The five year effective land supply for the Moray Local Development Plan area is shown in Table 4.

	2018	2019	2020	2021	2022
Moray	3,638	4,189	5,811	5,508	5,365

Table 4: Effective Housing Land Supply

6.2 The effective housing land supply has a capacity of 5,365 units in 2022, reflective of the new sites identified in the Moray Local Development Plan 2020 which are included in the audit.

7 Rest of Moray

7.1 In the Rest of Moray there are a number of consents granted for sites with a capacity of 4 units and over, which cumulatively make a significant contribution to the housing land supply. New consents and completions are monitored and added to the schedules as part of the audit. The contribution from small sites and the role of sites in rural communities was discussed and agreed as 50 units with Homes for Scotland as part of the 2009 audit. A figure of 65 units was included in the 2019 audit. However, to reflect the new Rural Housing policy, this has been lowered to 40 units and will continue to be monitored and reviewed.



8 Windfall sites

- 8.1 A windfall site is a site not specifically allocated for development in the Local Development Plan but which becomes available for development or is granted planning permission during the lifetime of the Plan.
- 8.2 The contribution of windfall sites to the number of units completed and projected to be complete will be monitored. Windfall completions can make a significant contribution to the land supply.

	2016	2017	2018	2019	2020	2021
Windfall completions	42	56	38	16	22	47

Table 5a: Windfall sites

	2022	2023	2024	2025	2026
Projected windfalls	37	48	34	10	27

Table 5b: Projected windfall

- 8.3 Completions for 2022 and projections for 2022 are lower than previous years due to delays at North Whins (Findhorn) and the removal of Nairn Road (Forres) as an effective windfall site.

9 Completions

- 9.1 Table 6 identifies previous completion rates. The impacts of the Covid-19 pandemic on housebuilding in Moray are clearly evident in the significantly lower house completions in 2020, however completions in 2021 appear to show a positive return to pre-covid figures.

	2017	2018	2019	2020	2021
Moray	350*	358	414	231	399

* Revised completion figure from figure published in 2018 Audit.

Table 6: Completions

9.2 Table 7 identifies projected completion rates for the five year effective housing land period. These are largely based upon returns from housebuilders and landowners.

	2022	2023	2024	2025	2026
Moray	500	474	678	706	684

Table 7: Projected Completion Rates

10 Housing Land Requirement & Effective Housing Land Supply

10.1 The Council's Housing Need and Demand Assessment 2017 has informed the housing land supply and housing completions targets set out in the Moray Local Development Plan 2020. These figures have included a 30% generosity figure on top of the baseline figures from the Housing Need and Demand Assessment 2017. The key targets are;

- Annual housing completion target 2018-2035: 318 units
- Annual average housing land supply target 2018-2035: 414 units

10.2 Using these figures gives a 5 year completion target of 1590 units and a 5 year land supply target of 2070 units.

	Housing Land Supply	No. of years supply
Established	12,192	29
Effective	5,365	13
Constrained	6,827	16

Table 8: Land supply/ No. of years supply

LHMA	5 year supply target (5x 414)	5 year land supply 2022-2026	5 year completion target (5x318)	5 year projected completions	Comments
Buckie	342	681	1,590	368	Surplus effective housing land.
Elgin	1,037	2,618		1,622	Surplus effective housing land.
Forres	362	1,571		635	Surplus effective housing land.
Keith	170	177		177	Sufficient effective housing land.
Speyside	159	318		217	Surplus effective housing land.
Total	2,070	5,365		3,242	Surplus effective housing land.

Table 9: 5 year housing land/ completion targets by LHMA

10.3 The audit totals of effective, constrained and established housing land supply are set out in Table 10 below.

	2017	2018	2019	2020	2021	2022
Effective	4,794	3,638	4,189	5,638	5,508	5,365
Constrained	8,318	9,210	8,198	6,890	6,838	6,827
Established	13,112	12,848	12,387	12,528	12,346	12,192

Table 10: Moray Housing Land Supply 2022

TOWN	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
ABERLOUR					1	0	20	29	22	25	12	3
ALVES												250
ARCHIESTOWN								3	3	3	3	23
BUCKIE	47	31	13	56	21	74	44	50	55	50	59	768
BURGHEAD	4									21	35	110
CRAIGELLACHIE											17	5
CULLEN								12	12	12	12	7
CUMMINGSTON	0	0	0	0	0	0	1	1	1			
DALLAS												10
DUFFTOWN	15									25	0	80
DYKE				2	0	5	5	1	1	1		5
ELGIN	170	155	189	200	111	121	201	113	331	308	220	5634
FINDHORN		17	3	1	2	9	3	15	10		13	
FINDOCHTY												55
FOCHABERS	4	3	24	6	6	11		10	10	15	34	115
FORRES	13	63	59	48	34	41	77	95	103	118	153	1413
GARMOUTH/KINGSTON												10
HOPEMAN					22		10	10	10	10	10	25
KEITH	22	25	4	12	4	3	40	21	27	24	25	158
KINLOSS		0	0	1			3	6	6	4	4	12
LHANBRYDE							20	30	30	32		
LOSSIEMOUTH	9	6	16	23	10	19	36	35	10	10	10	176
MOSSTODLOCH						76						70
NEWMILL												10
PORTGORDON											10	30
PORTKNOCKIE											12	38
RAFFORD												12
REMAINDER OF MORAY	50	50	50	65	20	40	40	40	40	40	40	40
ROTHES											15	55
ROTHIEMAY	1											26
URQUHART								3	7	8		10
Total	335	350	358	414	231	399	500	474	678	706	684	9,150

11 Long Term Housing Designation

11.1 Long term designations have been identified to set out the direction of growth and to assist in the forward planning of infrastructure and landscape enhancement/mitigation. The Council will evaluate the need for early release of long term housing land through the annual Housing Land Audit process and monitoring report.

11.2 The release of LONG term designations is controlled through the Policy DP3 *LONG Term Land Reserves* of the Moray Local Development Plan 2020. The triggers are:-

A shortfall in the 5 year effective housing land supply or shortfall in projected delivery of housing land is identified in the annual Housing Land Audits, which cannot be met by:-

1. Windfall provision assuming previous trends;
2. Constrained sites which are likely to become available for development to meet the shortfall in the relevant timeframe; or
3. Where the release of LONG term land is required to deliver key objectives of the Council or its Community Planning Partners set out in the Local Outcome Improvement Plan, or to meet significant increased demand for housing arising from personnel deployment at RAF Lossiemouth or Kinloss Barracks.

In these circumstances, an appropriate release of LONG term land may be recommended where:-

- This can be achieved without compromising delivery of a master-planned approach and where appropriate access, infrastructure and landscaping setting can be secured.
- The site is demonstrated to be effective within the next five years.
- Any site specific triggers are fully complied with.

11.3 The amount of land to be released will be dependent upon an assessment of what other sites will become effective to ensure a continuous 5 year effective housing land supply. A shortfall of effective housing land in one of the 8 main towns should be met through a LONG term release in the same town.

11.4 Where a decision is made to release LONG term land and there is more than one LONG term site in that settlement, an assessment will be made as to which site is considered the most suitable based on considerations such as infrastructure, landscaping, settlement pattern and effectiveness.

11.5 Outwith the 8 main towns, LONG term sites will only be considered for early release where the residential land designations are clearly demonstrated to be constrained for the entire plan period and that constraint cannot be overcome.

Settlement	Site	Comment/Triggers	Recommendation
Alves	North	No effective land supply.	No requirement to release.
Buckie	South West	Effective land supply of 641 units, projected 5 year completions of 258 units.	No requirement to release.
Burghead	Clarkly Hill	Effective land supply of 106 units, projected 5 year completions of 56 units.	No requirement to release.
Elgin	North East	Effective land supply of 1,818 units, projected 5 year completions of 1,153 units.	No requirement to release.
Elgin	South	Effective land supply of 1,818 units, projected 5 year completions of 1,818 units.	Amendment to Elgin South phasing approved in 2021. No requirement to release.
Fochabers	Ordiquish Road East	Effective land supply of 149 units, projected 5 year completions of 69 units.	No requirement to release.
Forres	Lochyhill	Effective land supply of 1,447 units, projected 5 year completions of 546 units.	No requirement to release.
Keith	Nursery Field	Effective land supply of 137 units, projected 5 year completions of 137 units.	No requirement to release.
Urquhart	Meft Road	Effective land supply of 18 units, projected 5 year completions of 18 units.	No requirement to release.

Table 11: LONG Term Sites

The following definitions and classification in the schedules apply:

Housing Sites - SITE DETAILS GLOSSARY

Site Ref	Area/Settlement or Parish/Residential/Sequential Reference Number.
Location	Address of Site.
Owner	Current owner of the site.
Developer	Agency responsible for the development and management of the site and not necessarily to the actual construction company.
Tenure	Five tenure types are specified:- HA - Housing Association for rent LA - Local Authority PRIV - Private MOD - Ministry of Defence Other - Other tenure, i.e. housing association shared ownership or low cost home ownership and joint venture between a local authority and a private developer.
Area	Site areas are quoted in hectares and represent the gross area of the site.
Units	The capacity of sites is expressed as a number of house units. For sites where no detailed housing layout has yet been prepared and no density has been specified, then an estimate has been made.
Serviced	Indicates the number of housing units which are serviced.
Not built	Total number of house units on the site which have not yet been built at the date of the update.
Effective	Currently effective (EFF) or constrained (CON)
LPR	Local Plan Site Reference
Land Use	Categorises the main existing or former use of a site before it is re-zoned or developed. The land use categories used are:- AGR 1-7 Agricultural Land by Class (1, 2 & 3. 1 = prime) AG BLDG Agricultural Building WOOD Woodlands (may also be grazed) HORT Allotments and nurseries PRIV/PUB OS Privately or publicly owned open space (e.g. Grounds of a large house or hospital) RESID Residential COMM Commercial EDUC Educational RAIL Railway MOD Ministry of Defence PUB BLD Public Building UNUSED Derelict, Vacant, Backland etc. COMMTY Community IND Industry
Greenfield/ Brownfield	Describes whether the site is within an urban area or previously developed (brownfield) or outwith the urban area and not previously developed (green-)

APPLICATION DETAILS

Applic Ref	Reference number of planning applications relating to the development of the site. Note where applications are made for individual plots within a site, these have been grouped together under the Application Reference 'Individs' with no decision date given.
Units	Number of units relating to each planning application.
Type	Describes the type of permission application:- OUT Application for Outline Planning Permission DET Application for Full Permission or Permission of Reserved Matters
Decision	Details of decision on the application. Apart from self explanatory terms – Approved, Refused, Withdrawn, Expired, Pending, it has been necessary to indicate the latest classified either as 'Superseded' or 'Duplicate'.
Dec. Date	Date of final decision on the application.

COMPLETION DETAILS

Built	Take up rates (in house units) for the previous 5 years are listed on an annual basis and assessments of subsequent completions are also listed annually for the next 5 years.
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CONSTRAINED HOUSING LAND SUPPLY

The Moray Council Housing Land Audit2022

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
ALVES							
M/AL/R/15/LON	20/LONG	ALVES NORTH	The Moray Council		250	Constrained	Programming
Total Town Units					250	Total Town Sites	1
ARCHIESTOWN							
M/AR/R/15/02	20/R2	SOUTH LANE	McPherson Family & Mr Alan Williams		4	Constrained	Marketability
M/AR/R/15/03	20/R3	WEST END	Mrs Anne Ogg		6	Constrained	Marketability
M/AR/R/15/04	20/R4	SOUTH OF VIEWMOUNT	McPherson Family		10	Constrained	Marketability
Total Town Units					20	Total Town Sites	3
BUCKIE							
M/BC/R/015	20/R3	RATHBURN (N)	Reidhaven Estate		50	Part Constrained	Physical
M/BC/R/041	20/OPP7	MILLBANK GARAGE			20	Constrained	Marketability
M/BC/R/042	20/15	19 COMMERCIAL ROAD			10	Constrained	Marketability
M/BC/R/07/10	20/R5	HIGH STREET (E)	J M Watt		170	Constrained	Marketability
M/BC/R/20/LG1	20/LONG1	LAND TO SOUTH WEST OF BUCKIE	Mr. Michael Watt	Springfield Properties Plc	250	Constrained	Programming
Total Town Units					500	Total Town Sites	5
BURGHEAD							
M/BH/R/20/LNG	20/LONG1	LONG1 CLARKLY HILL	Strathdee Properties		60	Constrained	Programming
Total Town Units					60	Total Town Sites	1
CRAIGELLACHIE							
M/CR/R/004	20/R2	FORMER BREWERY, SPEY ROAD	John Dewar & Sons Distillers Ltd		5	Constrained	Marketability
Total Town Units					5	Total Town Sites	1

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
DALLAS							
M/DA/R/001	20/R1	DALLAS SCHOOL WEST	Dallas Estate		6	Constrained	Physical
M/DA/R/002	20/R3	FORMER FILLING STATION	Ian Thomson		4	Constrained	Marketability
Total Town Units					10	Total Town Sites	2
DYKE							
M/DY/R/15/02	20/R2	SOUTH DARKLASS ROAD	Grant Davidson		5	Constrained	Physical
Total Town Units					5	Total Town Sites	1
ELGIN							
M/EL/R/07/06	20/R4	SOUTH WEST OF ELGIN HIGH SCHOOL		Scotia Homes	107	Constrained	Ownership
M/EL/R/07/10	20/R11	FINDRASSIE	Pitgaveny Estate	Barratt Homes/David Wilson Homes	1000	Part Constrained	Effective 5yr +
M/EL/R/081	Win	NEWFIELD HOUSE, LOSSIEMOUTH ROAD	I. Aitkenhead		12	Constrained	Physical
M/EL/R/082	20/R21	PALMERS CROSS	F.A. Construction	F.A. Construction	29	Constrained	Marketability
M/EL/R/083	20/OPP3	FORMER CORN MILL, WARDS ROAD	Bob Milton Properties	Bob Milton Properties	20	Constrained	Physical
M/EL/R/088	20/R16	BARMUCKITY	Ian Robertson	Springfield Properties Plc	190	Constrained	Programming
M/EL/R/15/LNE	20/LONG1	LONG1 A/B NORTH EAST	Pitgaveny Estate		1800	Constrained	Programming
M/EL/R/20/05	20/R5	BILBOHALL WEST	Dean Anderson	Scotia Homes	50	Constrained	Ownership
M/EL/R/20/12	20/R12	LOSSIEMOUTH ROAD NORTH EAST	Pitgaveny Estate		150	Constrained	Programming
M/EL/R/20/19	20/R19	EASTER LINKWOOD AND LINKWOOD	Mr. Ian Robertson	Springfield Properties Plc	611	Part Constrained	Ownership
M/EL/R/20/L2	20/LNG2	ELGIN SOUTH LONG2		Springfield Properties Plc	1000	Constrained	Programming
Total Town Units					4969	Total Town Sites	11

CONSTRAINED HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
FINDOCHTY							
M/FN/R/009	20/R1	MORVEN CRESCENT	Seafield Estate		35	Constrained	Marketability
M/FN/R/07/02	20/R2	WEST OF PRIMARY SCHOOL	Seafield Estate		20	Constrained	Marketability
Total Town Units					55	Total Town Sites	2
FOCHABERS							
M/FO/R/15/LG	20/LONG	ORDIQUISH ROAD EAST LONG	Crown Estate Scotland		35	Constrained	Programming
Total Town Units					35	Total Town Sites	1
FORRES							
M/FR/R/060	20/OPP1	CAROLINE STREET	Paul Gee		60	Constrained	Contamination
M/FR/R/07/11	20/LONG1	LOCHYHILL LONG1	White		400	Constrained	Programming
M/FR/R/15/08	20/R5	BALNAGEITH	J. Sutton and D. Leith		12	Constrained	Marketability
M/FR/R/15/11	20/R7	PILMUIR ROAD WEST	G & AG Proctor		40	Constrained	Physical
Total Town Units					512	Total Town Sites	4
GARMOUTH/KINGSTON							
M/GM/R/15/01	20/R1	SOUTH OF INNES ROAD	John Brown (South)		10	Constrained	Physical
Total Town Units					10	Total Town Sites	1

CONSTRAINED HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
KEITH							
M/KH/R/015	20/R2	DUNNYDUFF ROAD	ACE Roofing (Keith)		36	Constrained	Ownership
M/KH/R/07/15	20/R8	EDINDIACH ROAD (EAST)			40	Constrained	Marketability
M/KH/R/15/036	20/OPP3	NEWMILL SOUTH ROAD			7	Constrained	Marketability
M/KH/R/20/08	20/R8	DENWELL ROAD			5	Constrained	Physical
M/KH/R/20/LG1	20/LONG1	NURSERY FIELD LONG1	Moray Council		70	Constrained	Programming
Total Town Units					158	Total Town Sites	5
MOSSTODLOCH							
M/MS/R/15/02	20/R2	GARMOUTH ROAD	Crown Estate Scotland		60	Constrained	Marketability
M/MS/R/20/03	20/OPP1	BALNACOUL	Forestry and Land Scotland		10	Constrained	Ownership
Total Town Units					70	Total Town Sites	2
NEWMILL							
M/NM/R/001	20/R1	ISLA ROAD			10	Constrained	Marketability
Total Town Units					10	Total Town Sites	1
PORTGORDON							
M/PG/R/07/04	20/R1	WEST OF REID TERRACE		Colin Murray Developments	30	Part Constrained	Marketability
Total Town Units					30	Total Town Sites	1
RAFFORD							
M/RF/R/07/01	15/R1	BROCHLOCH	Dallas Estate		12	Constrained	Marketability
Total Town Units					12	Total Town Sites	1

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
REMAINDER OF MORAY							
M/RM/R/999B		SITES BELOW 5 HOUSES	PRIVATE	PRIVATE	40	Part Constrained	Effective 5yr +
Total Town Units					40	Total Town Sites	1
ROTHES							
M/RS/R/15/02	20/R2	GREEN STREET	Mr Charles Meldrum		40	Constrained	Marketability
Total Town Units					40	Total Town Sites	1
ROTHIEMAY							
M/RT/R/001	20/R1	CASTLE TERRACE	Robert Thain		11	Constrained	Marketability
M/RT/R/07/02	20/R2	ANDERSON DRIVE			5	Constrained	Marketability
M/RT/R/15/03	20/R3	DEVERONSIDE ROAD	The Church of Scotland		10	Constrained	Marketability
Total Town Units					26	Total Town Sites	3
URQUHART							
M/UR/R/20/L1	20/LNG1	MEFT ROAD LONG1	Mr E. Rattray	EPC Grampian	10	Constrained	Programming
Total Town Units					10	Total Town Sites	1
Total Constrained Housing Land Supply					6827	Total Sites	49

EFFECTIVE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
ABERLOUR							
M/AB/R/010	20/R1	TOMBAIN FARM	Simon Gibbs		11		
M/AB/R/15/04	20/R2	SPEYVIEW	Springfield Properties Plc	Springfield Properties Plc	100		
Total Town Units					111	Total Town Site	2
ARCHIESTOWN							
M/AR/R/07/01	20/R1	EAST END	Mr Edward Aldridge		15		
Total Town Units					15	Total Town Site	1
BUCKIE							
M/BC/R/015	20/R3	RATHBURN (N)	Reidhaven Estate		10		
M/BC/R/035	15/R2	PARKLANDS	Milne Property Developments	Milne Property Developments	8		
M/BC/R/07/07	20/R4	RATHBURN (S)	Reidhaven Estate		60		
M/BC/R/15/11	20/R6	BARHILL ROAD (S)	Mr. Michael Watt	Moray Council/Springfield	30		
M/BC/R/20/01	20/R1	BURNBANK		Morlich Homes	12		
M/BC/R/20/07	20/R7	LAND AT MUIRTON		Morlich Homes	140		
M/BC/R/20/08	20/R8	LAND AT BARHILL ROAD	Mr. Michael Watt	Springfield Properties Plc	250		
M/BC/R/20/09	20/09	SITE AT ARDACH HEALTH CENTRE	Moray Council		5		
M/BC/R/20/W1	20/R10	MILL OF BUCKIE	Fredrick Parkes		11		
Total Town Units					526	Total Town Site	9

EFFECTIVE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
BURGHEAD							
M/BH/R/006	20/R1	NORTH QUAY	Margery Bray		6		
M/BH/R/012	20/OPP1	WEST FORESHORE	Moray Council/ToC/John Gordon	Tulloch of Cummington	40		
M/BH/R/04	20/R2	CLARKLY HILL	Strathdee Properties		60		
Total Town Units					106	Total Town Site	3
CRAIGELLACHIE							
M/CR/R/001	20/R1	EDWARD AVENUE			5		
M/CR/R/003	20/R3	BRICKFIELD	Strathdee Properties		12		
Total Town Units					17	Total Town Site	2
CULLEN							
M/CL/R/15/02	20/R1	SEAFIELD ROAD	Seafield Estate		55		
Total Town Units					55	Total Town Site	1
CUMMINGSTON							
M/CM/R/02	20/R1	SEAVIEW ROAD	Tulloch of Cummington	Tulloch of Cummington	3		
Total Town Units					3	Total Town Site	1
DUFFTOWN							
M/DF/R/012	20/OPP1	OLD MART ROAD	Moray Council	Moray Council	5		
M/DF/R/15/03	20/R1	HILLSIDE FARM	James Wiseman		100		
Total Town Units					105	Total Town Site	2

EFFECTIVE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
DYKE							
M/DY/R/07/01	20/R1	NORTH DARKLASS ROAD	Grant Davidson	Excel Scotland	5		
M/DY/R/20/03	20/R3	FIR PARK ROAD	Ros Davidson		3		
Total Town Units					8	Total Town Site	2

EFFECTIVE HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2022

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)
ELGIN					
M/EL/R/048	20/R1	BILBOHALL NORTH	Robertson Residential Group	Robertson Residential Group	20
M/EL/R/07/05	20/R3	BILBOHALL SOUTH	Moray Council/Grampian Housing A.	Moray Council/Grampian Housing A.	105
M/EL/R/07/07	20/R10	SPYNIE HOSPITAL NORTH	Robertson Group/Scotia	Robertson Group/Scotia	19
M/EL/R/07/10	20/R11	FINDRASSIE	Pitgaveny Estate	Barratt Homes/David Wilson Homes	500
M/EL/R/092	Win	FORMER JAILHOUSE	William McBey		14
M/EL/R/093	20/R7	THE FIRS, BILBOHALL	Moray Council	Moray Council	10
M/EL/R/094	20/R14	SPYNIE HOSPITAL	NHS Grampian	Moray Council	50
M/EL/R/15/12	20/R6	KNOCKMASTING WOOD		Scotia Homes	85
M/EL/R/15/13	20/R9	HAMILTON DRIVE	The Moray Council	Morlich Homes	17
M/EL/R/15/14	20/R13	LESMURDIE FIELDS		Robertson Group	70
M/EL/R/20/02	20/R2	EDGAR ROAD	Moray Council		75
M/EL/R/20/15	20/R15	PINEGROVE	Osprey Housing		36
M/EL/R/20/19	20/R19	EASTER LINKWOOD AND LINKWOOD	Mr. Ian Robertson	Springfield Properties Plc	42
M/EL/R/20/20	20/R20	GLASSGREEN, ELGIN SOUTH	Springfield Properties Plc	Springfield Properties Plc	73
M/EL/R/20/W1	Win	9 MOSS STREET	Jean Stalker		8
M/EL/R/21/L2	20/L2	ELGIN SOUTH (GRASSGREEN, BURNSIDE & CEMETERY)		Springfield Properties Plc	630
M/EL/R/22/01	20/CF4	SOUTH GLASSGREEN		Springfield Properties Plc	52
M/EL/R/TC/01	20/TC	161-163 HIGH STREET (POUNDLAND)	Poundland Elgin Ltd		21
M/EL/R/TC/02	20/TC	126 HIGH STREET	C. Peel		2
M/EL/R/TC/03	20/TC	165 HIGH STREET	Sean Malone		2
M/EL/R/TC/04	20/TC	42 BATCHEN STREET	Richard Ham		4
M/EL/R/TC/05		212 HIGH STREET	Sanus Moor Ltd		3
Total Town Units					1838
Total Town Site					22

EFFECTIVE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
FINDHORN							
M/FH/R/009	20/R1	HEATHNEUK			2		
M/FH/R/11	Win	NORTH WHINS		Duneland Ltd	38		
M/FH/R/20/RC	20/RC	RESIDENTIAL CARAVANS			1		
Total Town Units					41	Total Town Site	3
FOCHABERS							
M/FO/R/07/01	20/R1	ORDIQUISH ROAD	Crown Estate Scotland	Bob Milton Properties	49		
M/FO/R/07/02	20/R2	ORDIQUISH ROAD WEST	Crown Estate Scotland	Bob Milton Properties	50		
M/FO/R/20/04	20/R4	ORDIQUISH ROAD EAST	Crown Estate Scotland		50		
Total Town Units					149	Total Town Site	3
FORRES							
M/FR/R/057	20/OPP4	AUCTION MART, TYTLER STREET		Mackintosh Highland	24		
M/FR/R/07/01	20/R1	KNOCKOMIE	Tulloch Homes	Tulloch Homes	112		
M/FR/R/07/03	20/R2	FERRYLEA	Springfield Properties Plc	Springfield Properties Plc	283		
M/FR/R/07/04	20/R3	LOCHYHILL	White	Robertson Residential Group	850		
M/FR/R/07/08	20/R4	MANNACHIE	Tulloch of Cummingston	Tulloch of Cummingston	40		
M/FR/R/15/10	20/R6	DALLAS DHU	Altyre Estate		136		
M/FR/R/TC/01	20/TC	96 HIGH STREET	Advie Properties Ltd		2		
Total Town Units					1447	Total Town Site	7
HOPEMAN							
M/HP/R/15/R1	20/R1	MANSE ROAD	White	Tulloch of Cummingston	75		
Total Town Units					75	Total Town Site	1

EFFECTIVE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
KEITH							
M/KH/R/005	20/R1	NELSON TERRACE	Walker	Walker	3		
M/KH/R/030	20/R3	BALLOCH ROAD	Peter Stott		6		
M/KH/R/07/08	20/R4	BANFF ROAD NORTH	Moray Council	Springfield Properties Plc	122		
M/KH/R/TC/01	Win	CHAPEL STREET			2		
M/KH/R/TC/02	Win	138-140 MID STREET	Barry Fettes		4		
Total Town Units					137	Total Town Site	5
KINLOSS							
M/KN/R/003	20/R1	WEST OF SEAPARK HOUSE	Seapark Estate Ltd		6		
M/KN/R/009	20/R2	FINDHORN ROAD WEST		Milne Property Developments	6		
M/KN/R/07/04	20/R3	DAMHEAD	The Rhind 2008 Discretionary Trust		23		
Total Town Units					35	Total Town Site	3
LHANBRYDE							
M/LH/R/07/01	20/R1	WEST OF ST ANDREWS ROAD	Springfield Properties Plc	Springfield Properties Plc	77		
M/LH/R/20/02	20/R2	GARMOUTH ROAD	Moray Council		35		
Total Town Units					112	Total Town Site	2

EFFECTIVE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
LOSSIEMOUTH							
M/LS/R/023	20/R3	INCHBROOM	Tulloch of Cummingston	Tulloch of Cummingston	16		
M/LS/R/026	20/R2	STOTFIELD ROAD			2		
M/LS/R/039	Win	WEST BASIN, LOSSIEMOUTH MARINA		Oakbank Homes	21		
M/LS/R/07/01	20/R1	SUNBANK/KINNEDAR	Tulloch of Cummingston	Tulloch of Cummingston	226		
M/LS/R/20/W1	Win	CLIFTON ROAD	Osprey Housing Moray	Morlich Homes	6		
M/LS/R/21/W1	20/I2	SHORE STREET	Jordan Edwards		6		
Total Town Units					277	Total Town Site	6
PORTGORDON							
M/PG/R/07/04	20/R1	WEST OF REID TERRACE		Colin Murray Developments	10		
Total Town Units					10	Total Town Site	1
PORTKNOCKIE							
M/PK/R/004	20/R1	SEABRAES	Seafield Estate		50		
Total Town Units					50	Total Town Site	1
REMAINDER OF MORAY							
M/RM/R/999B		SITES BELOW 5 HOUSES	PRIVATE	PRIVATE	200		
Total Town Units					200	Total Town Site	1
ROTHES							
M/RS/R/07/01	20/R1	SPEY STREET	Mr & Mrs Scott		30		
Total Town Units					30	Total Town Site	1

EFFECTIVE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
URQUHART							
M/UR/R/20/01	20/R1	MEFT ROAD	Mr E. Rattray	EPC Grampian	10		
M/UR/R/20/02	20/R2	STATION ROAD	Ian Dean		8		
Total Town Units					18	Total Town Site	2
Total Effective Housing Land Supply					5365	Total Sites	81

ABERLOUR

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
				1	0	0	2	2	2	2	3

Planning:

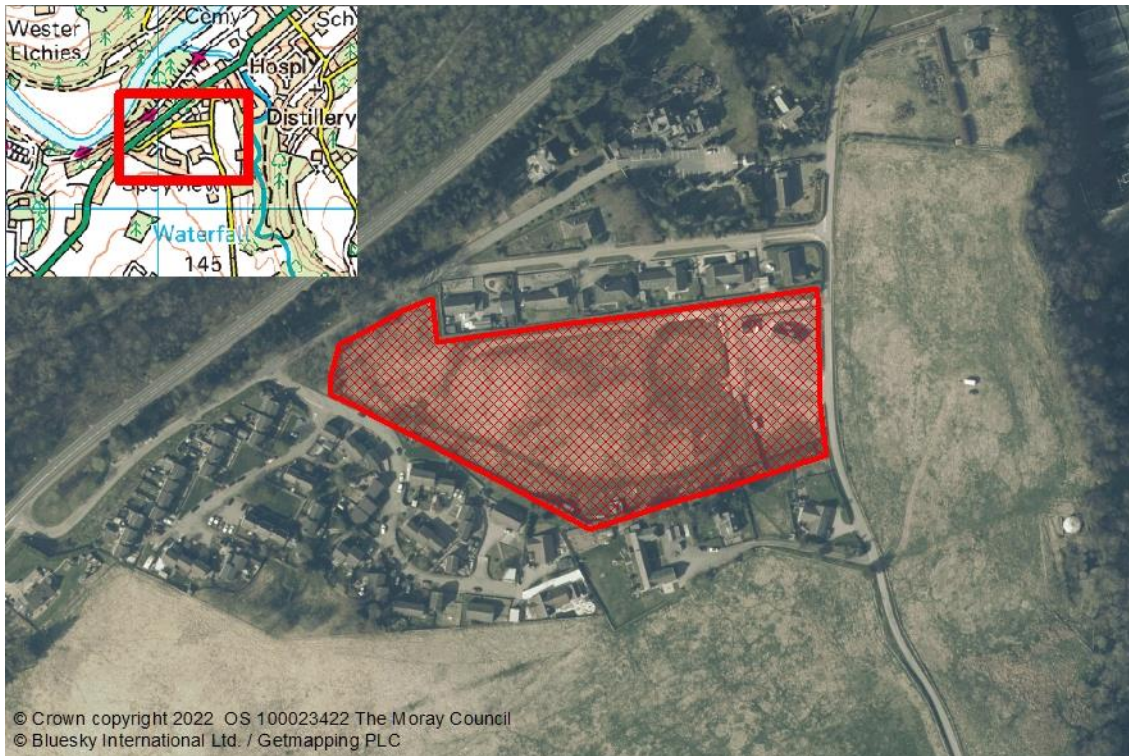
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Simon Gibbs	Developer:	

LPR:	20/R1	SITE REF:	M/AB/R/010
Supply Type:	Effective	LOCATION:	TOMBAIN FARM

Capacity:	Projected 5yr Completions	8	Total Units	12	
Units Not Built	11	Effective Land	11	Constrained Land	0

Extra Information:

Easting:	326135	Northing:	842322
Primary School:	Aberlour Primary School	Ward:	Speyside Glenlivet
Secondary School:	Speyside High School	Area (Ha):	2.18



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
18/01457	1	Full	Approved	13/02/2019		Plot 12
16/01350	1	Full	Approved	20/10/2016		Plot 12
13/01619	7	Full	Approved	11/11/2013		Extend planning consent (07/01651)
13/01618	12	Full	Approved	31/10/2013		Extend planning consent (07/01634)
07/01651	7	Full	Appeal	05/09/2008		Approved on appeal
07/01634	12	Full	Appeal	15/04/2008		Approved on appeal
08/00808	7	Full	Withdrawn			

ABERLOUR

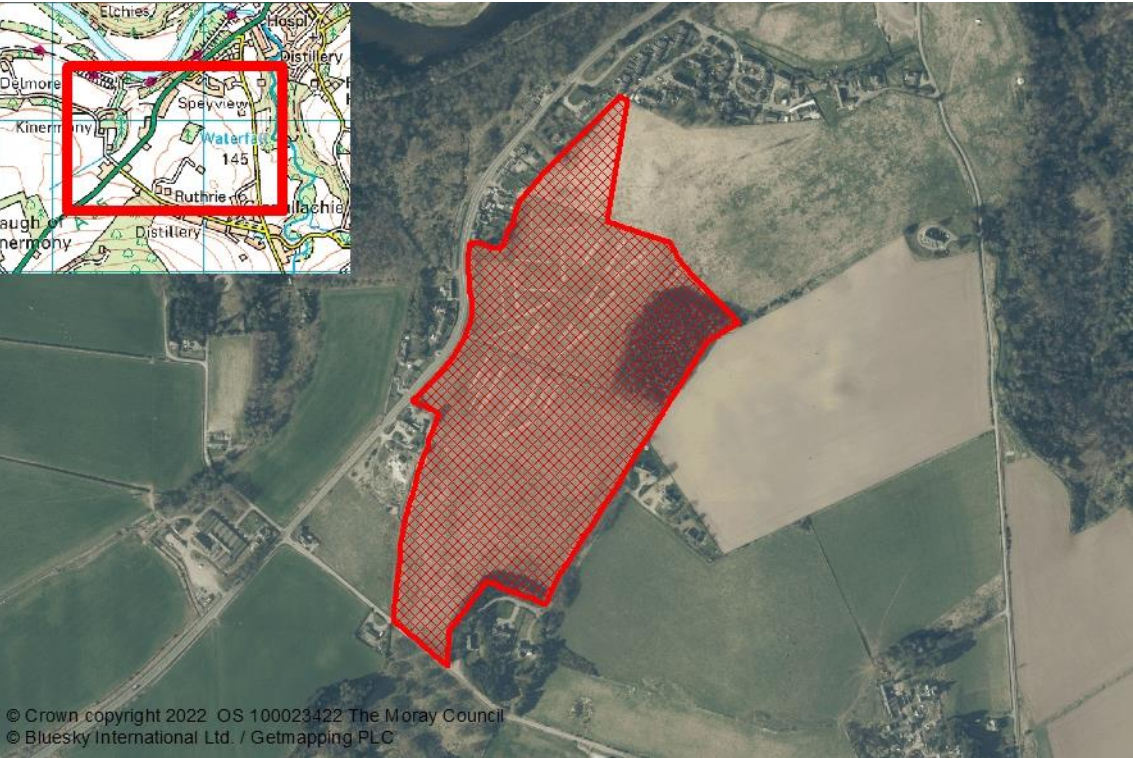
Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
						20	27	20	23	10	

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2018
Dispute:		Windfall:	No
Owner:	Springfield Properties Plc	Developer:	Springfield Properties Plc

LPR:	20/R2	SITE REF:	M/AB/R/15/04
Supply Type:	Effective	LOCATION:	SPEYVIEW

Capacity:	Projected 5yr Completions	100	Total Units	100	
Units Not Built	100	Effective Land	100	Constrained Land	0

Extra Information:			
Easting:	325786	Northing:	841867
Primary School:	Aberlour Primary School	Ward:	Speyside Glenlivet
Secondary School:	Speyside High School	Area (Ha):	14.02



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
18/01373	39	Full	Approved	12/11/2019		Phase 1
18/01132						PAN for residential development
21/00348	39	Full	Pending			Plot substitution (private to affordable)

ALVES

Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +	
												250

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type: Programming

Constraint Notes: LONG

Established Land: 2015

Dispute:

Owner: The Moray Council

Green/Brown: Green

House Programme: ☐

Land Use Type: Agricultural Land

Effective Land:

Windfall: No

Developer:

LPR:	20/LONG	SITE REF:	M/AL/R/15/LON
Supply Type:	Constrained	LOCATION:	ALVES NORTH

Capacity:		Projected 5yr Completions		Total Units	
Units Not Built	250	Effective Land	0	Constrained Land	250

Extra Information:

Easting: 313538

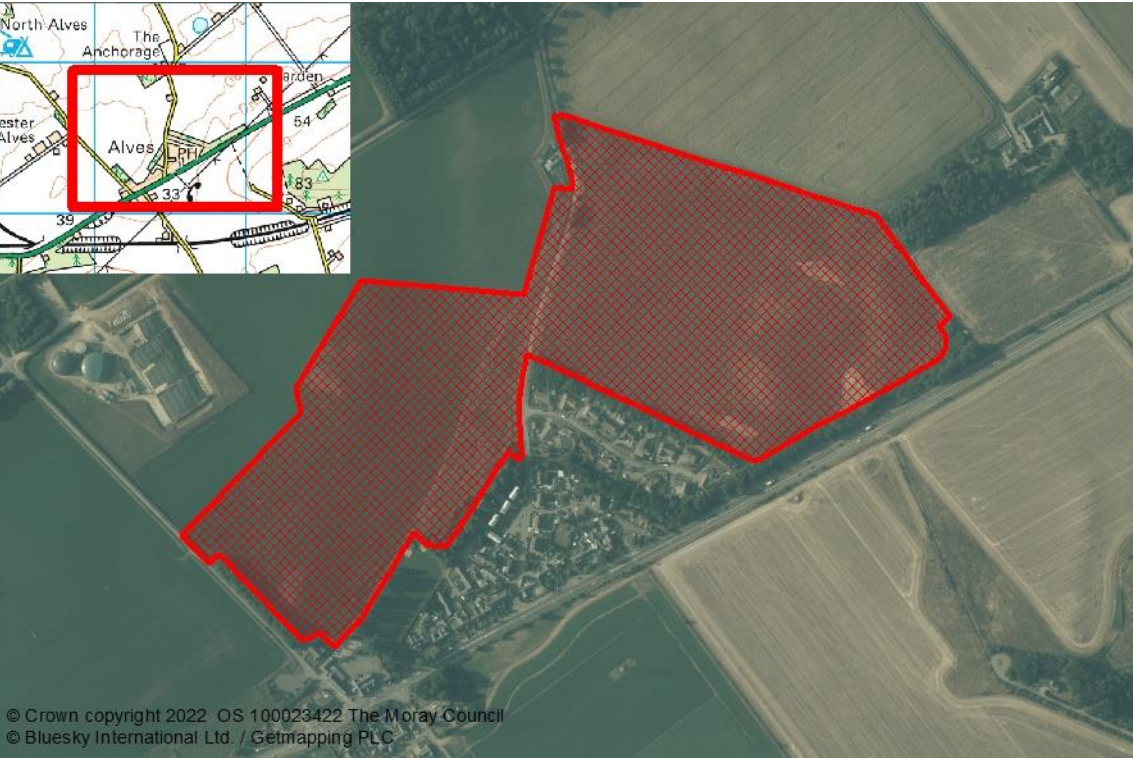
Northing: 862518

Primary School: Alves Primary School

Ward: Heldon And Laich

Secondary School: Forres Academy

Area (Ha): 23.11



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ARCHIESTOWN

Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
							3	3	3	3	3

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type: Effective 5yr+

Constraint Notes:

Established Land:

Dispute: Agreed

Owner: Mr Edward Aldridge

Green/Brown: Green

House Programme: ☐

Land Use Type: Agricultural Land

Effective Land:

Windfall: No

Developer:

LPR:	20/R1	SITE REF:	M/AR/R/07/01
Supply Type:	Effective	LOCATION:	EAST END

Capacity:	Projected 5yr Completions	12	Total Units	15	
Units Not Built	15	Effective Land	15	Constrained Land	0

Extra Information:

Easting: 323338

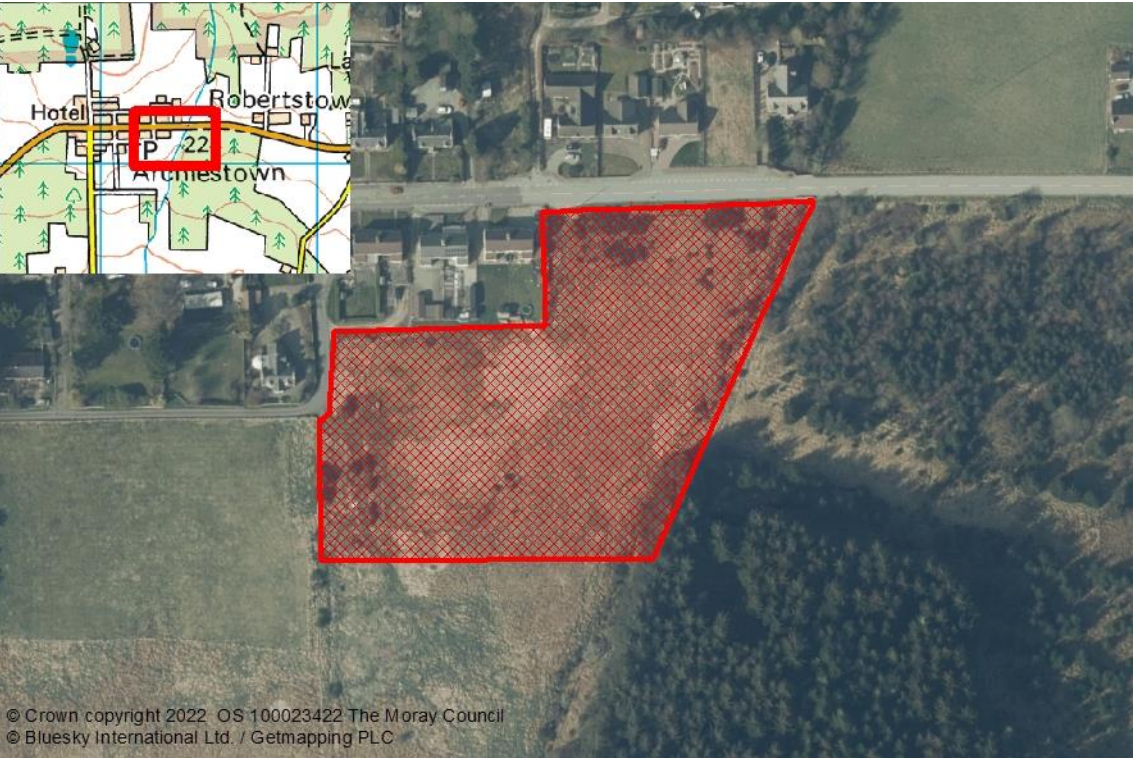
Northing: 844111

Primary School: Knockando Primary School

Ward: Speyside Glenlivet

Secondary School: Speyside High School

Area (Ha): 1.28



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ARCHIESTOWN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											4

Planning:

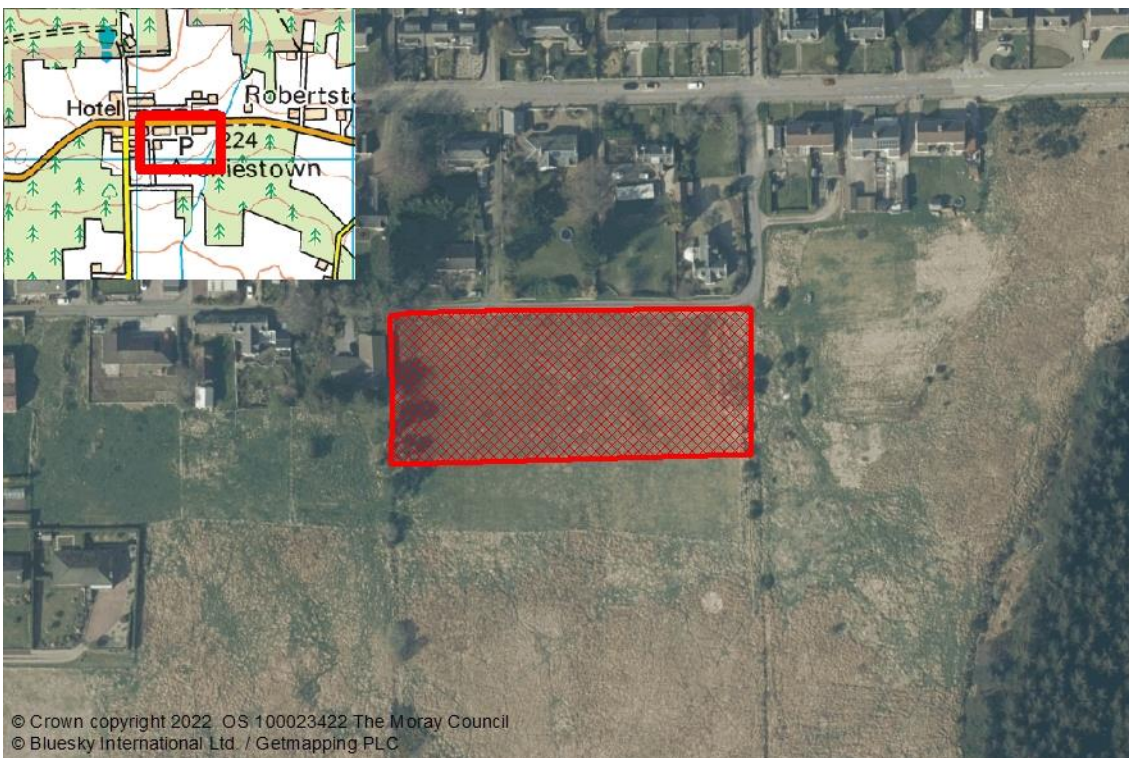
Planning Consent: None
 Adopted Local Plan: ☒
 Constraint Type: Marketability
 Constraint Notes:
 Established Land:
 Dispute:
 Owner: McPherson Family & Mr Alan W Developer:
 Green/Brown: Green
 House Programme: ☐
 Land Use Type: Agricultural Land
 Effective Land:
 Windfall:

LPR:	20/R2	SITE REF:	M/AR/R/15/02
Supply Type:	Constrained	LOCATION:	SOUTH LANE

Capacity:	Projected 5yr Completions	Total Units	4
Units Not Built	4	Effective Land	0
		Constrained Land	4

Extra Information:

Easting: 323201 Northing: 844079
 Primary School: Knockando Primary School Ward: Speyside Glenlivet
 Secondary School: Speyside High School Area (Ha): 0.58



Tenure:

Tenure Type Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
06/02500	1	Outline	Refused	18/12/2006		
05/01395	1	Full	Refused	18/11/2005		
05/01605	1	Outline	Refused	28/10/2005		
05/00780	1	Outline	Refused	21/07/2005		
06/00933	1	Full	Withdrawn			

ARCHIESTOWN

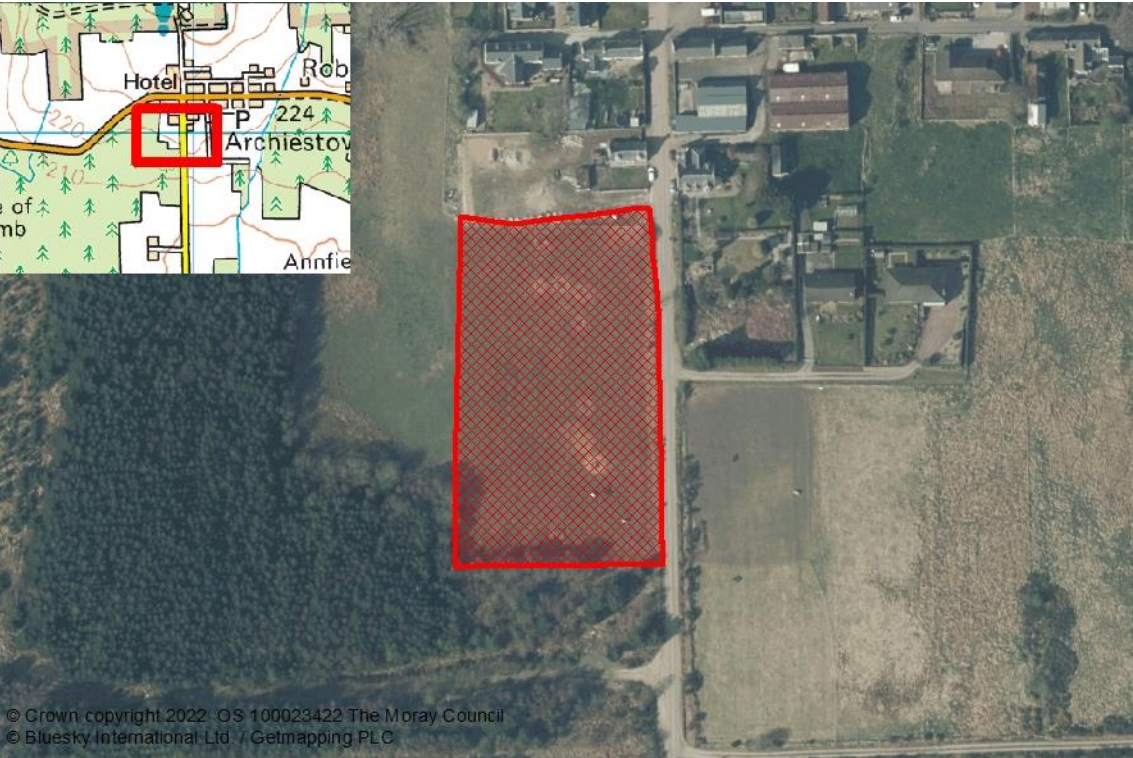
Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+	
												6

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	Mrs Anne Ogg	Developer:	

LPR:	20/R3	SITE REF:	M/AR/R/15/03
Supply Type:	Constrained	LOCATION:	WEST END

Capacity:			
Projected 5yr Completions		Total Units	6
Units Not Built	6	Effective Land	0
		Constrained Land	6

Extra Information:			
Easting:	322922	Northing:	843982
Primary School:	Knockando Primary School	Ward:	Speyside Glenlivet
Secondary School:	Speyside High School	Area (Ha):	0.77



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ARCHIESTOWN

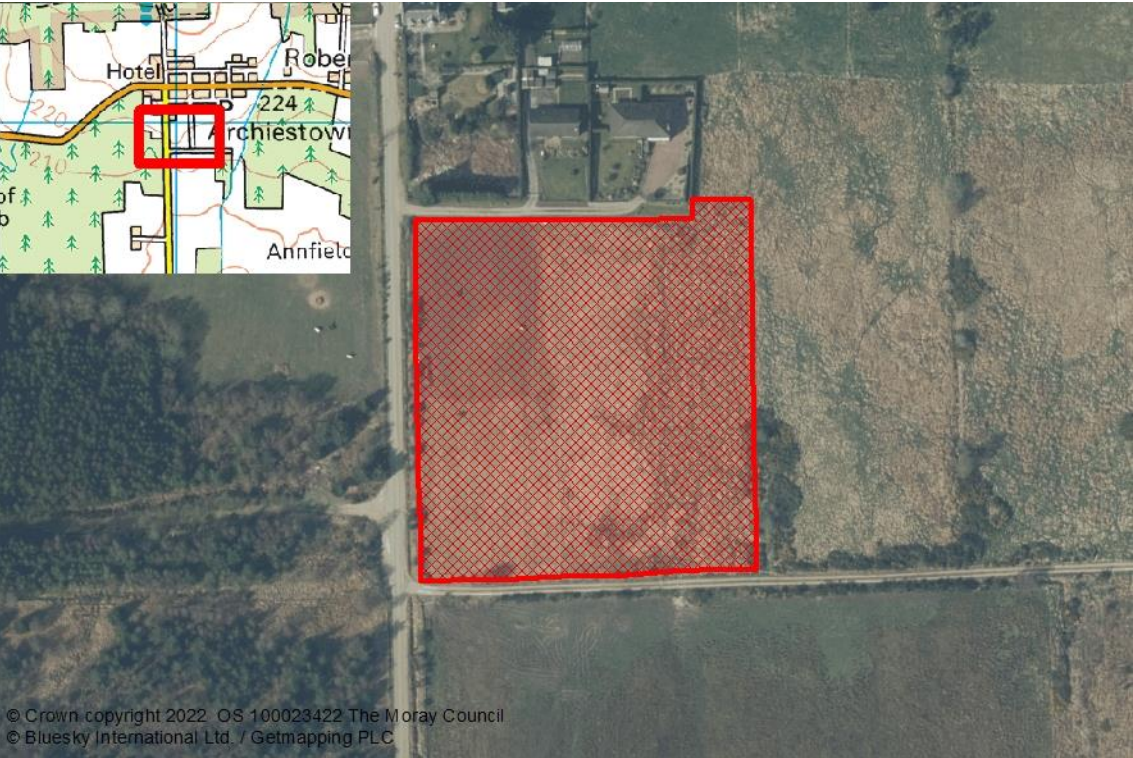
Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +	
												10

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	McPherson Family	Developer:	

LPR:	20/R4	SITE REF:	M/AR/R/15/04
Supply Type:	Constrained	LOCATION:	SOUTH OF VIEWMOUNT

Capacity:		Projected 5yr Completions		Total Units	
Units Not Built	10	Effective Land	0	Constrained Land	10

Extra Information:			
Easting:	323022	Northing:	843927
Primary School:	Knockando Primary School	Ward:	Speyside Glenlivet
Secondary School:	Speyside High School	Area (Ha):	1.32



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

BUCKIE

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
										10	50

Planning:

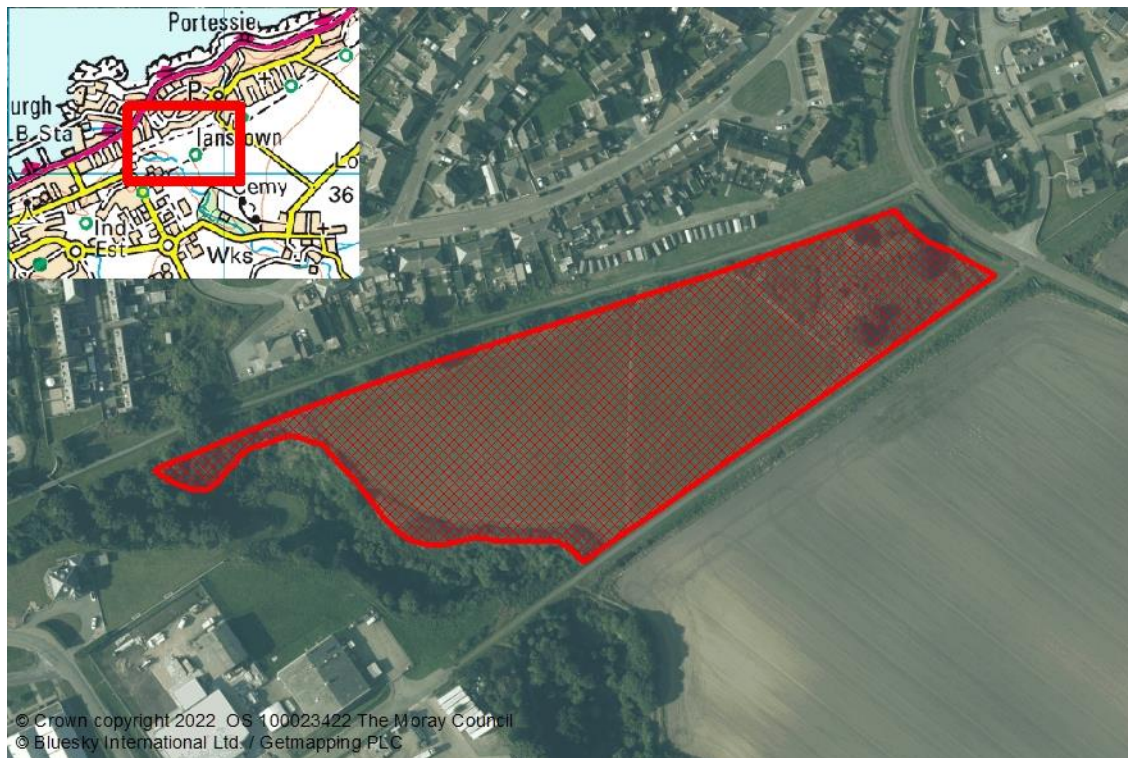
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:	Road access		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Reidhaven Estate	Developer:	

LPR:	20/R3	SITE REF:	M/BC/R/015
Supply Type:	Part Constrained	LOCATION:	RATHBURN (N)

Capacity:	Projected 5yr Completions	10	Total Units	60	
Units Not Built	60	Effective Land	10	Constrained Land	50

Extra Information:

Easting:	343833	Northing:	866135
Primary School:	Portessie Primary School	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	2.44



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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BUCKIE

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
1	1	1	1	3	0	2	2	2	2		

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Milne Property Developments	Developer:	Milne Property Developments

LPR:	15/R2	SITE REF:	M/BC/R/035
Supply Type:	Effective	LOCATION:	PARKLANDS

Capacity:	Projected 5yr Completions	8	Total Units	54	
Units Not Built	8	Effective Land	8	Constrained Land	0

Extra Information:

Easting:	342831	Northing:	864624
Primary School:	Cluny Primary School	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	3.21



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00819	1	Full	Approved	02/09/2019		Plot 33
19/00657	1	Full	Approved	01/08/2019		Plot 30
11/01818	54	Full	Approved	10/01/2012		
08/00951	64	Full	Approved	10/05/2010		

BUCKIE

The Moray Council Housing Land Audit 2022

Projected Completions:

[illegible]

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2010	Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:	20/OPP7	SITE REF:	M/BC/R/041
Supply Type:	Constrained	LOCATION:	MILLBANK GARAGE

Capacity:

Capacity:	Projected 5yr Completions			Total Units	20
Units Not Built	20	Effective Land	0	Constrained Land	20

Extra Information:

Easting:	342573	Northing:	865455
Primary School:	Cluny Primary School	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	0.18

Tenure:

Tenure Type	Units
Freehold	100
Leasehold	80
Mortgage	60
Rent	40
Sale	20
Transfer	10
Other	5

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
08/01098	20	Full	Approved	22/01/2009		



BUCKIE

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											10

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2011	Effective Land:	2011
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:	20/15	SITE REF:	M/BC/R/042
Supply Type:	Constrained	LOCATION:	19 COMMERCIAL ROAD

Capacity:	Projected 5yr Completions	Total Units	10
Units Not Built	10	Effective Land	0
		Constrained Land	10

Extra Information:

Easting:	342972	Northing:	865891
Primary School:	Millbank Primary School	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	0.05



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
09/02032	10	Full	Approved	05/10/2010		

BUCKIE

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											60

Planning:

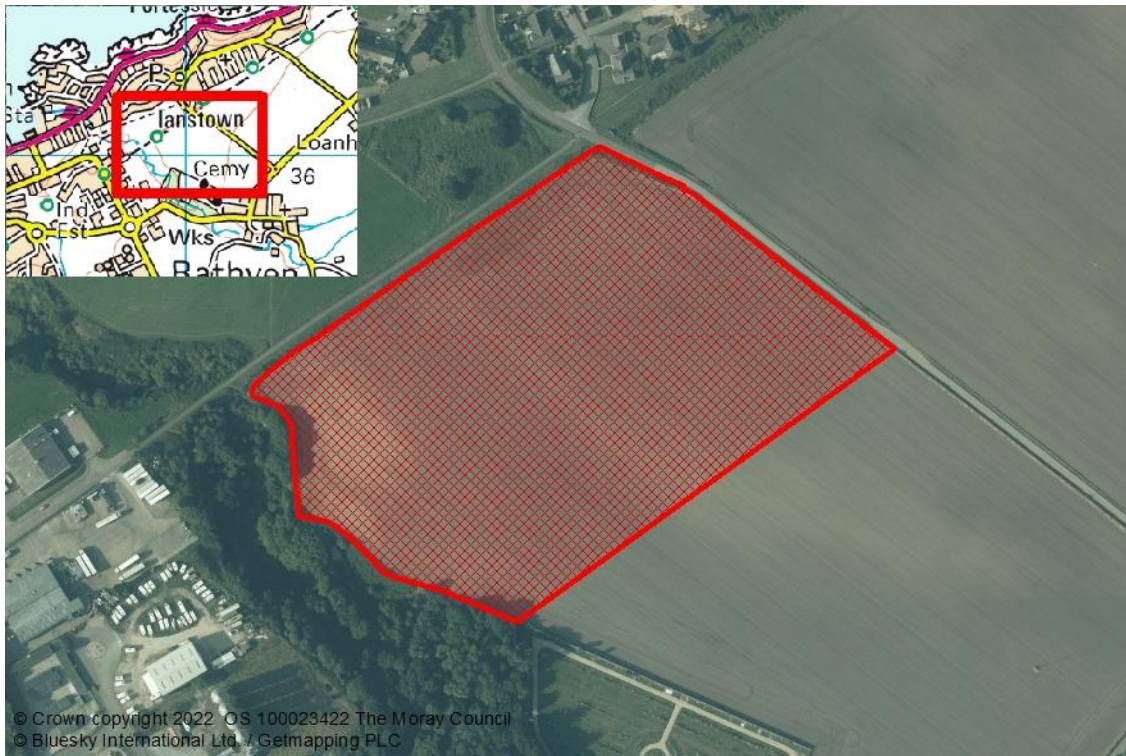
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:	Develop when Buckie R5 is substantially complete		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Reidhaven Estate	Developer:	

LPR:	20/R4	SITE REF:	M/BC/R/07/07
Supply Type:	Effective	LOCATION:	RATHBURN (S)

Capacity:	Projected 5yr Completions	Total Units	60
Units Not Built	60	Effective Land	60
		Constrained Land	0

Extra Information:

Easting:	344006	Northing:	866047
Primary School:	Portessie Primary School	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	5.88



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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BUCKIE

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
											170

Planning:

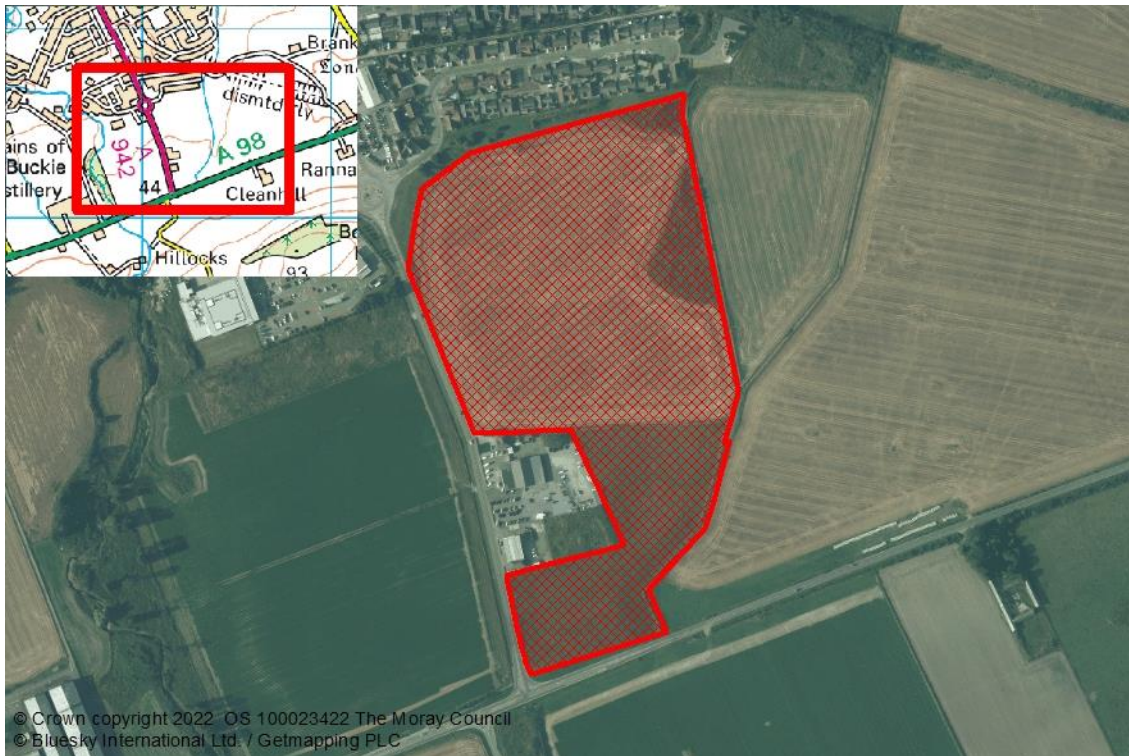
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	
Owner:	J M Watt		

LPR:	20/R5	SITE REF:	M/BC/R/07/10
Supply Type:	Constrained	LOCATION:	HIGH STREET (E)

Capacity:	Projected 5yr Completions	Total Units	170
Units Not Built	170	Effective Land	0
		Constrained Land	170

Extra Information:

Easting:	343235	Northing:	864455
Primary School:	Millbank Primary School	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	11.13



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
08/00753	162		Withdrawn			

BUCKIE

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
			39	13	30	30					

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2016	Effective Land:	
Dispute:		Windfall:	No
Owner:	Mr. Michael Watt	Developer:	Moray Council/Springfield

LPR:	20/R6	SITE REF:	M/BC/R/15/11
Supply Type:	Effective	LOCATION:	BARHILL ROAD (S)

Capacity:	Projected 5yr Completions	30	Total Units	112	
Units Not Built	30	Effective Land	30	Constrained Land	0

Extra Information:

Easting:	342055	Northing:	864388
Primary School:	Cluny Primary School	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	5.84



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/01613		Full	Approved	24/03/2021		Variation of house types on Plots 16, 19-25 and 28-31
20/00015		Full	Approved	16/09/2020		Variation of house types and reposition on Plots 78-82 and 91-94
19/01643		Full	Approved	19/03/2020		Reposition of house on Plots 99-106
19/00951		Full	Approved	11/09/2019		Variation of house types on Plots 61 and 77

BUCKIE

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
1				0	6	12					

Planning:

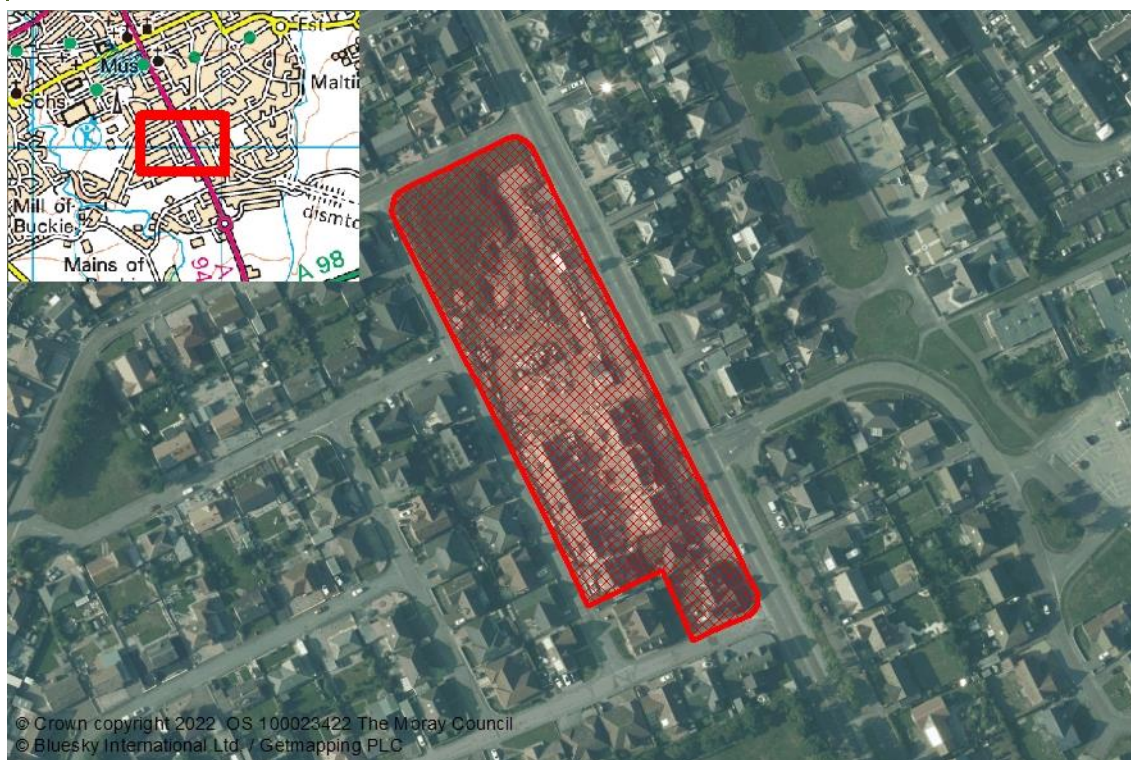
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2020	Effective Land:	2020
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	Morlich Homes

LPR:	20/R1	SITE REF:	M/BC/R/20/01
Supply Type:	Effective	LOCATION:	BURNBANK

Capacity:	Projected 5yr Completions	12	Total Units	19	
Units Not Built	12	Effective Land	12	Constrained Land	0

Extra Information:

Easting:	342789	Northing:	865021
Primary School:	Cluny Primary School	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	1.2



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
21/01103	6	Full	Approved	23/09/2021		Plots 55-57 and 64-66
20/01691	4	Full	Approved	19/04/2021		Plots 52, 54, 67 and 68
20/01233	1	Full	Approved	20/11/2020		Plot 53
20/00954	1	Full	Approved	15/09/2020		Plot 69
16/01701	1	Full	Approved	19/01/2017		Plot 51
14/02109	1	Full	Approved	10/12/2014		Plot 70
13/00418	1	Full	Approved	07/05/2013		Plot 71
22/00047	4	Full	Pending			Plots 58, 59, 62 and 63

BUCKIE

Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
							20	20	20	20	60

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2020	Effective Land:	2020
Dispute:		Windfall:	No
Owner:		Developer:	Morlich Homes

LPR:	20/R7	SITE REF:	M/BC/R/20/07
Supply Type:	Effective	LOCATION:	LAND AT MUIRTON

Capacity:	Projected 5yr Completions	80	Total Units	140	
Units Not Built	140	Effective Land	140	Constrained Land	0

Extra Information:			
Easting:	341370	Northing:	864453
Primary School:	Cluny Primary School	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	8.02



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
21/01963	65	Full	Pending			Phase 1

BUCKIE

Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
							25	25	25	27	148

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2020	Effective Land:	2020
Dispute:		Windfall:	No
Owner:	Mr. Michael Watt	Developer:	Springfield Properties Plc

LPR:	20/R8	SITE REF:	M/BC/R/20/08
Supply Type:	Effective	LOCATION:	LAND AT BARHILL ROAD

Capacity:	Projected 5yr Completions	102	Total Units	250	
Units Not Built	250	Effective Land	250	Constrained Land	0

Extra Information:			
Easting:	341931	Northing:	864204
Primary School:	Cluny Primary School	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	18.47



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
21/01224	102	Full	Pending			Phase 1

BUCKIE

Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+	
												5

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land: 2020

Dispute:

Owner: Moray Council

Green/Brown: Green

House Programme: ☐

Land Use Type:

Effective Land: 2020

Windfall: No

Developer:

LPR:	20/09	SITE REF:	M/BC/R/20/09
Supply Type:	Effective	LOCATION:	SITE AT ARDACH HEALTH CENTRE

Capacity:	Projected 5yr Completions	5	Total Units	5	
Units Not Built	5	Effective Land	5	Constrained Land	0

Extra Information:

Easting: 342444

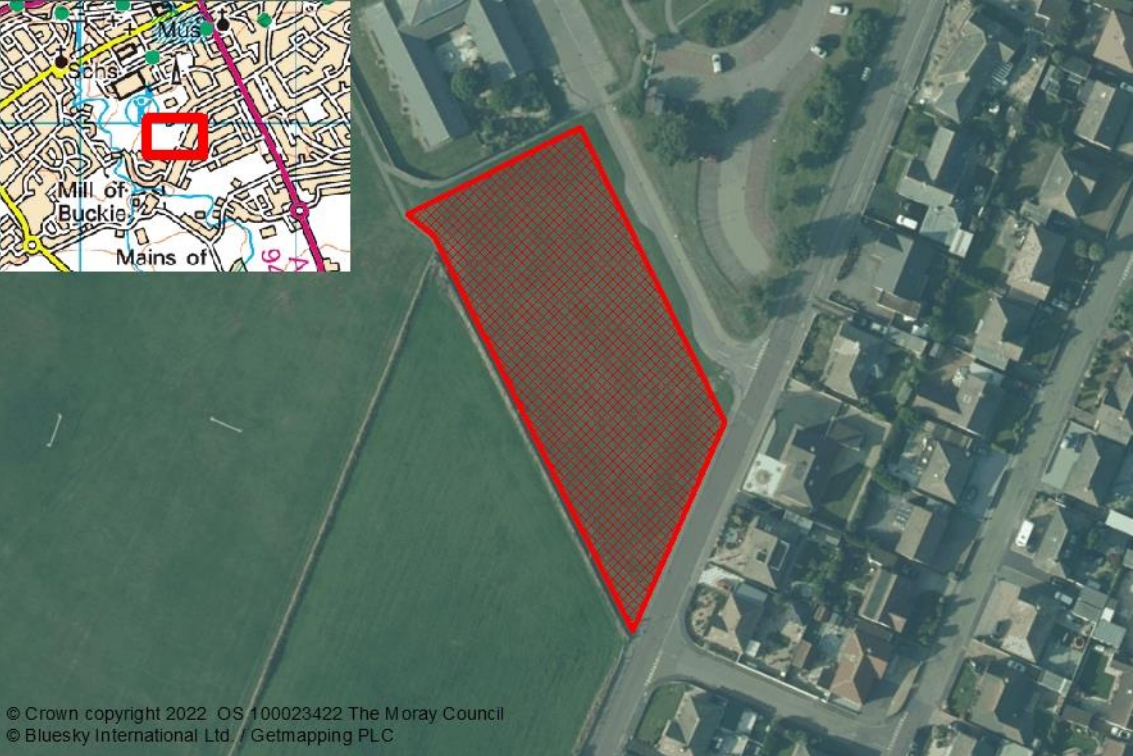
Northing: 864944

Primary School: Cluny Primary School

Ward: Buckie

Secondary School: Buckie High School

Area (Ha): 0.38



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

BUCKIE

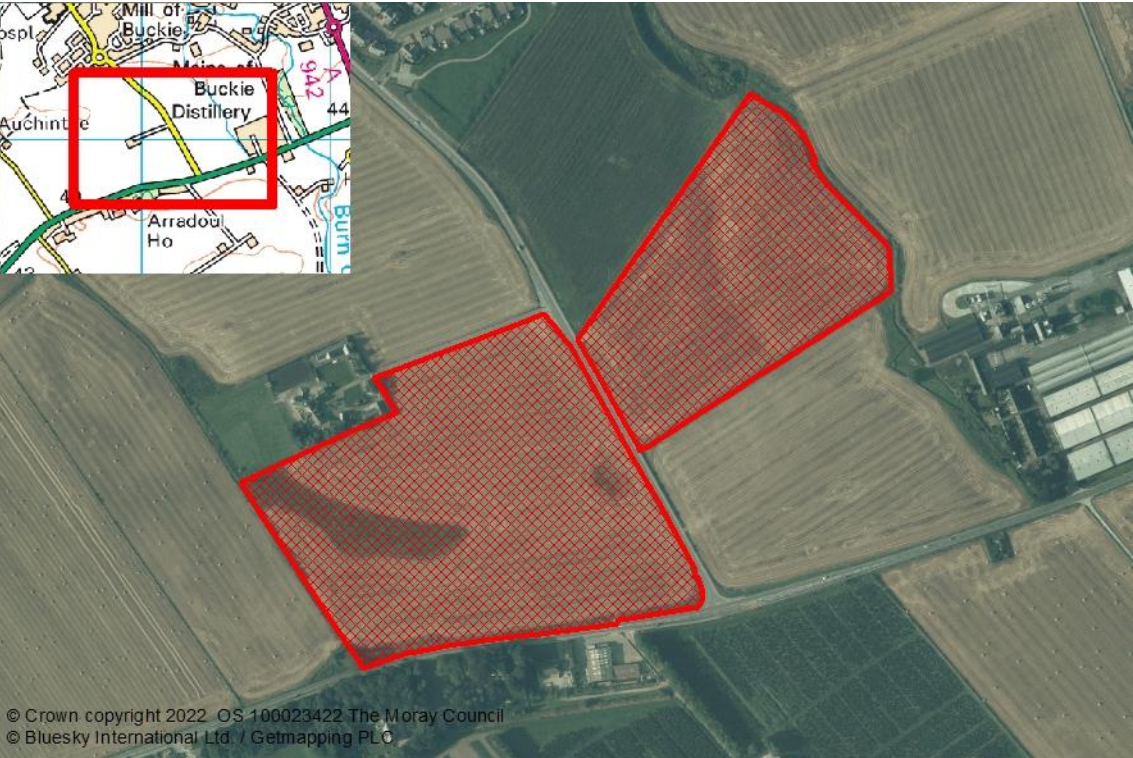
Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
											250

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2020	Effective Land:	2020
Dispute:		Windfall:	No
Owner:	Mr. Michael Watt	Developer:	Springfield Properties Plc

LPR:	20/LONG1	SITE REF:	M/BC/R/20/LG1
Supply Type:	Constrained	LOCATION:	LAND TO SOUTH WEST OF BUCKIE

Capacity:		Projected 5yr Completions		Total Units	
Units Not Built	250	Effective Land	0	Constrained Land	250

Extra Information:			
Easting:	342171	Northing:	863966
Primary School:	Cluny Primary School	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	13.1



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

BUCKIE

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
							3	3	3	2	

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2020	Effective Land:	2020
Dispute:		Windfall:	Yes
Owner:	Fredrick Parkes	Developer:	

LPR:	20/R10	SITE REF:	M/BC/R/20/W1
Supply Type:	Effective	LOCATION:	MILL OF BUCKIE

Capacity:	Projected 5yr Completions	11	Total Units	11	
Units Not Built	11	Effective Land	11	Constrained Land	0

Extra Information:

Easting:	342151	Northing:	864638
Primary School:	Cluny Primary School	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	1.14



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/01127	11	Full	Approved	11/02/2021		

BURGHEAD

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											6

Planning:

Planning Consent: Detail

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land:

Dispute: Agreed

Owner: Margery Bray

Green/Brown: Brown

House Programme: ☐

Land Use Type: Derelict, vacant, backland etc.

Effective Land:

Windfall: No

Developer:

LPR:

20/R1

SITE REF:

M/BH/R/006

Supply Type:

Effective

LOCATION:

NORTH QUAY

Capacity:

Projected 5yr Completions	6	Total Units	6
Units Not Built	6	Effective Land	6
		Constrained Land	0

Extra Information:

Easting: 310871

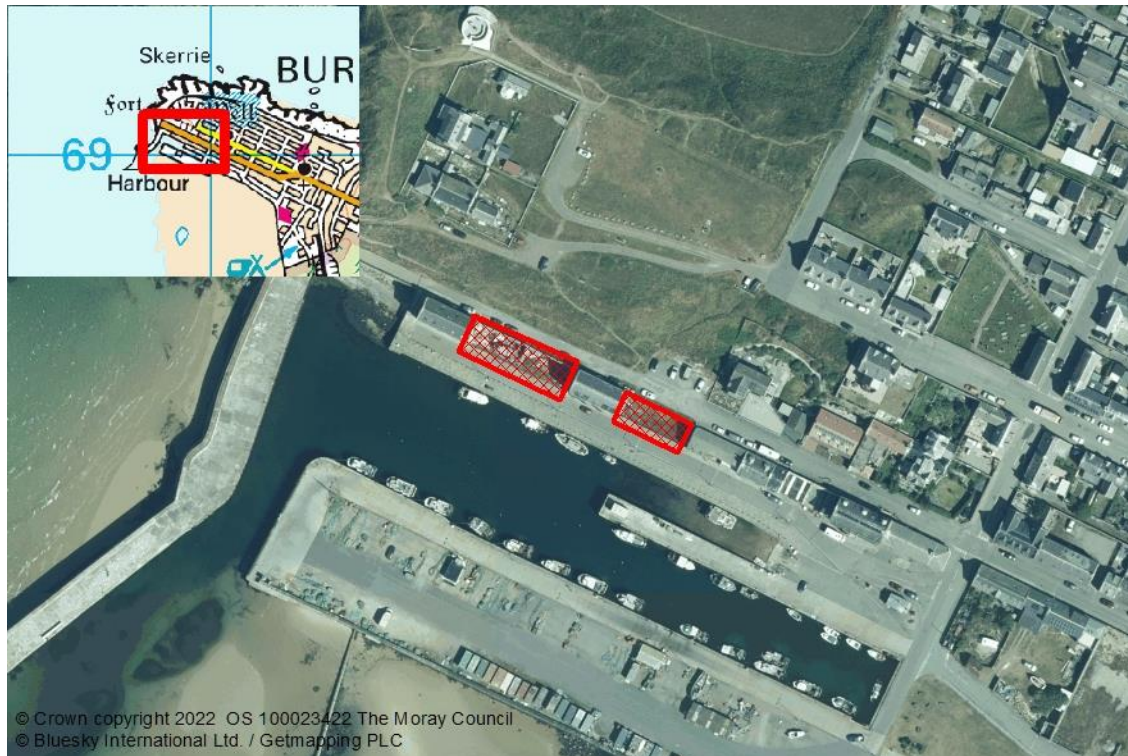
Northing: 869062

Primary School: Burghead Primary School

Ward: Heldon And Laich

Secondary School: Lossiemouth High School

Area (Ha): 0.08



Tenure:

Tenure Type Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
18/00359	6	Full	Approved	05/09/2019		Renewal of 15/00221
15/00221	6	Full	Approved	21/04/2015		
11/00065	6	Full	Approved	29/03/2012		5x 2 bed and 1x 1 bed
04/02099	4	Full	Approved	01/03/2005		
04/00953	4	Full	Withdrawn	05/08/2004		
01/00281	2	Full	Approved	02/09/2001		

BURGHEAD

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
										20	20

Planning:

Planning Consent:	Outline	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Industry
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Owner:	Moray Council/ToC/John Gordo
Developer:	Tulloch of Cummingston		

LPR:	20/OPP1	SITE REF:	M/BH/R/012
Supply Type:	Effective	LOCATION:	WEST FORESHORE

Capacity:	Projected 5yr Completions	20	Total Units	40	
Units Not Built	40	Effective Land	40	Constrained Land	0

Extra Information:

Easting:	311355	Northing:	868688
Primary School:	Burghead Primary School	Ward:	Heldon And Laich
Secondary School:	Lossiemouth High School	Area (Ha):	0.91



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
98/00681	40	Outline	Approved	13/08/1998		

BURGHEAD

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
									15	15	30

Planning:

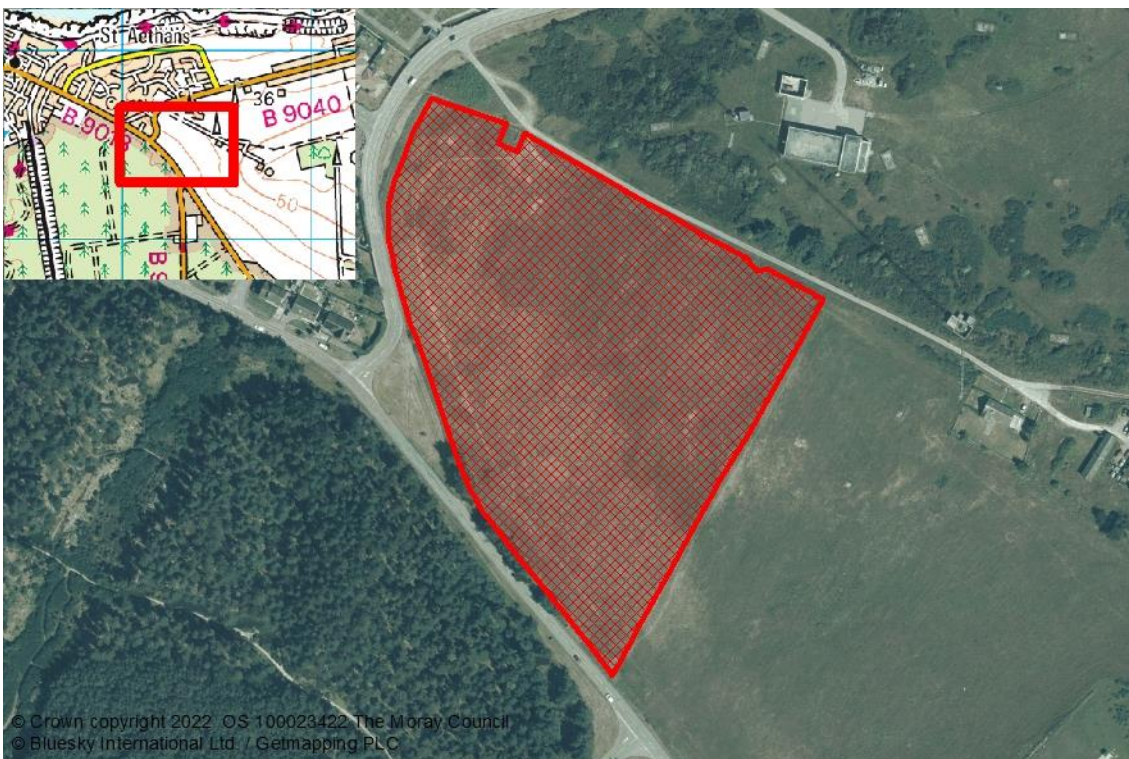
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	Strathdee Properties	Developer:	

LPR:	20/R2	SITE REF:	M/BH/R/04
Supply Type:	Effective	LOCATION:	CLARKLY HILL

Capacity:	Projected 5yr Completions	30	Total Units	60	
Units Not Built	60	Effective Land	60	Constrained Land	0

Extra Information:

Easting:	312292	Northing:	868516
Primary School:	Burghead Primary School	Ward:	Heldon And Laich
Secondary School:	Lossiemouth High School	Area (Ha):	3.75



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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BURGHEAD

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											60

Planning:

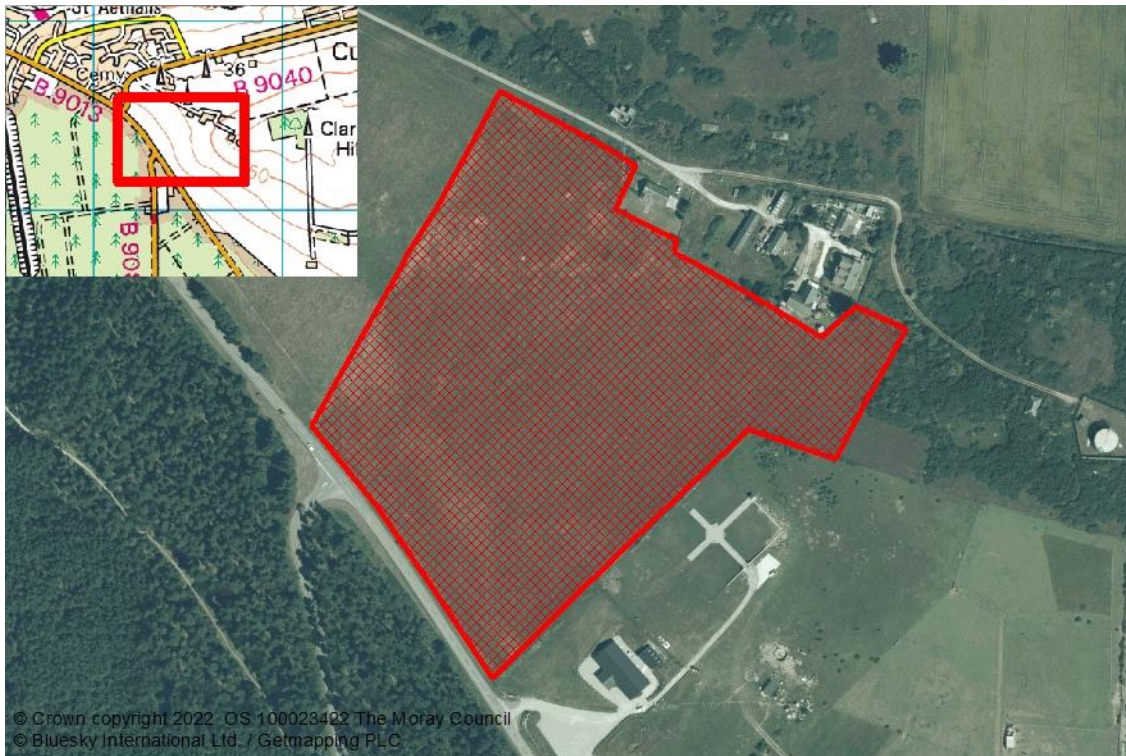
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2020	Effective Land:	
Dispute:		Windfall:	No
Owner:	Strathdee Properties	Developer:	

LPR:	20/LONG1	SITE REF:	M/BH/R/20/LNG
Supply Type:	Constrained	LOCATION:	LONG1 CLARKLY HILL

Capacity:	Projected 5yr Completions	Total Units	60
Units Not Built	60	Effective Land	0
		Constrained Land	60

Extra Information:

Easting:	312458	Northing:	868376
Primary School:	Burghead Primary School	Ward:	Heldon And Laich
Secondary School:	Lossiemouth High School	Area (Ha):	5.69



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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CRAIGELLACHIE

The Moray Council Housing Land Audit 2022

Projected Completions:

[illegible]

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land:

Dispute: Agreed

Owner:

Green/Brown: Green

House Programme: ☐

Land Use Type: Agricultural Land

Effective Land:

Windfall: No

Developer:

LPR:	20/R1
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Supply Type:	Effective
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SITE REF: M/CR/R/001

LOCATION: EDWARD AVENUE

Capacity:

Projected 5yr Completions

5

Total Units

5

Units Not Built	5
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5

Effective Land

5

Constrained Land 0

0

Extra Information:

Easting: 329039

Northings: 844746

Primary School: Craigellachie Primary School

Ward: Speyside Glenlivet

Secondary School: Speyside High School

Area (Ha): 0.55

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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CRAIGELLACHIE

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											12

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	
Owner:	Strathdee Properties		

LPR:	20/R3	SITE REF:	M/CR/R/003
Supply Type:	Effective	LOCATION:	BRICKFIELD

Capacity:	Projected 5yr Completions	12	Total Units	12	
Units Not Built	12	Effective Land	12	Constrained Land	0

Extra Information:

Easting:	329232	Northing:	844453
Primary School:	Craigellachie Primary School	Ward:	Speyside Glenlivet
Secondary School:	Speyside High School	Area (Ha):	1



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
16/01558	3	Full	Approved	02/03/2017		
16/01559	4	Full	Approved	02/03/2017		
08/1974	8	Full	Approved	16/01/2010		
08/1973	4	Full	Approved	16/01/2010		

CRAIGELLACHIE

Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+	
												5

Planning:

Planning Consent: None

Green/Brown: Brown

Adopted Local Plan: ☒

House Programme: ☐

Constraint Type: Marketability

Land Use Type: Industry

Constraint Notes:

Established Land:

Effective Land:

Dispute: Agreed

Windfall: No

Owner: John Dewar & Sons Distillers Lt

Developer:

LPR:	20/R2	SITE REF:	M/CR/R/004
Supply Type:	Constrained	LOCATION:	FORMER BREWERY, SPEY ROAD

Capacity:	Projected 5yr Completions	Total Units	5
Units Not Built	5	Effective Land	0
		Constrained Land	5

Extra Information:

Easting: 329173

Northing: 844819

Primary School: Craigellachie Primary School

Ward: Speyside Glenlivet

Secondary School: Speyside High School

Area (Ha): 0.63



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

CULLEN

Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
							12	12	12	12	7

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type: Effective 5yr+

Constraint Notes:

Established Land:

Dispute: Agreed

Owner: Seafeld Estate

Green/Brown: Green

House Programme: ☐

Land Use Type: Agricultural Land

Effective Land:

Windfall: No

Developer:

LPR:	20/R1	SITE REF:	M/CL/R/15/02
Supply Type:	Effective	LOCATION:	SEAFIELD ROAD

Capacity:	Projected 5yr Completions	48	Total Units	55	
Units Not Built	55	Effective Land	55	Constrained Land	0

Extra Information:

Easting: 351585

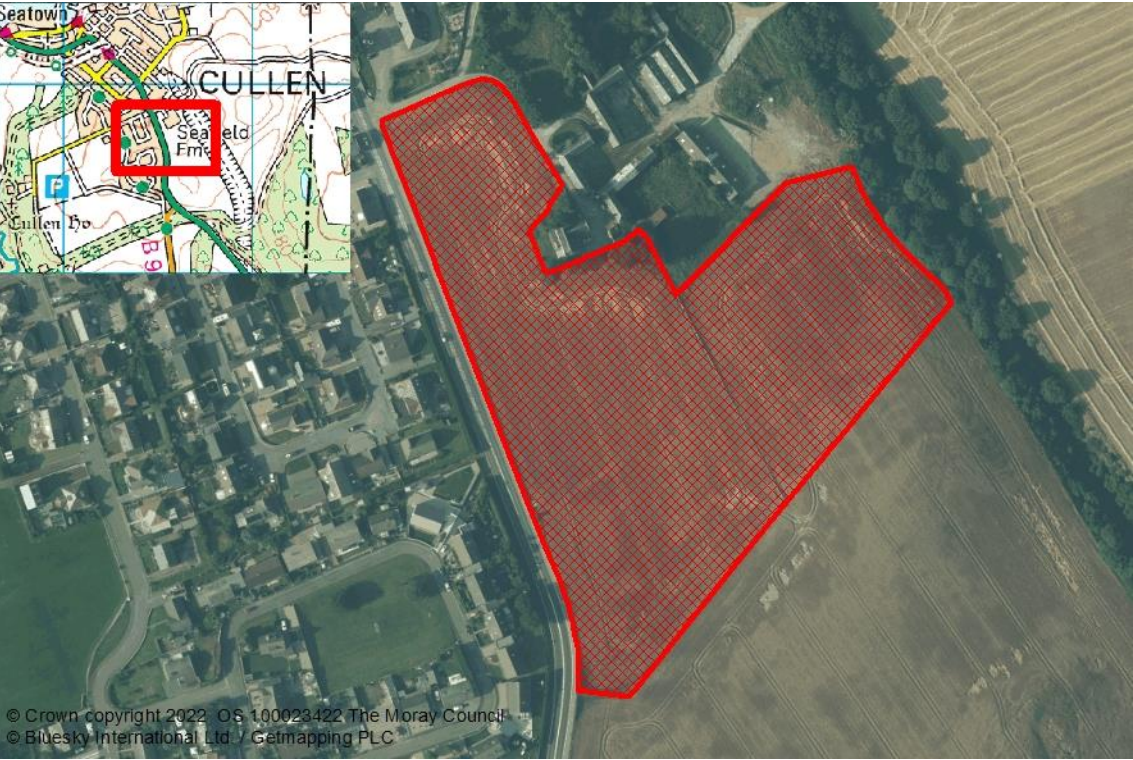
Northing: 866720

Primary School: Cullen Primary School

Ward: Keith And Cullen

Secondary School: Buckie High School

Area (Ha): 3.39



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

CUMMINGSTON

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
0	0	0	0	0	0	1	1	1			

Planning:

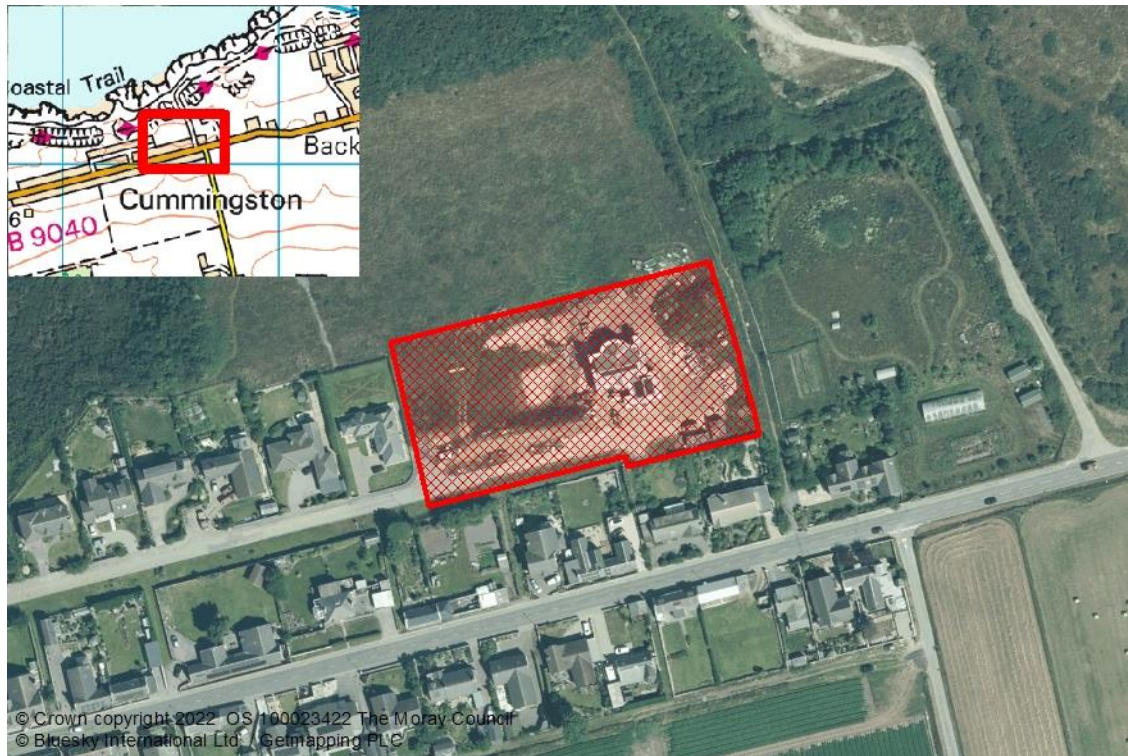
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2009	Effective Land:	2009
Dispute:	Agreed	Windfall:	
Owner:	Tulloch of Cummingston	Developer:	Tulloch of Cummingston

LPR:	20/R1	SITE REF:	M/CM/R/02
Supply Type:	Effective	LOCATION:	SEAVIEW ROAD

Capacity:	Projected 5yr Completions	3	Total Units	4	
Units Not Built	3	Effective Land	3	Constrained Land	0

Extra Information:

Easting:	313561	Northing:	869105
Primary School:	Hopeman Primary School	Ward:	Heldon And Laich
Secondary School:	Lossiemouth High School	Area (Ha):	0.63



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
21/00808		Full	Approved	09/07/2021		Amended house design (Plot 15)
20/01573		Full	Approved	02/03/2021		Amended house desing (Plots 15 and 16)
17/00627		Full	Approved	07/06/2017		Amended house design (Plot 15)
10/00573	3	Full	Approved	16/07/2013		
10/02077	1	Full	Approved	17/03/2011		

DALLAS

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
											6

Planning:

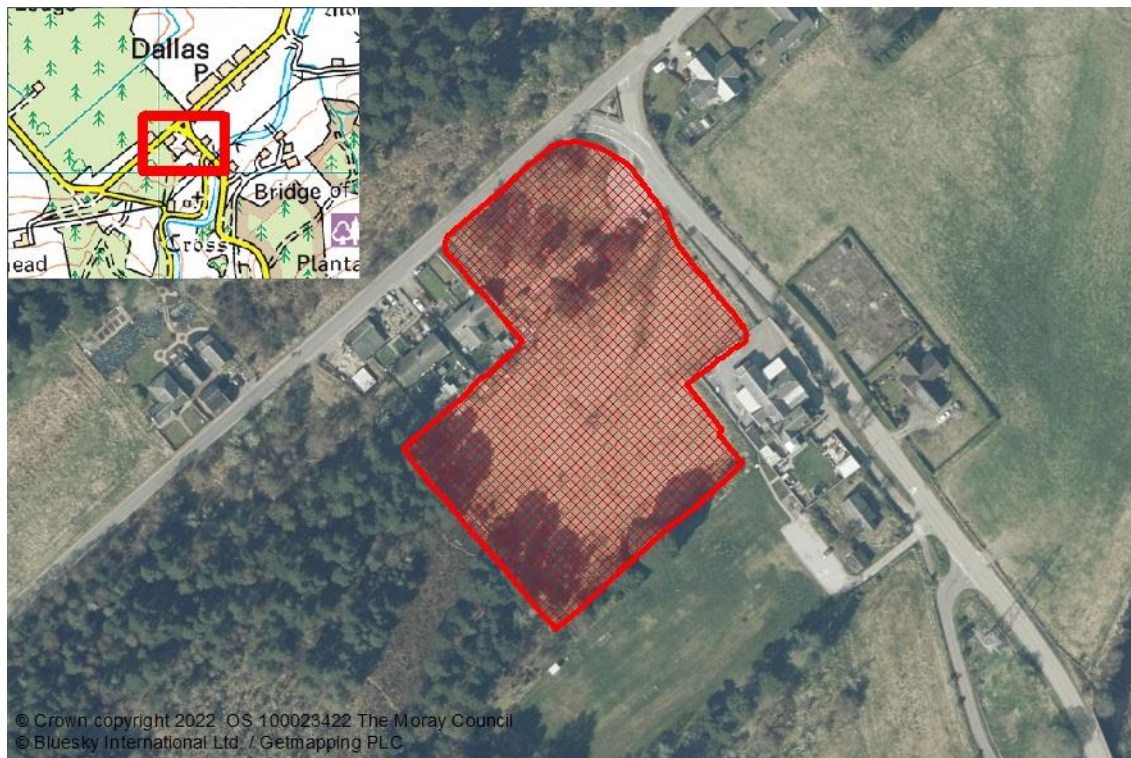
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:	Waste water		
Established Land:	2003	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Dallas Estate	Developer:	

LPR:	20/R1	SITE REF:	M/DA/R/001
Supply Type:	Constrained	LOCATION:	DALLAS SCHOOL WEST

Capacity:	Projected 5yr Completions	Total Units	6
Units Not Built	6	Effective Land	0
		Constrained Land	6

Extra Information:

Easting:	312117	Northing:	852138
Primary School:	Dallas Primary School	Ward:	Speyside Glenlivet
Secondary School:	Forres Academy	Area (Ha):	1.06



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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DALLAS

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											4

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Commercial
Constraint Notes:	Former garage site		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Ian Thomson	Developer:	

LPR:	20/R3	SITE REF:	M/DA/R/002
Supply Type:	Constrained	LOCATION:	FORMER FILLING STATION

Capacity:	Projected 5yr Completions	Total Units	4
Units Not Built	4	Effective Land	0
		Constrained Land	4

Extra Information:

Easting:	312216	Northing:	852275
Primary School:	Dallas Primary School	Ward:	Speyside Glenlivet
Secondary School:	Forres Academy	Area (Ha):	0.25



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/00323	4	Full	Approved	10/05/2010		
05/00354	5	Outline	Approved			

DUFFTOWN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
									5		

Planning:

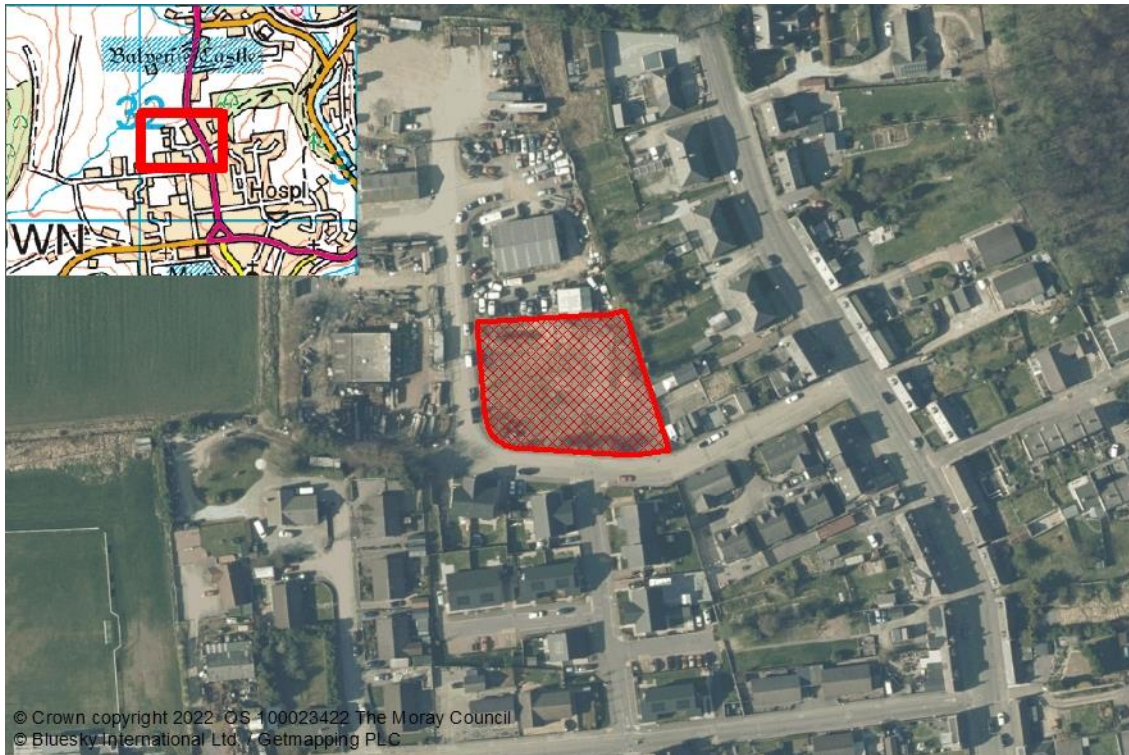
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2019	Effective Land:	2019
Dispute:	Agreed	Windfall:	
Owner:	Moray Council	Developer:	Moray Council

LPR:	20/OPP1	SITE REF:	M/DF/R/012
Supply Type:	Effective	LOCATION:	OLD MART ROAD

Capacity:	Projected 5yr Completions	5	Total Units	5	
Units Not Built	5	Effective Land	5	Constrained Land	0

Extra Information:

Easting:	332193	Northing:	840371
Primary School:	Mortlach Primary School	Ward:	Speyside Glenlivet
Secondary School:	Speyside High School	Area (Ha):	0.24



Tenure:

Tenure Type	Units
Affordable Units	6

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/00320	24	Full	Approved	23/06/2014		5 units approved for this area of site

DUFFTOWN

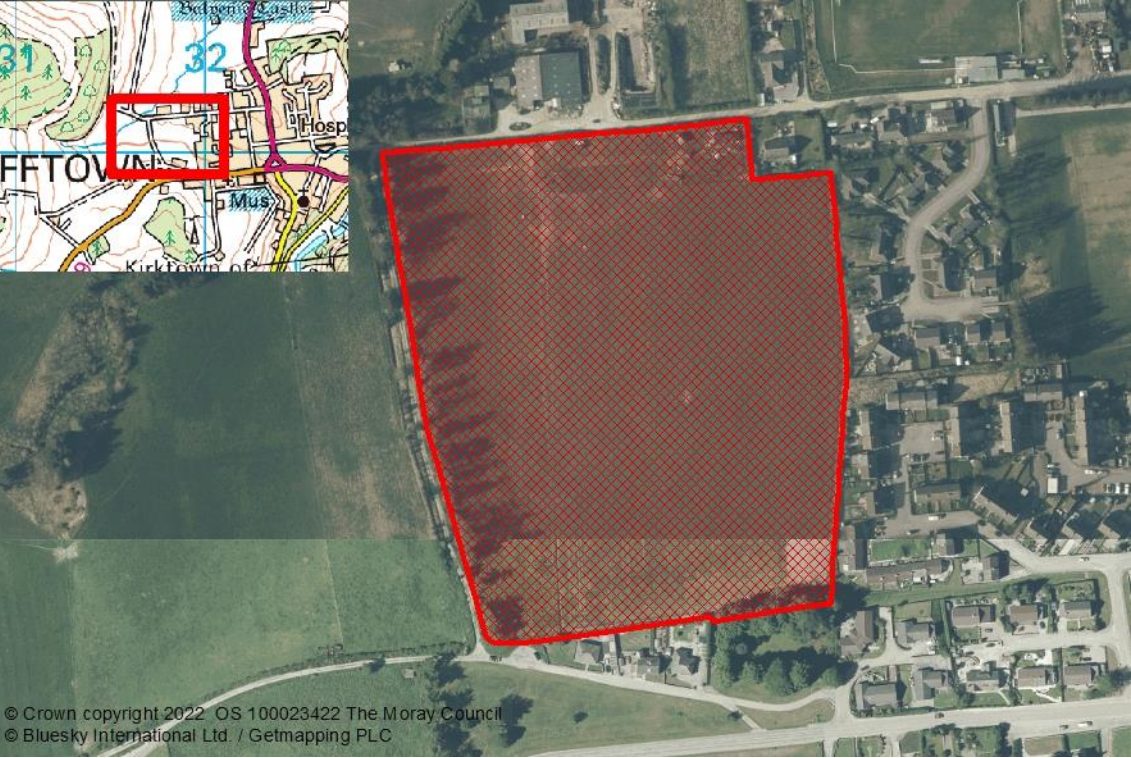
Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
									20	0	80

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2020
Dispute:		Windfall:	No
Owner:	James Wiseman	Developer:	

LPR:	20/R1	SITE REF:	M/DF/R/15/03
Supply Type:	Effective	LOCATION:	HILLSIDE FARM

Capacity:	Projected 5yr Completions	20	Total Units	100	
Units Not Built	100	Effective Land	100	Constrained Land	0

Extra Information:			
Easting:	331836	Northing:	840087
Primary School:	Mortlach Primary School	Ward:	Speyside Glenlivet
Secondary School:	Speyside High School	Area (Ha):	5.57



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

DYKE

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
			2	0	5	5					

Planning:

Planning Consent: Detail

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land:

Dispute: Agreed

Owner: Grant Davidson

Green/Brown: Green

House Programme: ☐

Land Use Type: Derelict, vacant, backland etc.

Effective Land:

Windfall: No

Developer: Excel Scotland

LPR:

20/R1

Supply Type:

Effective

SITE REF:

M/DY/R/07/01

LOCATION:

NORTH DARKLASS ROAD

Capacity:

Projected 5yr Completions

5

Total Units

12

Units Not Built

5

Effective Land

5

Constrained Land

0

Extra Information:

Easting:

298772

Northing:

858430

Primary School:

Dyke Primary School

Ward:

Forres

Secondary School:

Forres Academy

Area (Ha):

1.29



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Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00610		Full	Approved	03/02/2021		Variation of house type on Plots 3, 6 and 9
17/01233	12	Full	Approved	21/05/2018		
15/01909	12	Outline	Approved	30/01/2017		

DYKE

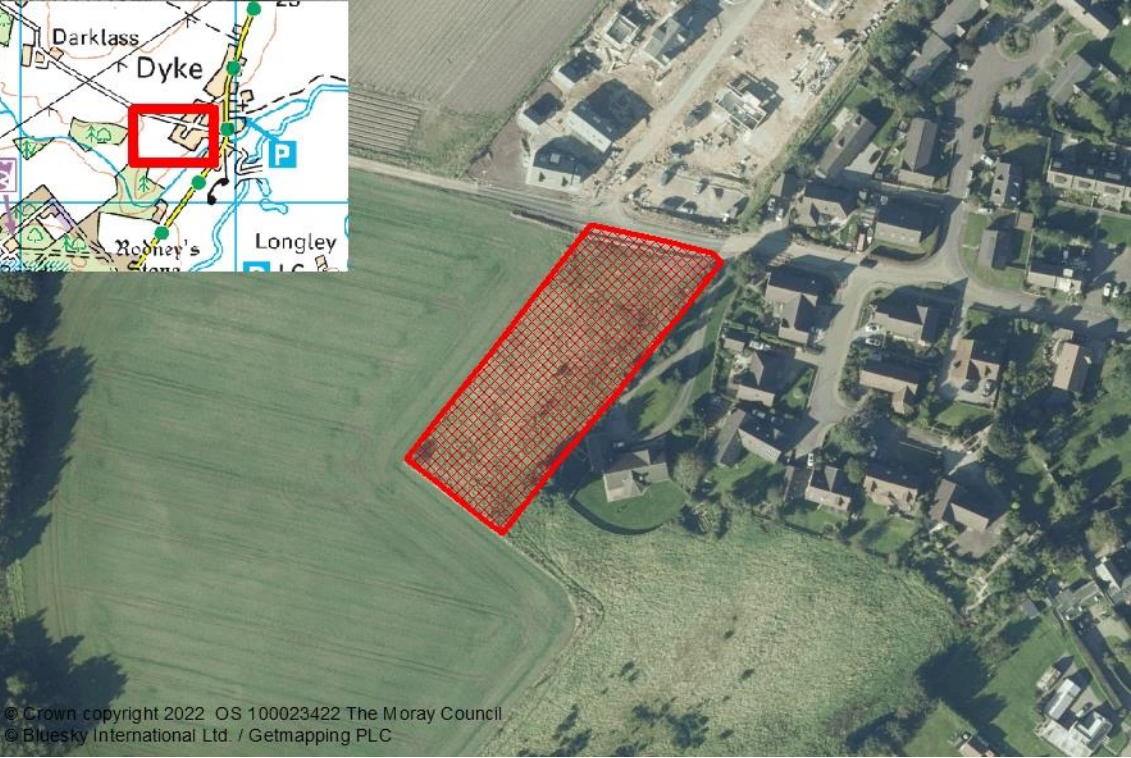
Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+	
												5

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:	Road infrastructure		
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	Grant Davidson	Developer:	

LPR:	20/R2	SITE REF:	M/DY/R/15/02
Supply Type:	Constrained	LOCATION:	SOUTH DARKLASS ROAD

Capacity:			
Projected 5yr Completions		Total Units	5
Units Not Built	5	Effective Land	0
		Constrained Land	5

Extra Information:			
Easting:	298708	Northing:	858312
Primary School:	Dyke Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	0.44



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

DYKE

Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+	
							1	1	1			

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land: 2020

Dispute:

Owner: Ros Davidson

Green/Brown: Green

House Programme: ☐

Land Use Type: Agricultural Land

Effective Land: 2020

Windfall: No

Developer:

LPR:	20/R3	SITE REF:	M/DY/R/20/03
Supply Type:	Effective	LOCATION:	FIR PARK ROAD

Capacity:	Projected 5yr Completions	3	Total Units	3	
Units Not Built	3	Effective Land	3	Constrained Land	0

Extra Information:

Easting: 299035

Northing: 858718

Primary School: Dyke Primary School

Ward: Forres

Secondary School: Forres Academy

Area (Ha): 0.18



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ELGIN

Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
									5	15	

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:	Subject to completion of road infra improvements		
Established Land:	2003	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Robertson Residential Group	Developer:	Robertson Residential Group

LPR:	20/R1	SITE REF:	M/EL/R/048
Supply Type:	Effective	LOCATION:	BILBOHALL NORTH

Capacity:	Projected 5yr Completions	20	Total Units	60	
Units Not Built	20	Effective Land	20	Constrained Land	0

Extra Information:			
Easting:	320844	Northing:	862045
Primary School:	Greenwards Primary School	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	3.38



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
06/00232		Full	Refused	10/08/2006		Appeal dismissed
04/00476	40	Full	Approved	22/09/2005		
09/01476	44	Full	Withdrawn			Amend condition to increase number
19/00930	380					PAN for Bilbohall Masterplan

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The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
								40	40	25	

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	Moray Council/Grampian Housing
Owner:	Moray Council/Grampian Housing		

LPR:	20/R3	SITE REF:	M/EL/R/07/05
Supply Type:	Effective	LOCATION:	BILBOHALL SOUTH

Capacity:	Projected 5yr Completions	105	Total Units	105	
Units Not Built	105	Effective Land	105	Constrained Land	0

Extra Information:

Easting:	320800	Northing:	861785
Primary School:	Greenwards Primary School	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	10.25



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00930	380					PAN for Bilbohall Masterplan
20/00905	102	Full	Pending			Bilbohall Masterplan (194 units total)

ELGIN

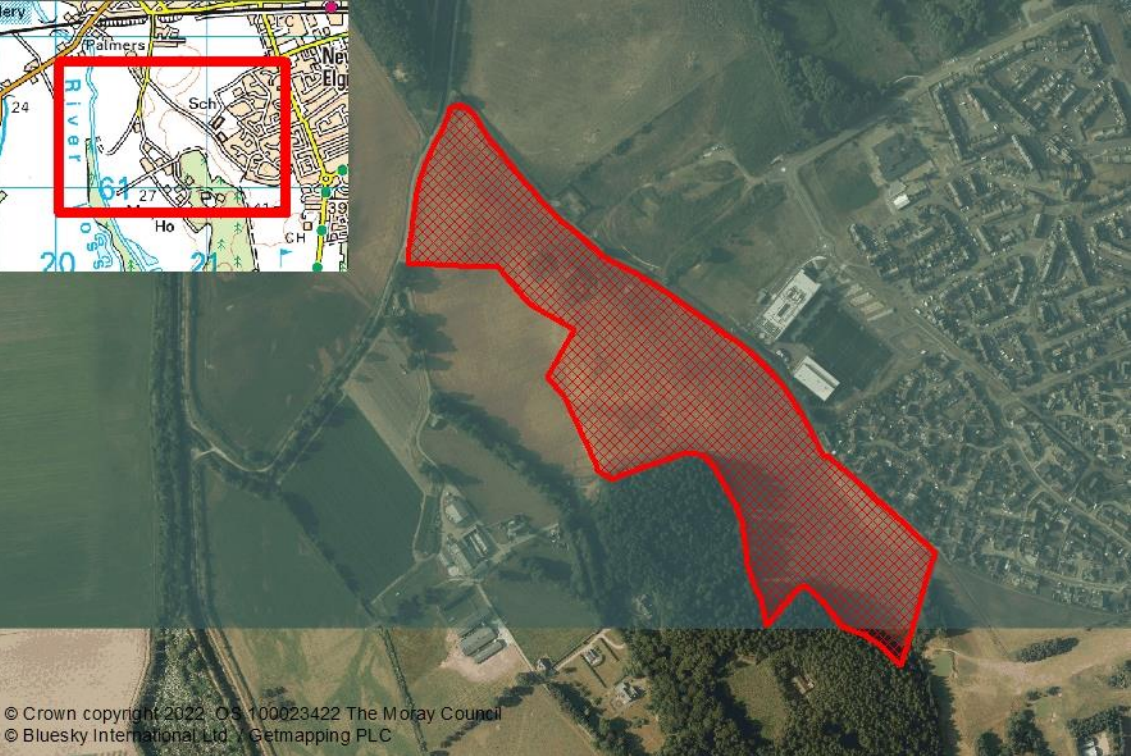
Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +	
												107

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	Scotia Homes

LPR:	20/R4	SITE REF:	M/EL/R/07/06
Supply Type:	Constrained	LOCATION:	SOUTH WEST OF ELGIN HIGH SCHOOL

Capacity:			
Projected 5yr Completions		Total Units	107
Units Not Built	107	Effective Land	0
		Constrained Land	107

Extra Information:			
Easting:	320916	Northing:	861311
Primary School:	Greenwards Primary School	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	14.17



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00930	380					PAN for Bilbohall Masterplan

ELGIN

Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
52	55	61	81	6	22	19					

Planning:

Planning Consent: Detail

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land:

Dispute: Agreed

Owner: Robertson Group/Scotia

Green/Brown: Green

House Programme: ☐

Land Use Type:

Effective Land:

Windfall: No

Developer: Robertson Group/Scotia

LPR:	20/R10	SITE REF:	M/EL/R/07/07
Supply Type:	Effective	LOCATION:	SPYNIE HOSPITAL NORTH

Capacity:	Projected 5yr Completions	19	Total Units	422	
Units Not Built	19	Effective Land	19	Constrained Land	0

Extra Information:

Easting: 320737

Primary School: Bishopmill Primary School

Secondary School: Elgin Academy

Northing: 864248

Ward: Elgin City North

Area (Ha): 20.7



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00800		Full	Approved	09/10/2019		Plot substitution from private to affordable
19/00811		Full	Approved	29/08/2019		Reduction of affordable units from 43 to 37 (6 units)
17/00538		Full	Approved	16/06/2017		11 houses to replace 18 semis (reduction of 7 units)
15/01092		Full	Approved	25/05/2016		Plot substitution for affordable element
08/02766	435	Full	Approved	08/12/2009		

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
						67	75	100	110	110	1038

Planning:

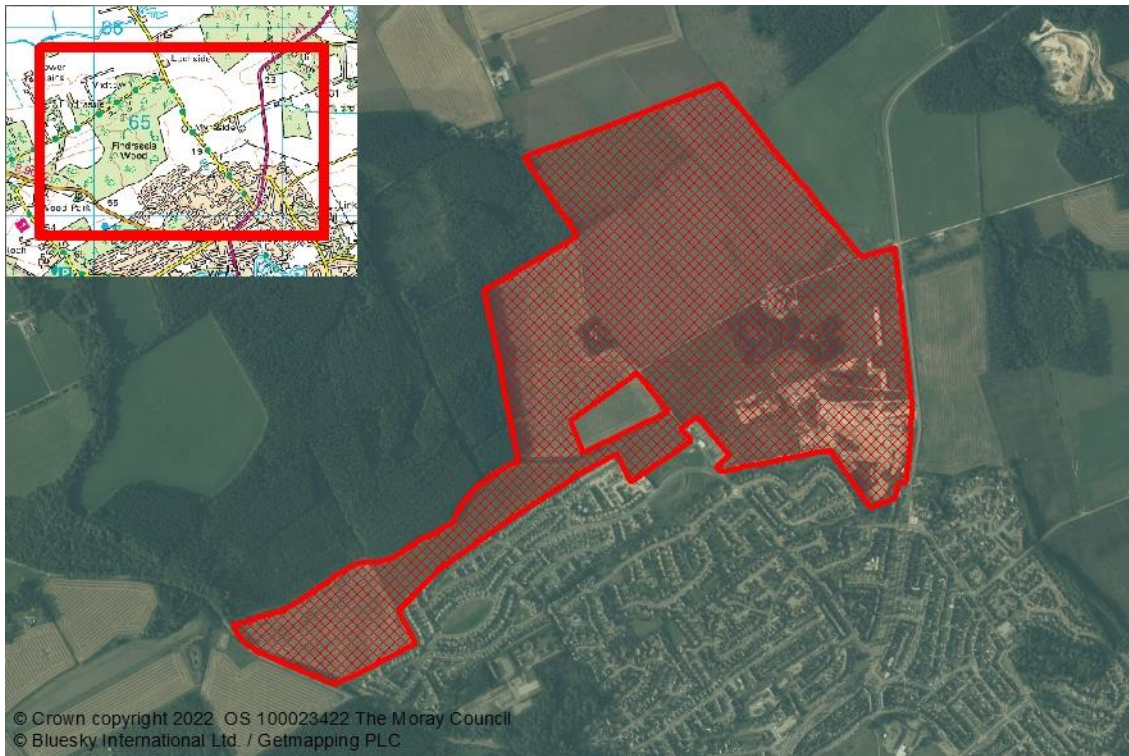
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:	Programming		
Established Land:		Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:	Pitgaveny Estate	Developer:	Barratt Homes/David Wilson Hom

LPR:	20/R11	SITE REF:	M/EL/R/07/10
Supply Type:	Part Constrained	LOCATION:	FINDRASSIE

Capacity:	Projected 5yr Completions	462	Total Units	1500	
Units Not Built	1500	Effective Land	500	Constrained Land	1000

Extra Information:

Easting:	321146	Northing:	864892
Primary School:	Split	Ward:	Split
Secondary School:	Elgin Academy	Area (Ha):	95.64



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00753	113	Full	Approved	27/01/2021		AMC re 17/00834 and 19/01085 (Phase E1)
19/01085		Full	Approved	18/08/2020		Vary conditions (Area 1)
19/01220		Full	Withdrawn	29/06/2020		AMC re 17/00834/PPP
17/00834	500	Outline	Approved	01/07/2019		
21/00961	178	Full	Pending			AMC re 17/00834 and 19/01085 (Phase E2)

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											12

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2011	Effective Land:	2011
Dispute:	Agreed	Windfall:	Yes
Owner:	I. Aitkenhead	Developer:	

LPR:	Win	SITE REF:	M/EL/R/081
Supply Type:	Constrained	LOCATION:	NEWFIELD HOUSE, LOSSIEMOUTH ROAD

Capacity:	Projected 5yr Completions	Total Units	12
Units Not Built	12	Effective Land	0
		Constrained Land	12

Extra Information:

Easting:	321853	Northing:	864506
Primary School:	Seafeld Primary School	Ward:	Elgin City North
Secondary School:	Elgin Academy	Area (Ha):	0.22

Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
12/00652		Full	Refused	20/12/2012		Vary conditions (provision of cycleway)
12/00071		Full	Refused	01/03/2012		Delete conditions (provision of cycleway)
11/00233	4	Full	Approved	26/08/2011		Permission commenced
09/02161	8	Full	Approved	11/08/2010		



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The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											29

Planning:

Planning Consent:	Outline	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Residential
Constraint Notes:			
Established Land:	2013	Effective Land:	2013
Dispute:		Windfall:	No
Owner:	F.A. Construction	Developer:	F.A. Construction



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LPR:	20/R21	SITE REF:	M/EL/R/082
Supply Type:	Constrained	LOCATION:	PALMERS CROSS

Capacity:	Projected 5yr Completions	Total Units	29
Units Not Built	29	Effective Land	0
		Constrained Land	29

Extra Information:

Easting:	320396	Northing:	862046
Primary School:	West End Primary School	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	2.52

Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/02172	29	Full	Approved	22/12/2014		Renewal
11/01882		Outline	Approved	16/01/2012		Extend 06/02897
06/02897	29	Outline	Approved	18/03/2009		
17/01933	28	Outline	Withdrawn			

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The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
											20

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	
Constraint Notes:			
Established Land:	2014	Effective Land:	2014
Dispute:		Windfall:	Yes
Owner:	Bob Milton Properties	Developer:	Bob Milton Properties



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LPR:	20/OPP3	SITE REF:	M/EL/R/083
Supply Type:	Constrained	LOCATION:	FORMER CORN MILL, WARDS ROAD

Capacity:	Projected 5yr Completions	Total Units	20
Units Not Built	20	Effective Land	0
		Constrained Land	20

Extra Information:

Easting:	321409	Northing:	862198
Primary School:	West End Primary School	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	0.18

Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00368		Full	Approved	08/07/2019		Storage yard
10/00343	20	Full	Approved	28/02/2013		15 new flats, 4 in conversion and one maisonette

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
											190

Planning:

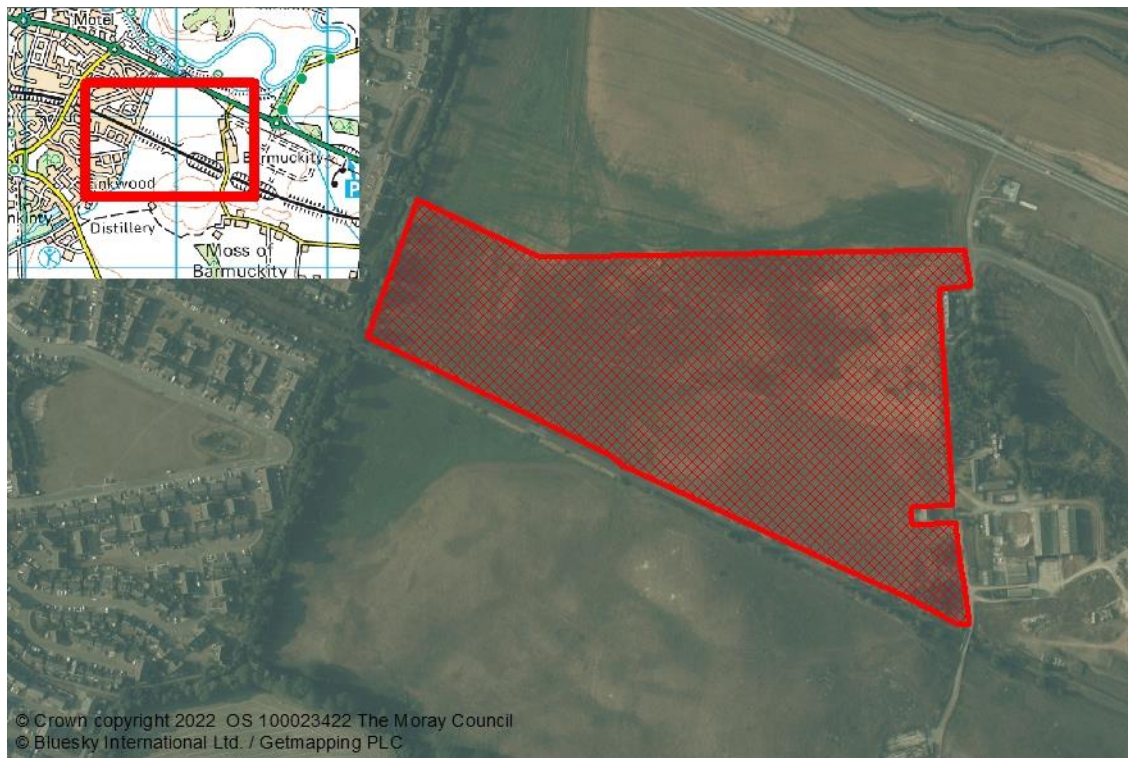
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2017	Effective Land:	2017
Dispute:		Windfall:	No
Owner:	Ian Robertson	Developer:	Springfield Properties Plc

LPR:	20/R16	SITE REF:	M/EL/R/088
Supply Type:	Constrained	LOCATION:	BARMUCKITY

Capacity:	Projected 5yr Completions	Total Units	190
Units Not Built	190	Effective Land	0
		Constrained Land	190

Extra Information:

Easting:	324098	Northing:	861856
Primary School:	Split	Ward:	Fochabers Lhanbryde
Secondary School:	Split	Area (Ha):	13.18



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
								14			

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2018	Effective Land:	2018
Dispute:	Agreed	Windfall:	Yes
Owner:	William McBey	Developer:	



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LPR:	Win	SITE REF:	M/EL/R/092
Supply Type:	Effective	LOCATION:	FORMER JAILHOUSE

Capacity:	Projected 5yr Completions	14	Total Units	14	
Units Not Built	14	Effective Land	14	Constrained Land	0

Extra Information:

Easting:	321534	Northing:	862778
Primary School:	West End Primary School	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	0.06

Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
17/00963	14	Full	Approved	01/03/2018		CoU Nightclub to 14 serviced apartments

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
										10	

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2019	Effective Land:	2019
Dispute:	Agreed	Windfall:	No
Owner:	Moray Council	Developer:	Moray Council

LPR:	20/R7	SITE REF:	M/EL/R/093
Supply Type:	Effective	LOCATION:	THE FIRS, BILBOHALL

Capacity:	Projected 5yr Completions	10	Total Units	10	
Units Not Built	10	Effective Land	10	Constrained Land	0

Extra Information:

Easting:	320694	Northing:	862025
Primary School:	Greenwards Primary School	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	0.41



Tenure:

Tenure Type	Units
Affordable Units	10

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00930	380					PAN for Bilbohall Masterplan
20/00905	8	Full	Pending			Bilbohall Masterplan (194 units total)

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
								25	25		

Planning:

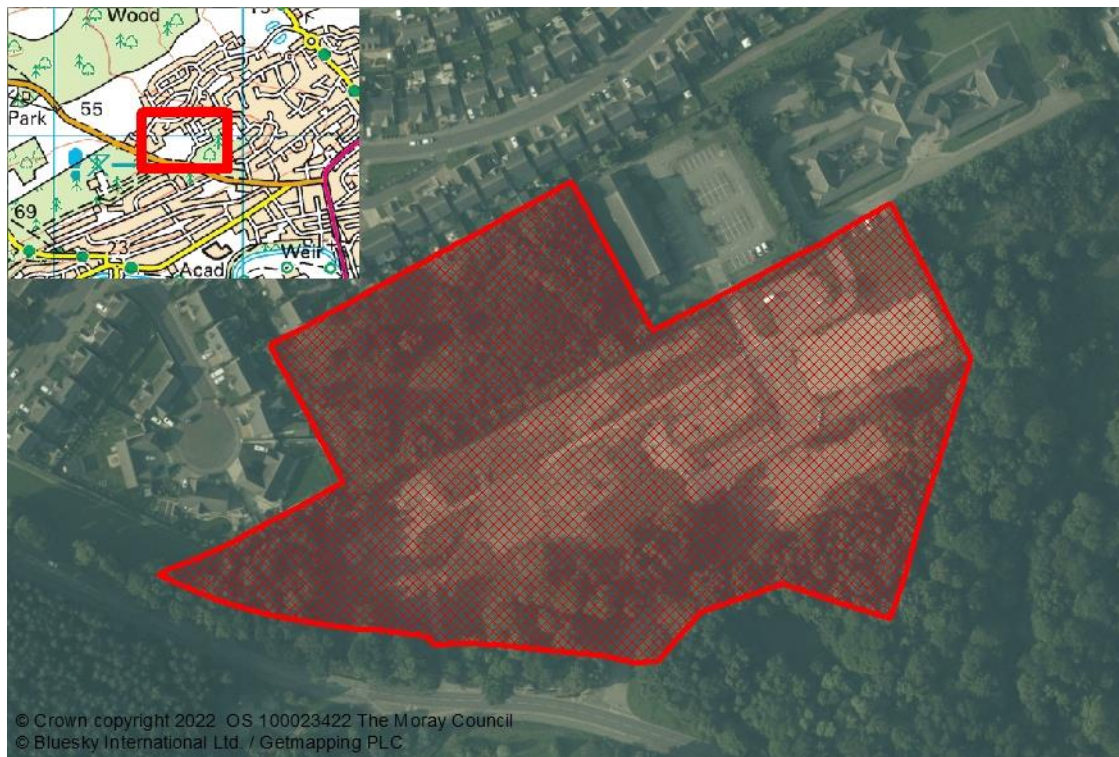
Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Derelict
Constraint Notes:			
Established Land:	2019	Effective Land:	2019
Dispute:	Agreed	Windfall:	No
Owner:	NHS Grampian	Developer:	Moray Council

LPR:	20/R14	SITE REF:	M/EL/R/094
Supply Type:	Effective	LOCATION:	SPYNIE HOSPITAL

Capacity:	Projected 5yr Completions	50	Total Units	50	
Units Not Built	50	Effective Land	50	Constrained Land	0

Extra Information:

Easting:	320704	Northing:	863952
Primary School:	Bishopmill Primary School	Ward:	Elgin City North
Secondary School:	Elgin Academy	Area (Ha):	3.8



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/01025						PAN
20/00781	62	Full	Pending			Affordable housing

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											85

Planning:

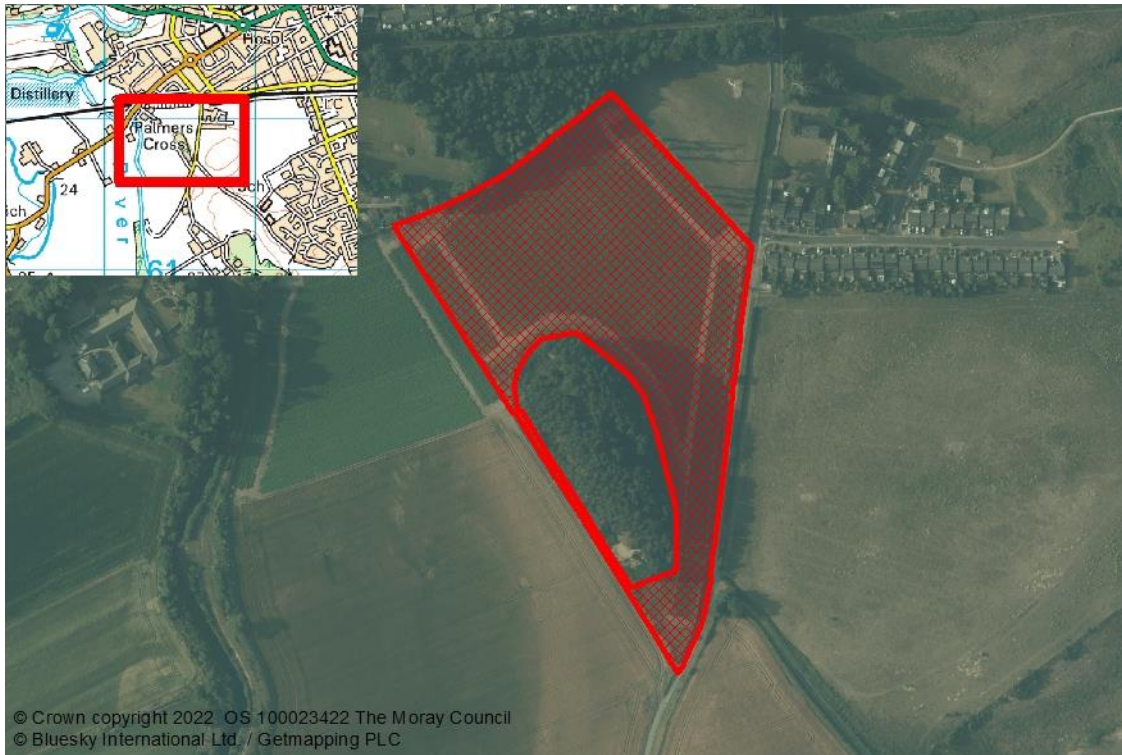
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	Scotia Homes

LPR:	20/R6	SITE REF:	M/EL/R/15/12
Supply Type:	Effective	LOCATION:	KNOCKMASTING WOOD

Capacity:	Projected 5yr Completions	Total Units	85
Units Not Built	85	Effective Land	85
		Constrained Land	0

Extra Information:

Easting:	320541	Northing:	861909
Primary School:	Greenwards Primary School	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	4.28



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/01330	1	Full	Refused	29/09/2015		Refused by LRB in January 2016
05/00758	80	Full	Withdrawn			
19/00930	380	Full				PAN for Bilbohall Masterplan

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
						6	6	5			

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Public building
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	The Moray Council	Developer:	Morlich Homes

LPR:	20/R9	SITE REF:	M/EL/R/15/13
Supply Type:	Effective	LOCATION:	HAMILTON DRIVE

Capacity:	Projected 5yr Completions	17	Total Units	17	
Units Not Built	17	Effective Land	17	Constrained Land	0

Extra Information:

Easting:	320812	Northing:	863708
Primary School:	Bishopmill Primary School	Ward:	Elgin City North
Secondary School:	Elgin Academy	Area (Ha):	1.18



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/01614	17	Full	Approved	30/09/2021		
19/00386	17	Full	Withdrawn	09/10/2019		

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
								20	20	20	10

Planning:

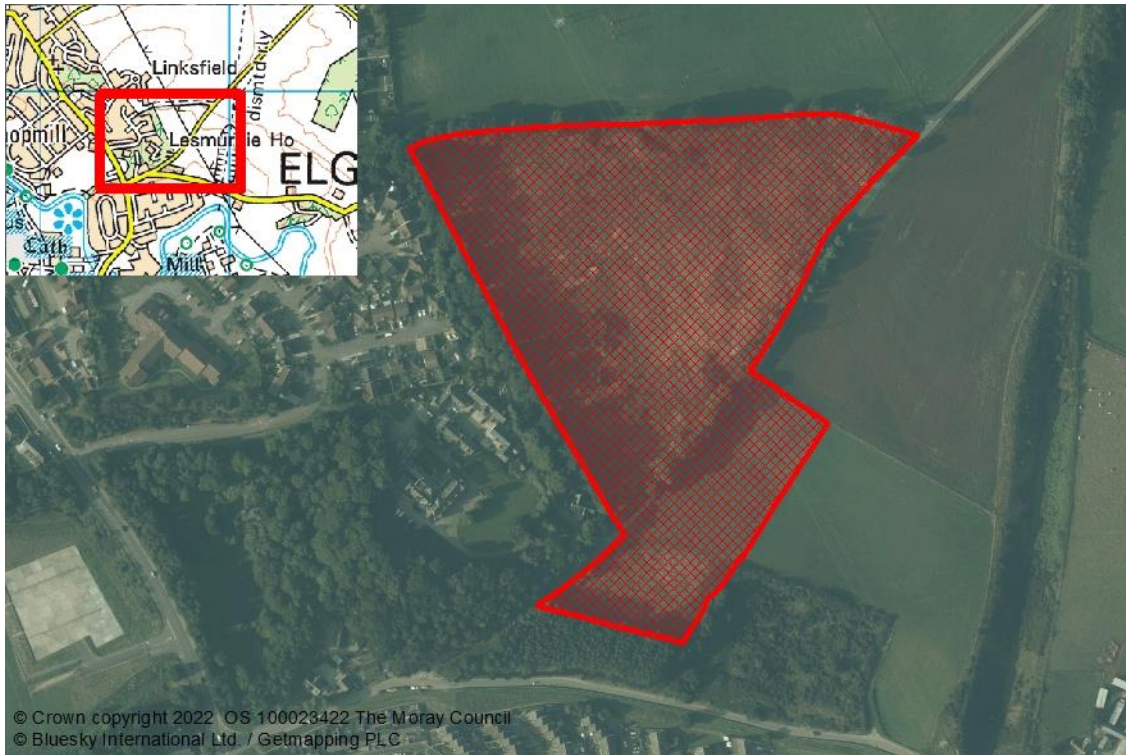
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input checked="" type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	Robertson Group

LPR:	20/R13	SITE REF:	M/EL/R/15/14
Supply Type:	Effective	LOCATION:	LESMURDIE FIELDS

Capacity:	Projected 5yr Completions	60	Total Units	70	
Units Not Built	70	Effective Land	70	Constrained Land	0

Extra Information:

Easting:	322746	Northing:	863777
Primary School:	Seafeld Primary School	Ward:	Split
Secondary School:	Elgin Academy	Area (Ha):	6.07



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
18/00978	90					PAN
19/01510	81	Full	Pending			

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
											1800

Planning:

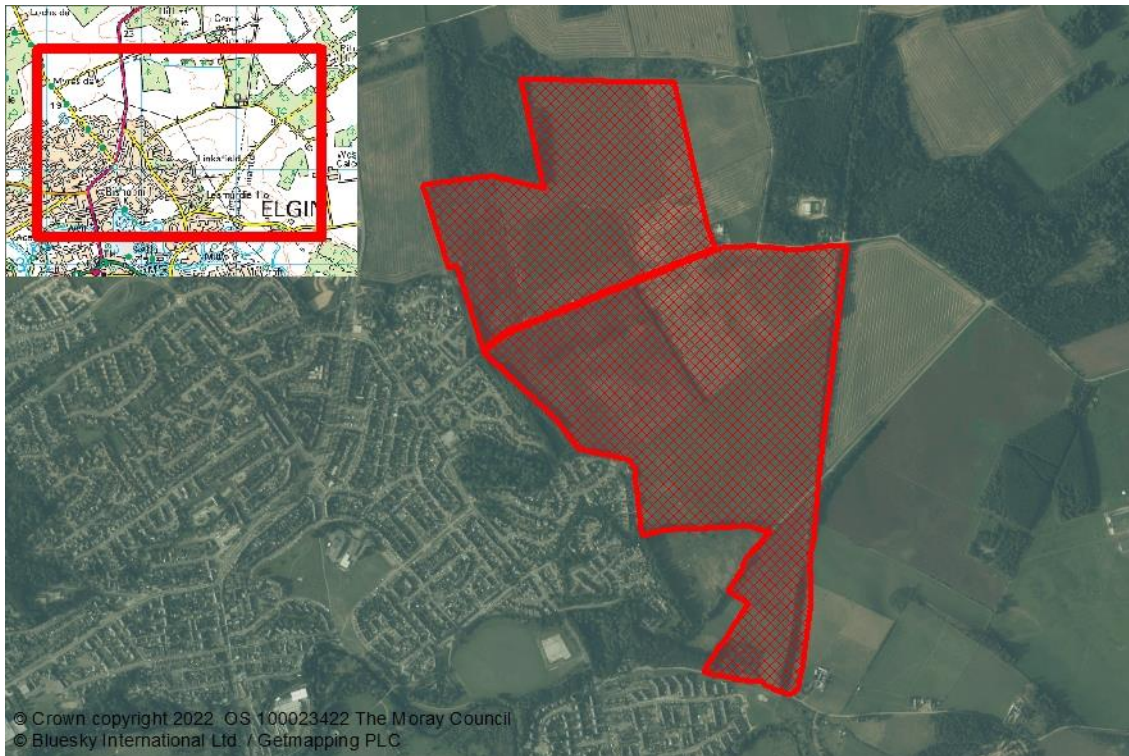
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:	Pitgaveny Estate	Developer:	

LPR:	20/LONG1	SITE REF:	M/EL/R/15/LNE
Supply Type:	Constrained	LOCATION:	LONG1 A/B NORTH EAST

Capacity:	Projected 5yr Completions	Total Units	1800
Units Not Built	1800	Effective Land	0
		Constrained Land	1800

Extra Information:

Easting:	322626	Northing:	864410
Primary School:	Seafield Primary School	Ward:	Split
Secondary School:	Elgin Academy	Area (Ha):	88.71



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ELGIN

Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
								40	35		

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land: 2020

Dispute:

Owner: Moray Council

Green/Brown:

House Programme: ☐

Land Use Type:

Effective Land: 2020

Windfall: No

Developer:

LPR:	20/R2	SITE REF:	M/EL/R/20/02
Supply Type:	Effective	LOCATION:	EDGAR ROAD

Capacity:	Projected 5yr Completions	75	Total Units	75	
Units Not Built	75	Effective Land	75	Constrained Land	0

Extra Information:

Easting: 320936

Northing: 861606

Primary School: Greenwards Primary School

Ward: Elgin City South

Secondary School: Elgin High School

Area (Ha): 5.42



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/00607		Full	Approved	24/06/2015		Deposit of excavated material
14/01618		Full	Approved	11/02/2015		Replacement of Elgin High School
19/00930	380					PAN for Bilbohall Masterplan
20/00905	84	Full	Pending			Bilbohall Masterplan (194 units total)

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											50

Planning:

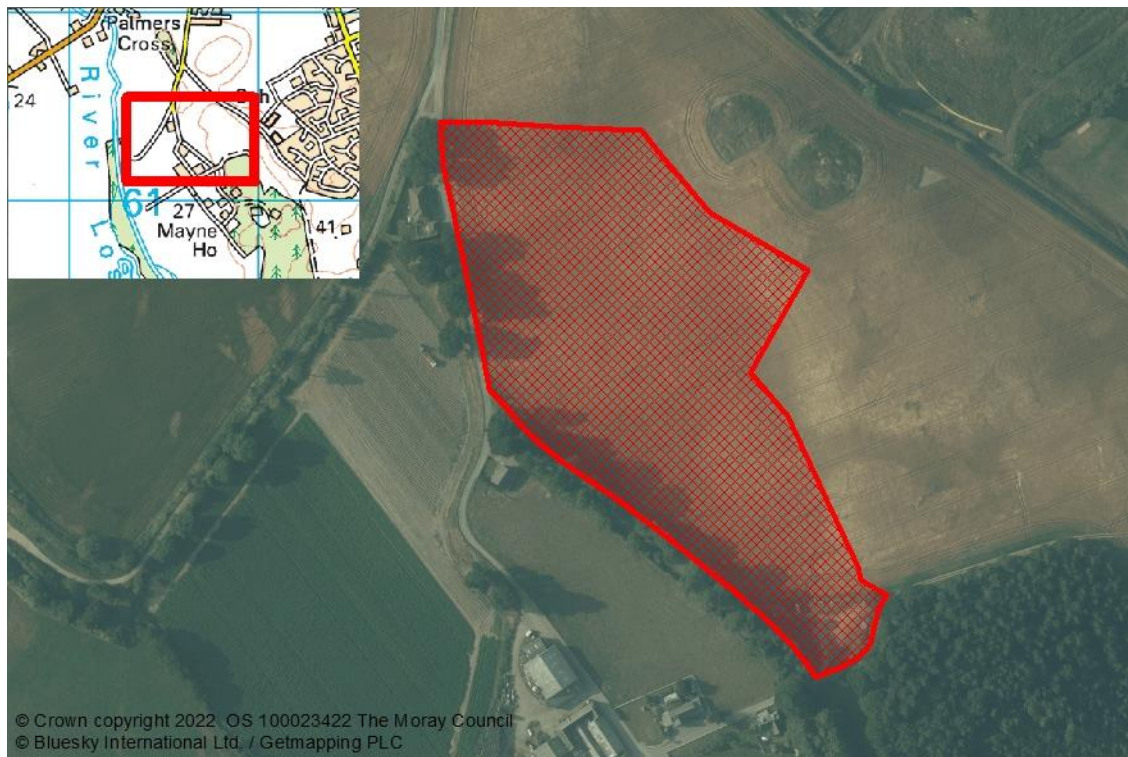
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:		Windfall:	No
Owner:	Dean Anderson	Developer:	Scotia Homes

LPR:	20/R5	SITE REF:	M/EL/R/20/05
Supply Type:	Constrained	LOCATION:	BILBOHALL WEST

Capacity:	Projected 5yr Completions	Total Units	50
Units Not Built	50	Effective Land	0
		Constrained Land	50

Extra Information:

Easting:	320688	Northing:	861340
Primary School:	Greenwards Primary School	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	4.39



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
											150

Planning:

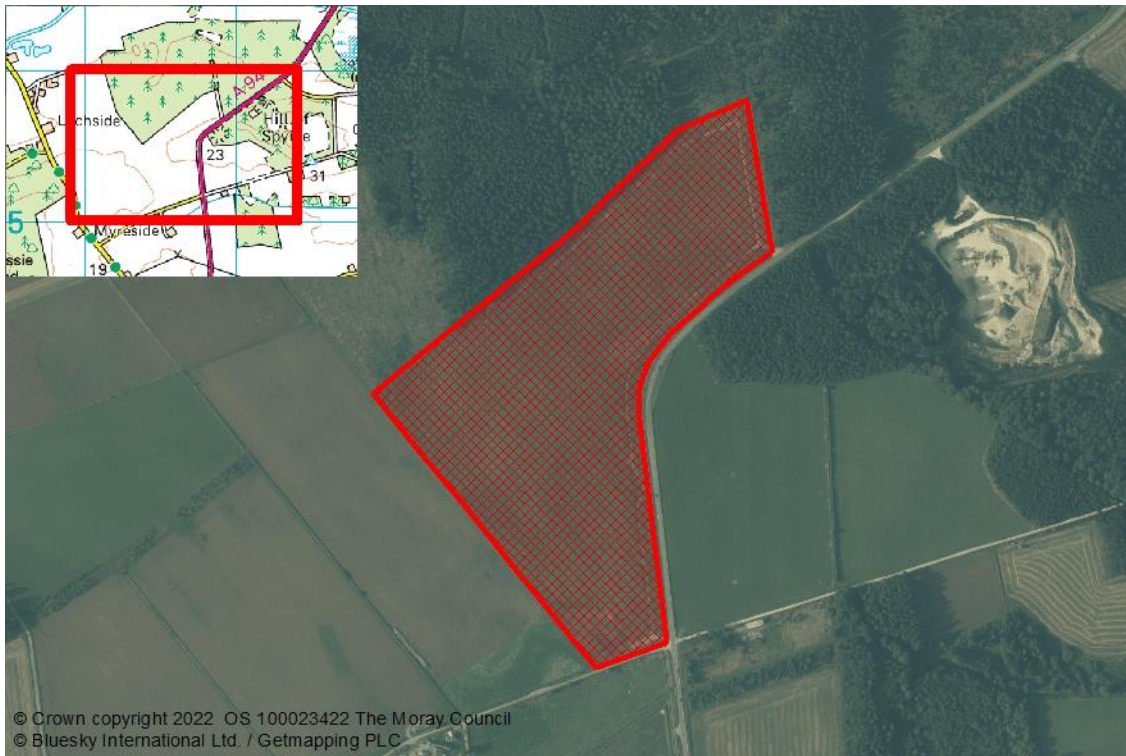
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2020	Effective Land:	
Dispute:		Windfall:	No
Owner:	Pitgaveny Estate	Developer:	

LPR:	20/R12	SITE REF:	M/EL/R/20/12
Supply Type:	Constrained	LOCATION:	LOSSIEMOUTH ROAD NORTH EAST

Capacity:	Projected 5yr Completions	Total Units	150
Units Not Built	150	Effective Land	0
		Constrained Land	150

Extra Information:

Easting:	321674	Northing:	865510
Primary School:	Seafeld Primary School	Ward:	Heldon And Laich
Secondary School:	Elgin Academy	Area (Ha):	16.95



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ELGIN

Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
									14	0	22

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type: Effective 5yr+

Constraint Notes:

Established Land: 2020

Dispute:

Owner: Osprey Housing

Green/Brown: Brown

House Programme: ☐

Land Use Type: Residential

Effective Land: 2020

Windfall: No

Developer:

LPR:	20/R15	SITE REF:	M/EL/R/20/15
Supply Type:	Effective	LOCATION:	PINEGROVE

Capacity:	Projected 5yr Completions	14	Total Units	36	
Units Not Built	36	Effective Land	36	Constrained Land	0

Extra Information:

Easting: 323401

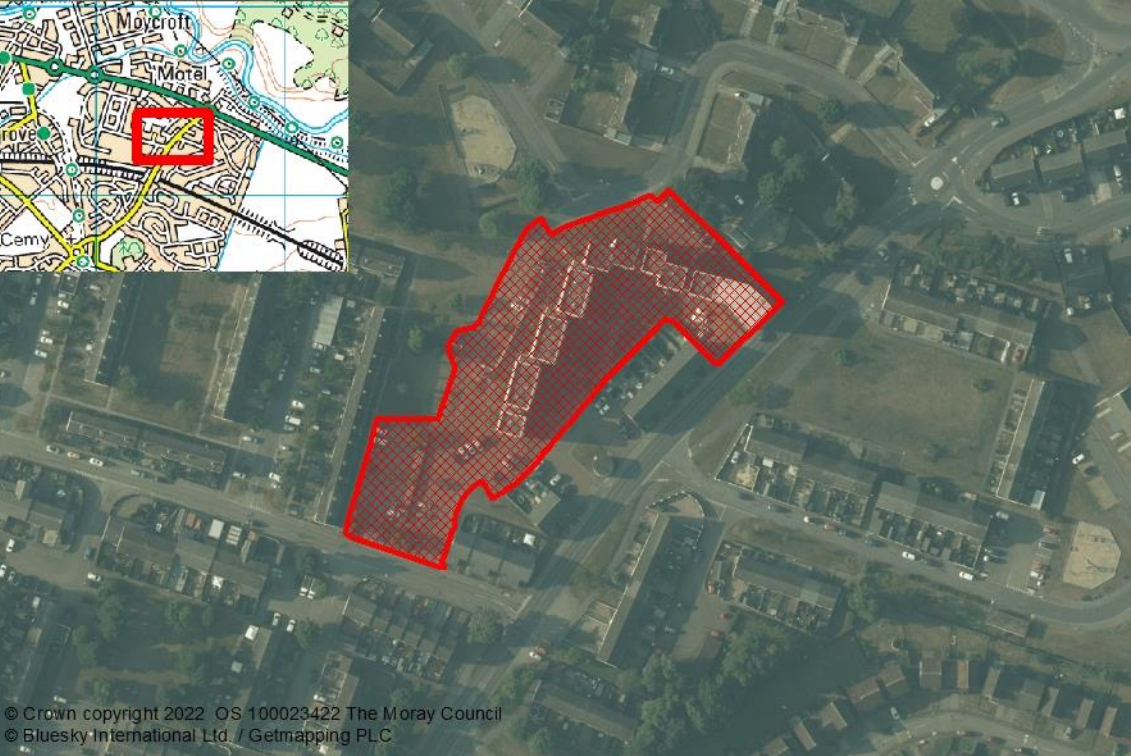
Northing: 862318

Primary School: East End Primary School

Ward: Elgin City North

Secondary School: Elgin Academy

Area (Ha): 0.69



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
						Demolished units to be removed from total

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
					22	42					611

Planning:

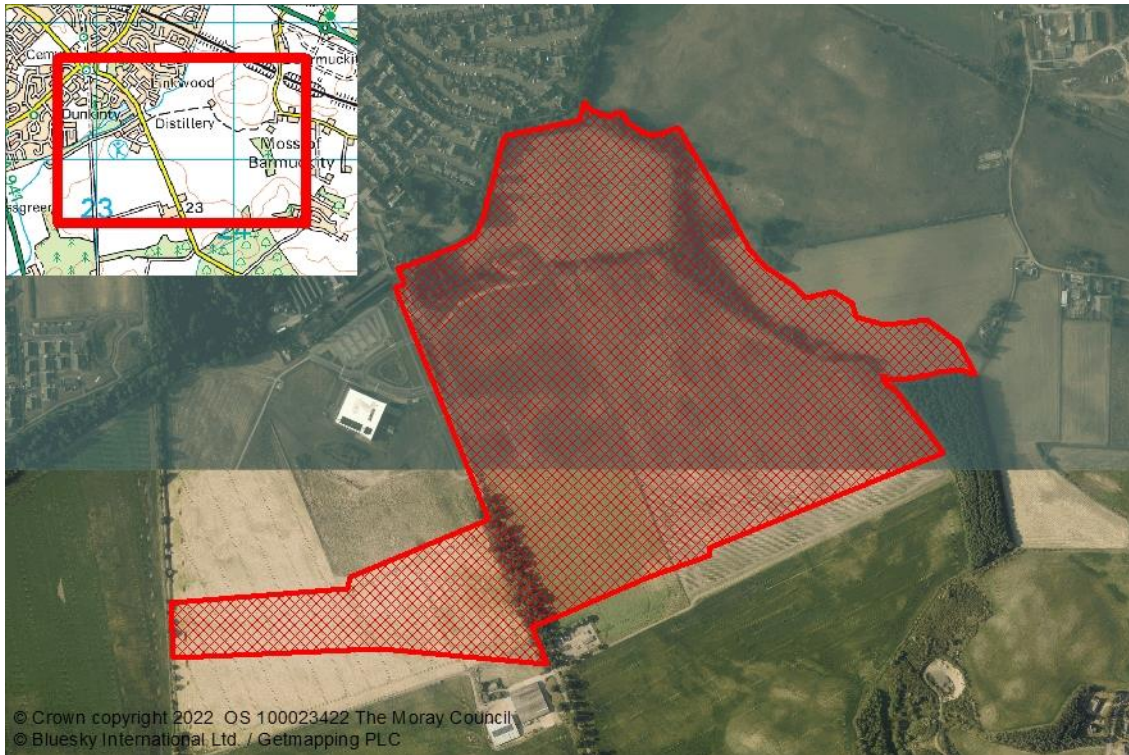
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2018	Effective Land:	
Dispute:		Windfall:	No
Owner:	Mr. Ian Robertson	Developer:	Springfield Properties Plc

LPR:	20/R19	SITE REF:	M/EL/R/20/19
Supply Type:	Part Constrained	LOCATION:	EASTER LINKWOOD AND LINKWOOD

Capacity:	Projected 5yr Completions	42	Total Units	675	
Units Not Built	653	Effective Land	42	Constrained Land	611

Extra Information:

Easting:	323677	Northing:	861106
Primary School:	Linkwood Primary School	Ward:	Fochabers Lhanbryde
Secondary School:	Split	Area (Ha):	48.38



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00316		Full	Approved	16/09/2020		Amend house types
19/00666		Full	Approved	13/03/2020		Substitution of house types (Plots 1-4)
18/01209	870	Full	Approved	16/05/2019		Variation of phasing
16/01244	870	Full	Approved	10/05/2018		Elgin South Masterplan

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
				63	51	55	18				

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2018	Effective Land:	2019
Dispute:		Windfall:	No
Owner:	Springfield Properties Plc	Developer:	Springfield Properties Plc

LPR:	20/R20	SITE REF:	M/EL/R/20/20
Supply Type:	Effective	LOCATION:	GLASSGREEN, ELGIN SOUTH

Capacity:	Projected 5yr Completions	73	Total Units	187	
Units Not Built	73	Effective Land	73	Constrained Land	0

Extra Information:

Easting:	321896	Northing:	860463
Primary School:	Greenwards Primary School	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	17.59



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/01641		Full	Approved	08/04/2020		Remix
18/01209	195	Full	Approved	16/05/2019		Variation to phasing
16/01244	870	Full	Approved	10/05/2018		Elgin South Masterplan
21/00206	200	Full	Pending			Variation to phasing and layout (increase in units [5])
21/00304	199	Full	Pending			Variation to layout (reduction in units [1])
21/00396	187	Full	Pending			Plot substitution (reduction in units [12])

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
											1000

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG	Effective Land:	
Established Land:	2015	Windfall:	
Dispute:		Developer:	Springfield Properties Plc
Owner:			

LPR:	20/LNG2	SITE REF:	M/EL/R/20/L2
Supply Type:	Constrained	LOCATION:	ELGIN SOUTH LONG2

Capacity:	Projected 5yr Completions	Total Units	1000
Units Not Built	1000	Effective Land	0
		Constrained Land	1000

Extra Information:

Easting:	322892	Northing:	860523
Primary School:	Split	Ward:	Fochabers Lhanbryde
Secondary School:	Split	Area (Ha):	69.3



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
						8					

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:			
Established Land:	2019	Effective Land:	2019
Dispute:		Windfall:	Yes
Owner:	Jean Stalker	Developer:	



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LPR:	Win	SITE REF:	M/EL/R/20/W1
Supply Type:	Effective	LOCATION:	9 MOSS STREET

Capacity:	Projected 5yr Completions	8	Total Units	8	
Units Not Built	8	Effective Land	8	Constrained Land	0

Extra Information:

Easting:	321717	Northing:	862743
Primary School:	East End Primary School	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	0.03

Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
18/01332	8	Full	Approved	08/05/2019		

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
								40	40	40	510

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2021
Dispute:		Windfall:	
Owner:		Developer:	Springfield Properties Plc

LPR:	20/L2	SITE REF:	M/EL/R/21/L2
Supply Type:	Effective	LOCATION:	ELGIN SOUTH (GRASSGREEN, BURNSIDE & CEMETERY)

Capacity:	Projected 5yr Completions	120	Total Units	630	
Units Not Built	630	Effective Land	630	Constrained Land	0

Extra Information:

Easting:	323286	Northing:	860599
Primary School:	Split	Ward:	Split
Secondary School:	Elgin High School	Area (Ha):	41.8



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/01731		Full	Withdrawn			North Burnside
21/01163	192	Full	Pending			Glassgreen Village (Phase 2)

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
								40	12		

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land: 2022

Dispute:

Owner:

Green/Brown: Green

House Programme: ☐

Land Use Type: Agricultural Land

Effective Land: 2022

Windfall:

Developer: Springfield Properties Plc

LPR:

20/CF4

SITE REF:

M/EL/R/22/01

Supply Type:

Effective

LOCATION:

SOUTH GLASSGREEN

Capacity:

Projected 5yr Completions	52	Total Units	52
Units Not Built	52	Effective Land	52
		Constrained Land	

Extra Information:

Easting: 322122

Northing: 860448

Primary School: Greenwards Primary School

Ward: Elgin City South

Secondary School: Elgin High School

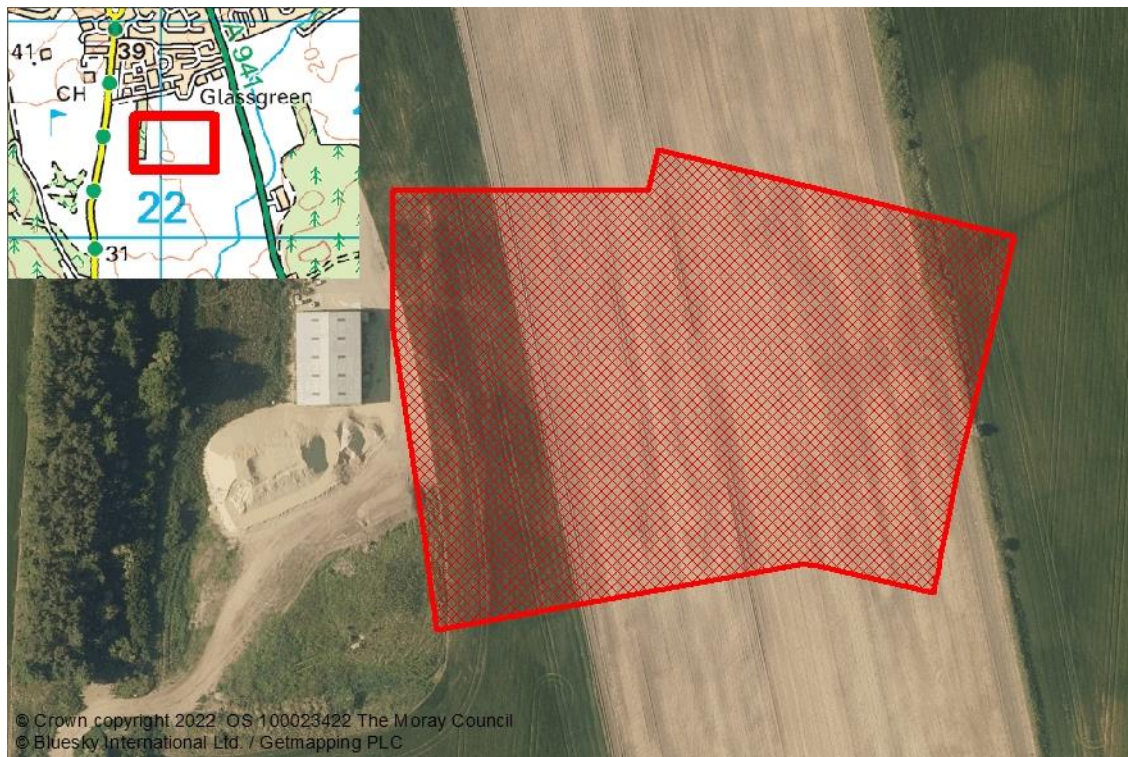
Area (Ha): 2.58

Tenure:

Tenure Type Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
21/00739	52	Full	Pending			



ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
							7	7	7		

Planning:

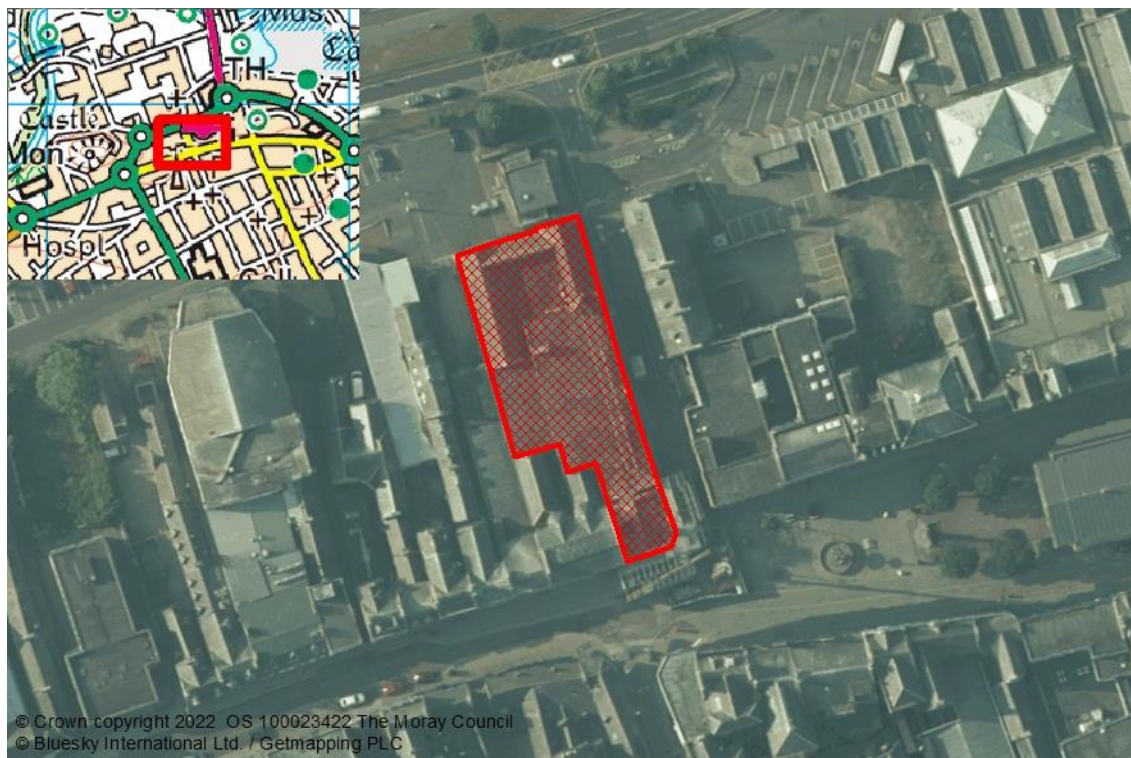
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2020	Effective Land:	2020
Dispute:		Windfall:	Yes
Owner:	Poundland Elgin Ltd	Developer:	

LPR:	20/TC	SITE REF:	M/EL/R/TC/01
Supply Type:	Effective	LOCATION:	161-163 HIGH STREET (POUNDLAND)

Capacity:	Projected 5yr Completions	21	Total Units	21	
Units Not Built	21	Effective Land	21	Constrained Land	0

Extra Information:

Easting:	321480	Northing:	862875
Primary School:	West End Primary School	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	0.14



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00891	21	Full	Approved	15/10/2020		

ELGIN

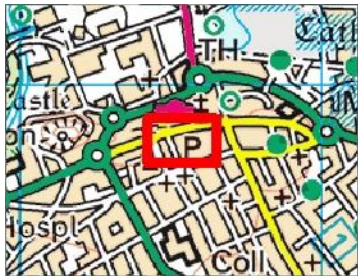
The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
						2					

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2019	Effective Land:	2019
Dispute:		Windfall:	Yes
Owner:	C. Peel	Developer:	



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LPR:	20/TC	SITE REF:	M/EL/R/TC/02
Supply Type:	Effective	LOCATION:	126 HIGH STREET

Capacity:	Projected 5yr Completions	2	Total Units	2	
Units Not Built	2	Effective Land	2	Constrained Land	0

Extra Information:

Easting:	321536	Northing:	862816
Primary School:	West End Primary School	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	0.01

Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00829	2	Full	Approved	02/09/2019		CoU from offices to 2 x flats

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
						2					

Planning:

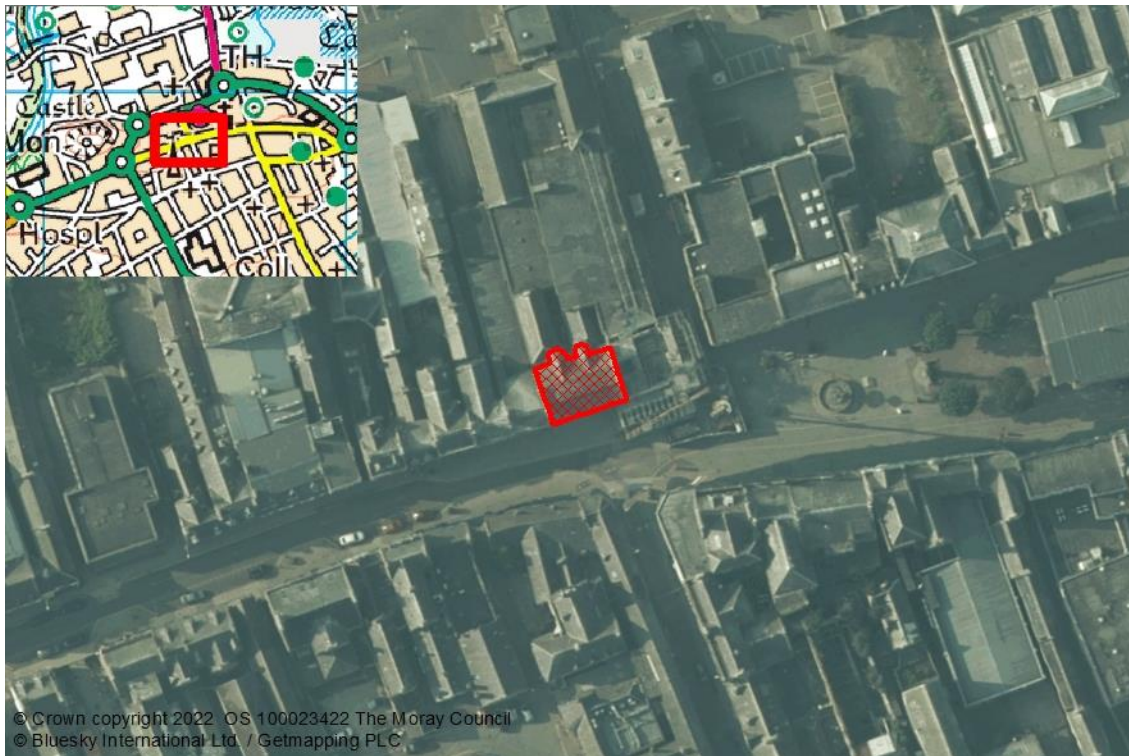
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2019	Effective Land:	2019
Dispute:		Windfall:	Yes
Owner:	Sean Malone	Developer:	

LPR:	20/TC	SITE REF:	M/EL/R/TC/03
Supply Type:	Effective	LOCATION:	165 HIGH STREET

Capacity:	Projected 5yr Completions	2	Total Units	2	
Units Not Built	2	Effective Land	2	Constrained Land	0

Extra Information:

Easting:	321483	Northing:	862840
Primary School:	West End Primary School	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	0.02



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/01247	2	Full	Approved	26/11/2020		CoU from hairdressing salon to 2 x flats
19/01359	3	Full	Approved	06/12/2019		CoU from hairdressing salon to 3 x flats

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
						4					

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2021	Effective Land:	2021
Dispute:		Windfall:	Yes
Owner:	Richard Ham	Developer:	



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LPR:	20/TC	SITE REF:	M/EL/R/TC/04
Supply Type:	Effective	LOCATION:	42 BATCHEN STREET

Capacity:	Projected 5yr Completions	4	Total Units	4
Units Not Built	4	Effective Land	4	Constrained Land

Extra Information:

Easting:	321535	Northing:	862727
Primary School:	West End Primary School	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	0.02

Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00282	4	Full	Approved	11/09/2020		Conversion of shop storage to 4 x flats

ELGIN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
						3					

Planning:

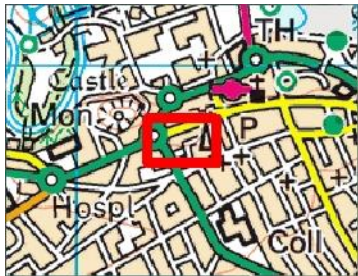
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2022	Effective Land:	2022
Dispute:		Windfall:	Yes
Owner:	Sanus Moor Ltd	Developer:	

LPR:		SITE REF:	M/EL/R/TC/05
Supply Type:	Effective	LOCATION:	212 HIGH STREET

Capacity:	Projected 5yr Completions	3	Total Units	3
Units Not Built	3	Effective Land	3	Constrained Land

Extra Information:

Easting:	321350	Northing:	862747
Primary School:	West End Primary School	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	0.02



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
21/00419	3	Full	Approved	30/08/2021		Residential units and 1 commercial unit

FINDHORN

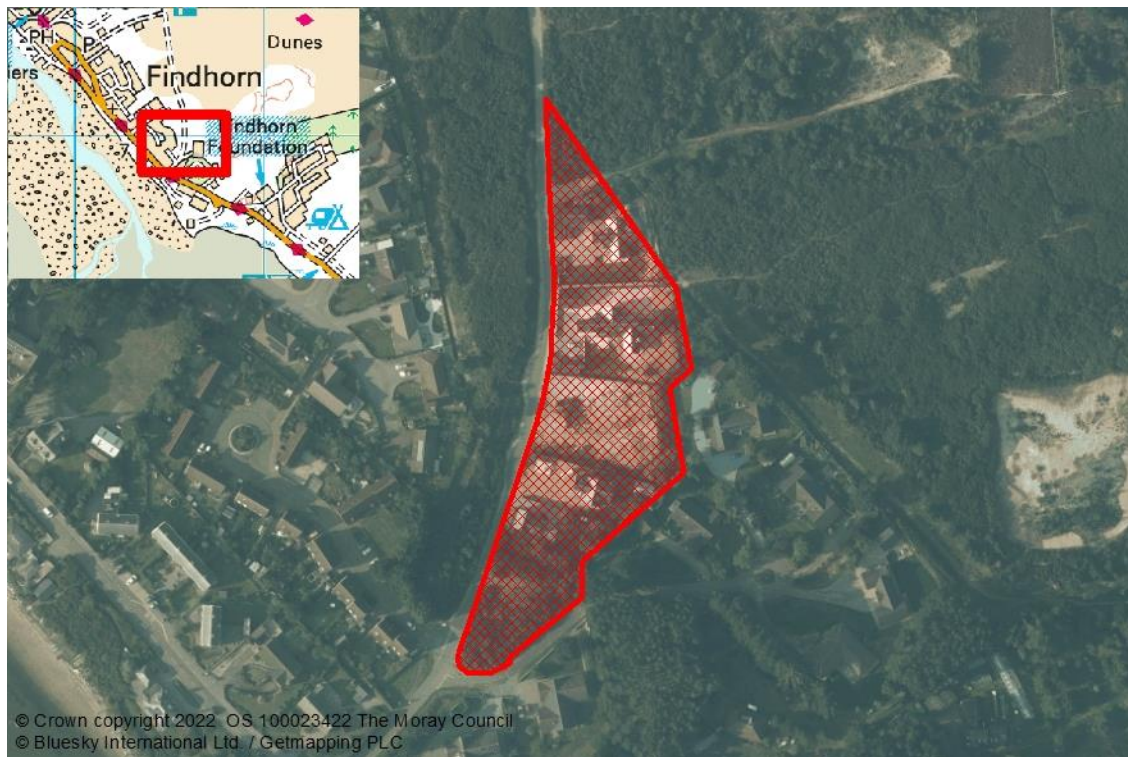
The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
		2	0	1	1	2					

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	



LPR:	20/R1	SITE REF:	M/FH/R/009
Supply Type:	Effective	LOCATION:	HEATHNEUK

Capacity:	Projected 5yr Completions	2	Total Units	6	
Units Not Built	2	Effective Land	2	Constrained Land	0

Extra Information:

Easting:	304580	Northing:	863950
Primary School:	Kinloss Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	0.9

Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
18/01518		Full	Approved	29/01/2019		Plot 2a
18/00429		Full	Approved	04/05/2018		Plot 2a - Change of use (garage) to self-catering rental unit
17/00333	1	Full	Approved	10/05/2017		Sub division of Plot 1
14/00869	5	Full	Approved	07/07/2014		Sites marketed and sold

FINDHORN

Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
							15	10		13	

Planning:

Planning Consent: Detail

Adopted Local Plan: ☐

Constraint Type:

Constraint Notes:

Established Land:

Dispute:

Owner:

Green/Brown: Green

House Programme: ☐

Land Use Type:

Effective Land:

Windfall: Yes

Developer: Duneland Ltd

LPR:	Win	SITE REF:	M/FH/R/11
Supply Type:	Effective	LOCATION:	NORTH WHINS

Capacity:	Projected 5yr Completions	38	Total Units	38	
Units Not Built	38	Effective Land	38	Constrained Land	0

Extra Information:

Easting: 304945

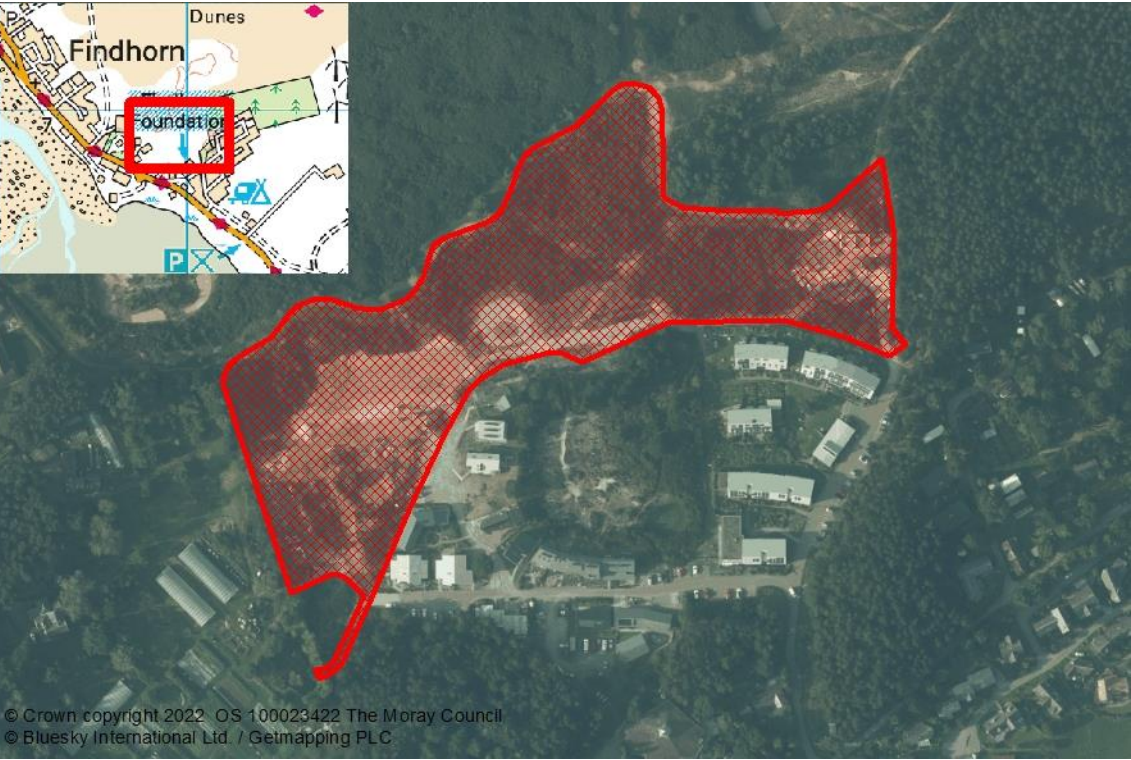
Northing: 863894

Primary School: Kinloss Primary School

Ward: Forres

Secondary School: Forres Academy

Area (Ha): 2.68



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/01222	9		Approved	12/08/2021		AMC of 19/00320/PPP [Plot 14]
20/00135	8		Approved	24/09/2020		AMC of 19/00320/PPP [Plot 13.2]
19/01649	8		Approved	23/09/2020		AMC of 19/00320/PPP
20/00016		Full	Approved	13/08/2020		Amend condition re max. ridge height
19/01436		Full	Withdrawn	14/01/2020		Amend condition re max. ridge height
19/00320	38	Outline	Approved	04/11/2019		

FINDHORN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
					8	1					

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2019	Effective Land:	2019
Dispute:		Windfall:	
Owner:		Developer:	

LPR:	20/RC	SITE REF:	M/FH/R/20/RC
Supply Type:	Effective	LOCATION:	RESIDENTIAL CARAVANS

Capacity:	Projected 5yr Completions	1	Total Units	9	
Units Not Built	1	Effective Land	1	Constrained Land	0

Extra Information:

Easting:	305094	Northing:	863641
Primary School:	Kinloss Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	7.85



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00043	8	Full	Approved	23/07/2020		
19/00042	1	Full	Approved	19/03/2019		

FINDOCHTY

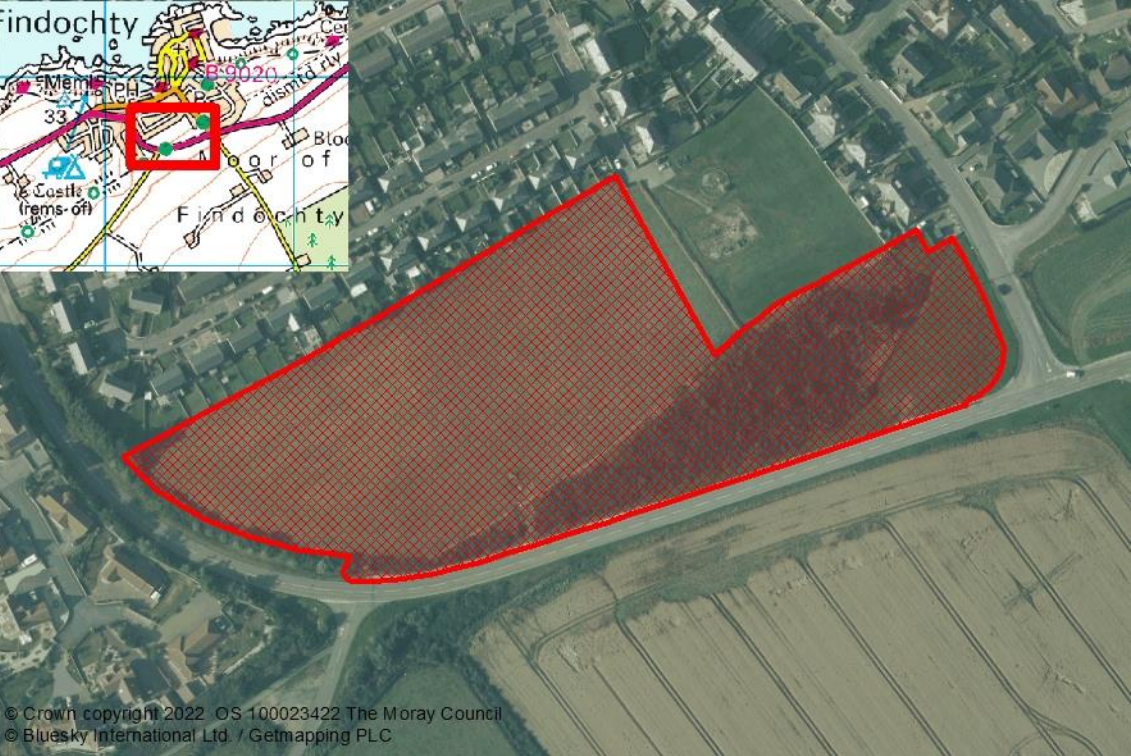
Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +	
												35

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Seafeld Estate	Developer:	

LPR:	20/R1	SITE REF:	M/FN/R/009
Supply Type:	Constrained	LOCATION:	MORVEN CRESCENT

Capacity:		Projected 5yr Completions		Total Units	
Units Not Built	35	Effective Land	0	Constrained Land	35

Extra Information:			
Easting:	346362	Northing:	867677
Primary School:	Findochty Primary School	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	2.82



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/00419				19/03/2010		SCN for residential development

FINDOCHTY

Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +	
												20

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type: Marketability

Constraint Notes:

Established Land:

Dispute: Agreed

Owner: Seafield Estate

Green/Brown: Green

House Programme: ☐

Land Use Type:

Effective Land:

Windfall: No

Developer:

LPR:	20/R2	SITE REF:	M/FN/R/07/02
Supply Type:	Constrained	LOCATION:	WEST OF PRIMARY SCHOOL

Capacity:	Projected 5yr Completions	Total Units	20
Units Not Built	20	Effective Land	0
		Constrained Land	20

Extra Information:

Easting: 345847

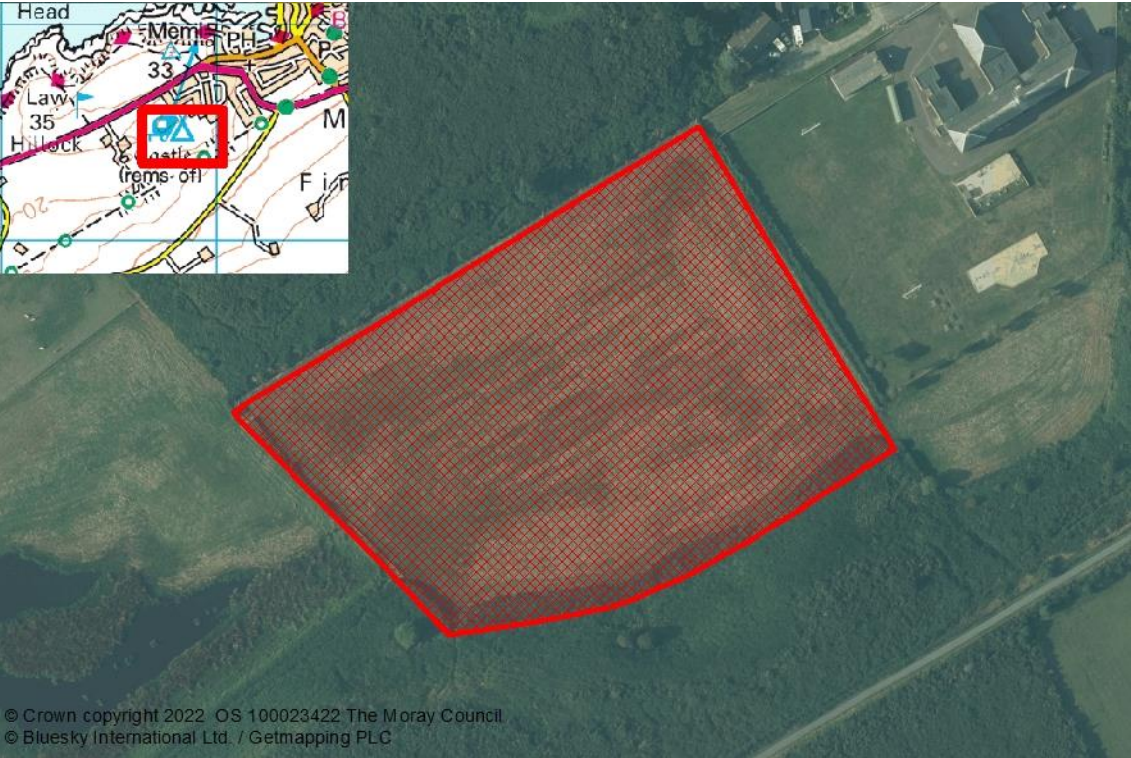
Northing: 867475

Primary School: Findochty Primary School

Ward: Buckie

Secondary School: Buckie High School

Area (Ha): 2



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

FOCHABERS

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
							10	10	10	19	

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Crown Estate Scotland	Developer:	Bob Milton Properties



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LPR:	20/R1	SITE REF:	M/FO/R/07/01
Supply Type:	Effective	LOCATION:	ORDIQUISH ROAD

Capacity:	Projected 5yr Completions	49	Total Units	49	
Units Not Built	49	Effective Land	49	Constrained Land	0

Extra Information:

Easting:	334366	Northing:	858016
Primary School:	Milne's Primary School	Ward:	Fochabers Lhanbryde
Secondary School:	Milne's High School	Area (Ha):	2.62

Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
21/01487		Full	Approved	09/12/2021		Amend house design (Plot 8)
21/00933		Full	Approved	19/08/2021		Variation of house type (Plot 3)
15/00244	49	Full	Approved	26/11/2015		
12/01577	50	Outline	Approved	10/02/2014		

FOCHABERS

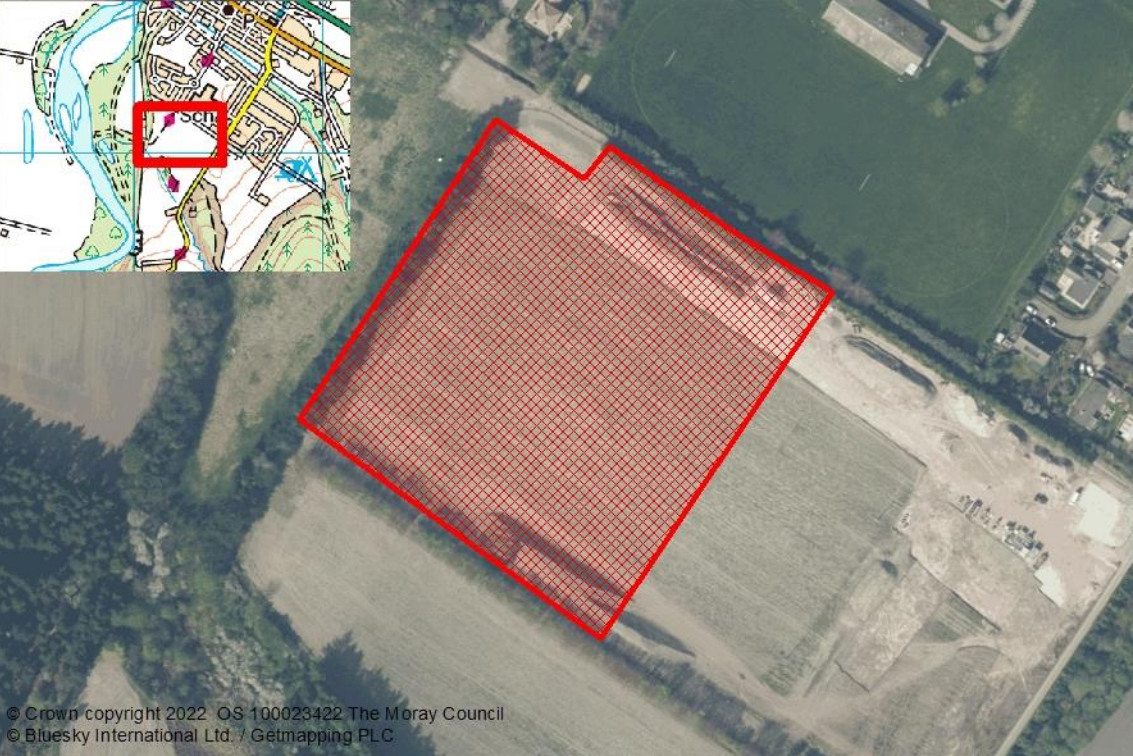
Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
									5	10	35

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2008	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:	Crown Estate Scotland	Developer:	Bob Milton Properties

LPR:	20/R2	SITE REF:	M/FO/R/07/02
Supply Type:	Effective	LOCATION:	ORDIQUISH ROAD WEST

Capacity:		Projected 5yr Completions	15	Total Units	50
Units Not Built	50	Effective Land	50	Constrained Land	0

Extra Information:			
Easting:	334242	Northing:	858100
Primary School:	Milne's Primary School	Ward:	Fochabers Lhanbryde
Secondary School:	Milne's High School	Area (Ha):	2.32



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

FOCHABERS

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											35

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:	Crown Estate Scotland	Developer:	

LPR:	20/LONG	SITE REF:	M/FO/R/15/LG
Supply Type:	Constrained	LOCATION:	ORDIQUISH ROAD EAST LONG

Capacity:	Projected 5yr Completions	Total Units	35
Units Not Built	35	Effective Land	0
		Constrained Land	35

Extra Information:

Easting:	334612	Northing:	857859
Primary School:	Milne's Primary School	Ward:	Fochabers Lhanbryde
Secondary School:	Milne's High School	Area (Ha):	1.85



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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FOCHABERS

Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
										5	45

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type: Effective 5yr+

Constraint Notes:

Established Land:

Dispute:

Owner: Crown Estate Scotland

Green/Brown: Green

House Programme: ☐

Land Use Type: Agricultural Land

Effective Land:

Windfall: No

Developer:

LPR:	20/R4	SITE REF:	M/FO/R/20/04
Supply Type:	Effective	LOCATION:	ORDIQUISH ROAD EAST

Capacity:	Projected 5yr Completions	5	Total Units	50	
Units Not Built	50	Effective Land	50	Constrained Land	0

Extra Information:

Easting: 334498

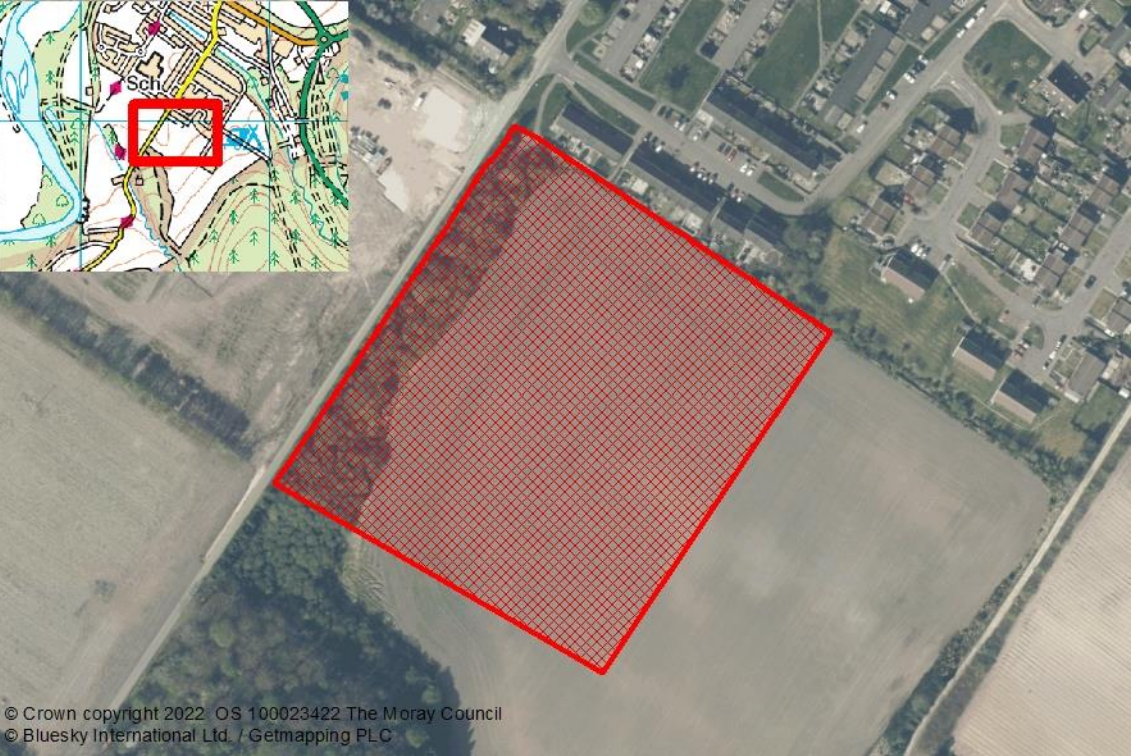
Northing: 857930

Primary School: Milne's Primary School

Ward: Fochabers Lhanbryde

Secondary School: Milne's High School

Area (Ha): 2.5



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

FORRES

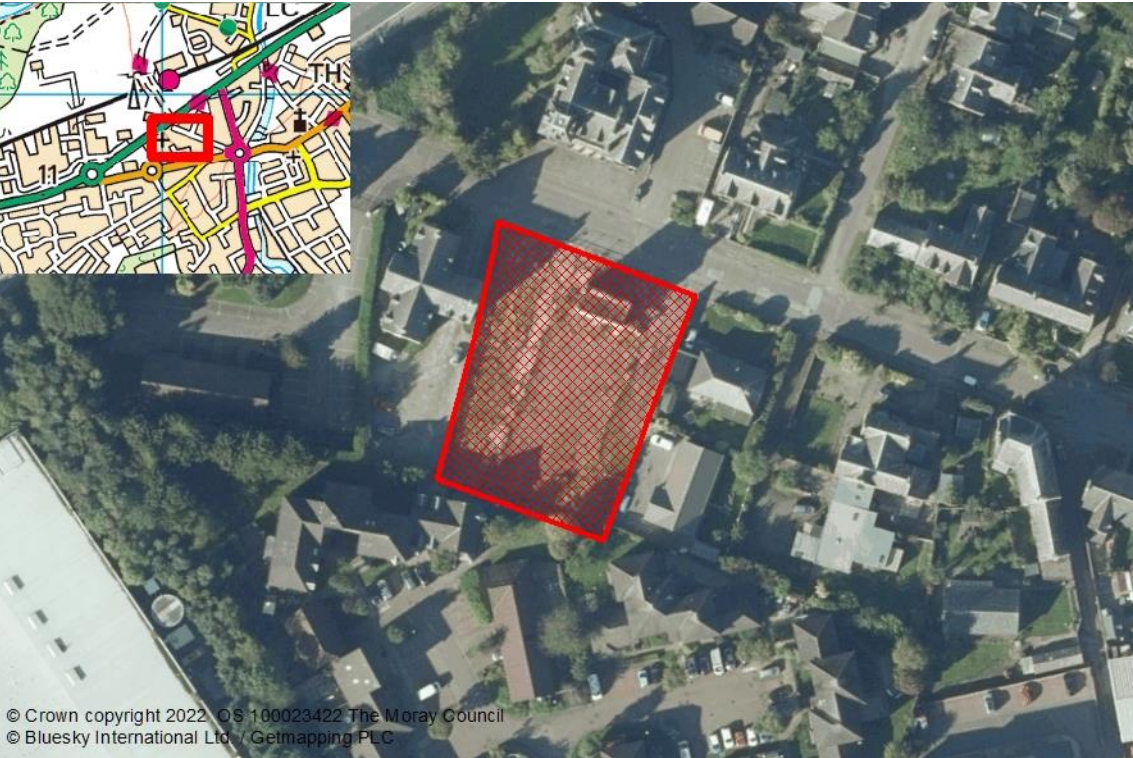
Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
										12	12

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2011	Effective Land:	Yes
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	Mackintosh Highland

LPR:	20/OPP4	SITE REF:	M/FR/R/057
Supply Type:	Effective	LOCATION:	AUCTION MART, TYTLER STREET

Capacity:	Projected 5yr Completions	12	Total Units	24	
Units Not Built	24	Effective Land	24	Constrained Land	0

Extra Information:			
Easting:	303070	Northing:	858830
Primary School:	Pilmuir Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	0.2



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
13/00347	24	Full	Approved	25/09/2013		Extend 08/01954
08/01954	24	Full	Approved	21/05/2010		
15/00371		Full				Listed Building Consent

FORRES

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											60

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Contamination	Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2019	Effective Land:	2019
Dispute:	Agreed	Windfall:	No
Owner:	Paul Gee	Developer:	

LPR:	20/OPP1	SITE REF:	M/FR/R/060
Supply Type:	Constrained	LOCATION:	CAROLINE STREET

Capacity:	Projected 5yr Completions	Total Units	60
Units Not Built	60	Effective Land	0
		Constrained Land	60

Extra Information:

Easting:	303505	Northing:	859113
Primary School:	Anderson's Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	1.51



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/01455	48	Full	Refused	25/08/2021		Appeal lodged
16/00740	80					PAN for affordable units development

FORRES

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
						15	15	15	15	15	37

Planning:

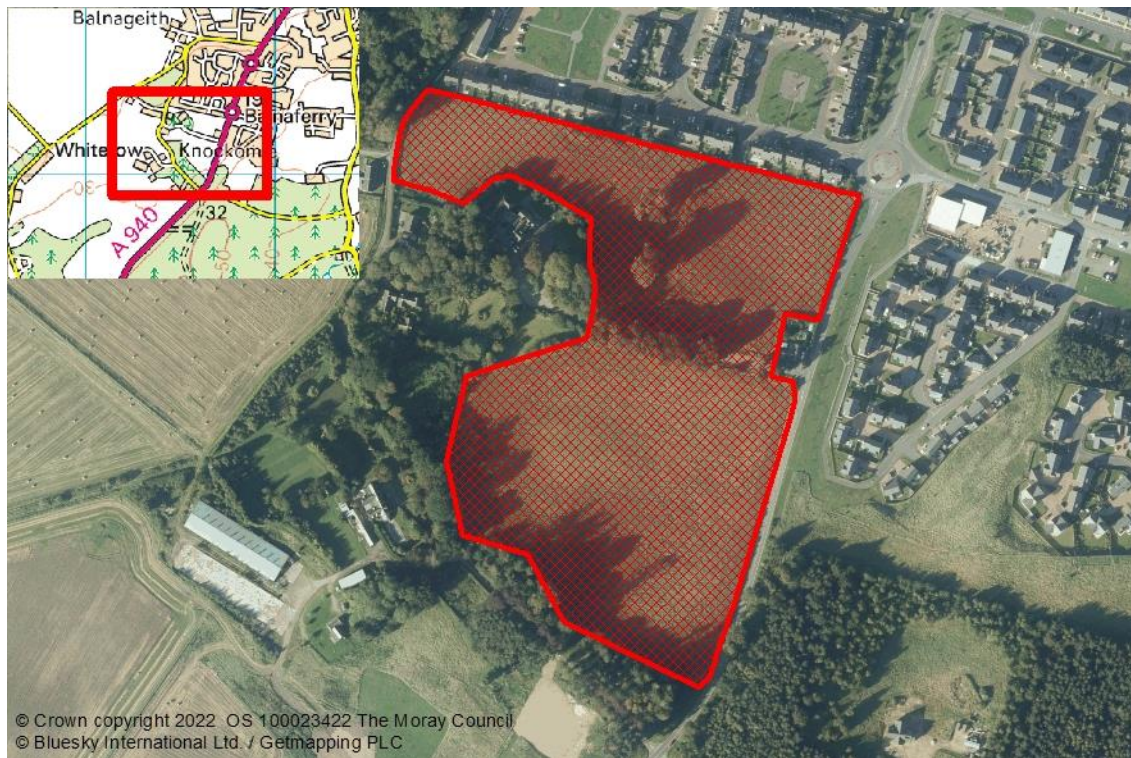
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	2014
Dispute:	Agreed	Windfall:	No
Owner:	Tulloch Homes	Developer:	Tulloch Homes

LPR:	20/R1	SITE REF:	M/FR/R/07/01
Supply Type:	Effective	LOCATION:	KNOCKKOMIE

Capacity:	Projected 5yr Completions	75	Total Units	112	
Units Not Built	112	Effective Land	112	Constrained Land	0

Extra Information:

Easting:	302593	Northing:	857171
Primary School:	Pilmuir Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	7.56



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00293	112	Full	Approved	22/12/2020		
07/02733	90	Full	Refused	18/06/2009		Appeal dismissed
08/02367	90	Full	Withdrawn			

FORRES

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
4	26	47	48	34	41	60	60	60	60	43	

Planning:

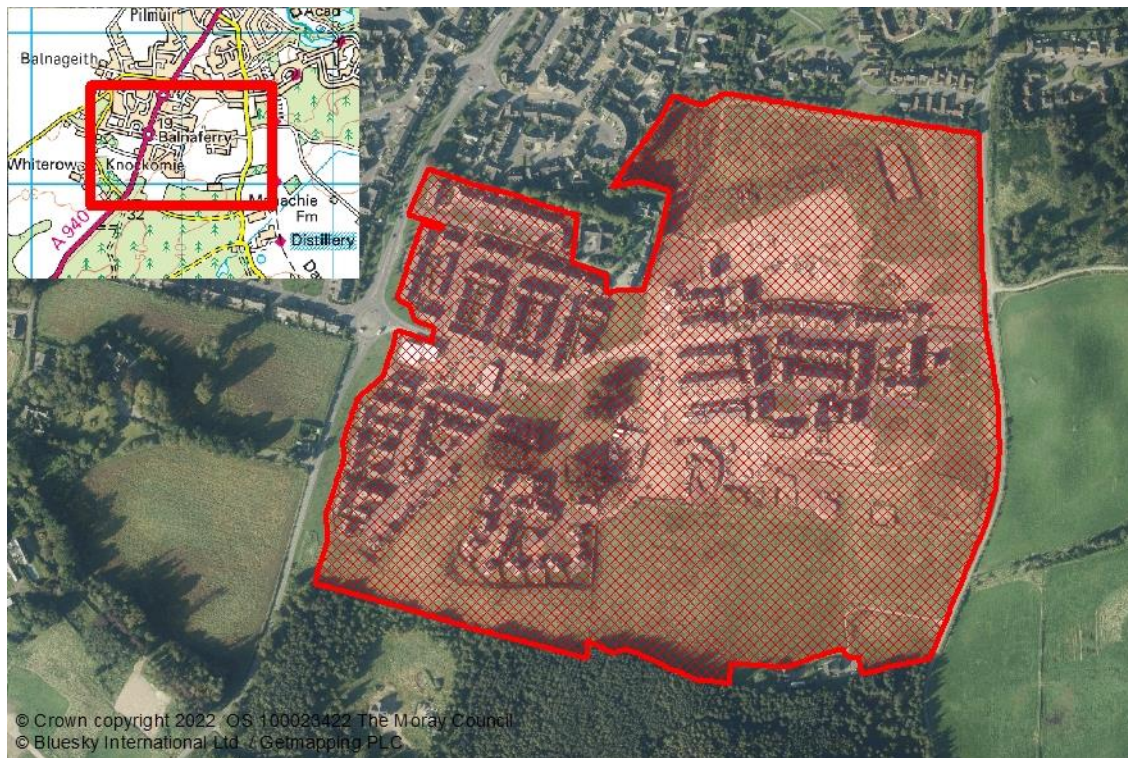
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Springfield Properties Plc	Developer:	Springfield Properties Plc

LPR:	20/R2	SITE REF:	M/FR/R/07/03
Supply Type:	Effective	LOCATION:	FERRYLEA

Capacity:	Projected 5yr Completions	283	Total Units	576	
Units Not Built	283	Effective Land	283	Constrained Land	0

Extra Information:

Easting:	303116	Northing:	857233
Primary School:	Split	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	33.53



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00615	6	Full	Approved	14/07/2020		6 flats (student accommodation)
19/01184		Full	Approved	28/02/2020		Installation of SUDS basin
18/01142	316	Full	Refused	16/10/2019		Approved on appeal
18/00113		Full	Approved	28/01/2018		Variation of house types
16/00743	120	Full	Approved	28/04/2017		Phase 2
15/01923	134	Full	Approved	24/02/2016		Partial reconfiguration of 12/01110 [Phase 1]

FORRES

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
									15	55	780

Planning:

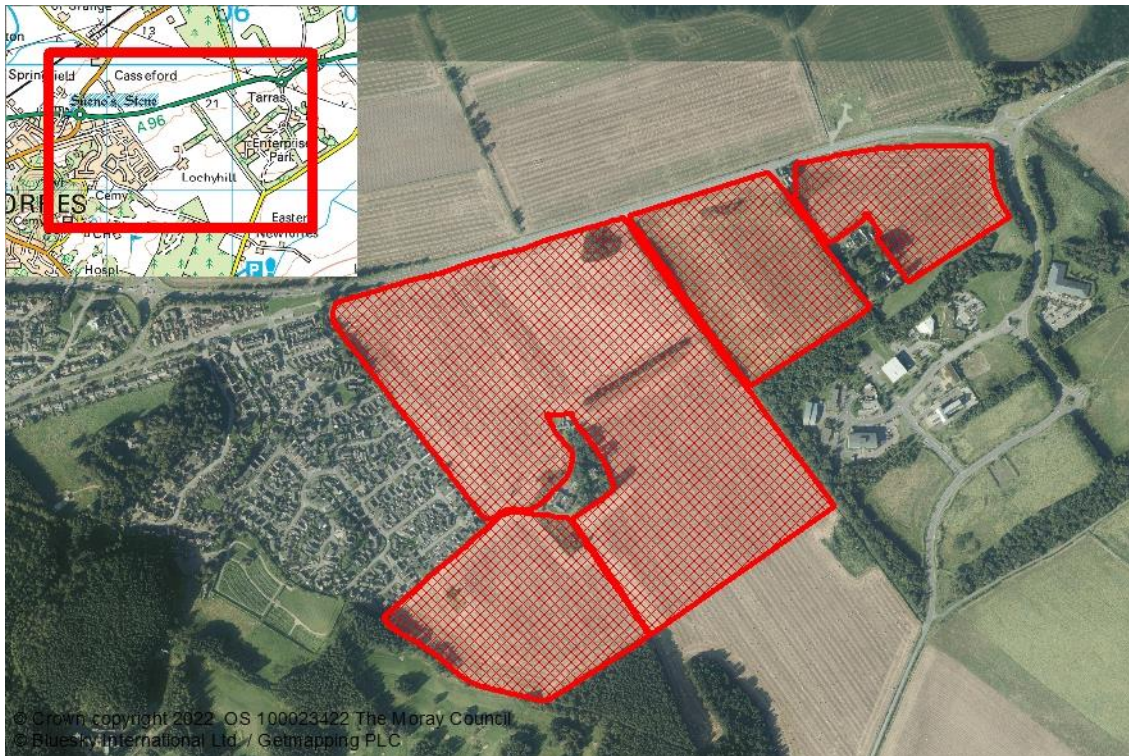
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	Robertson Residential Group
Owner:	White		

LPR:	20/R3	SITE REF:	M/FR/R/07/04
Supply Type:	Effective	LOCATION:	LOCHYHILL

Capacity:	Projected 5yr Completions	70	Total Units	850	
Units Not Built	850	Effective Land	850	Constrained Land	0

Extra Information:

Easting:	305698	Northing:	859375
Primary School:	Anderson's Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	61.11



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
09/02364	229	Full	Expired	02/07/2015		

FORRES

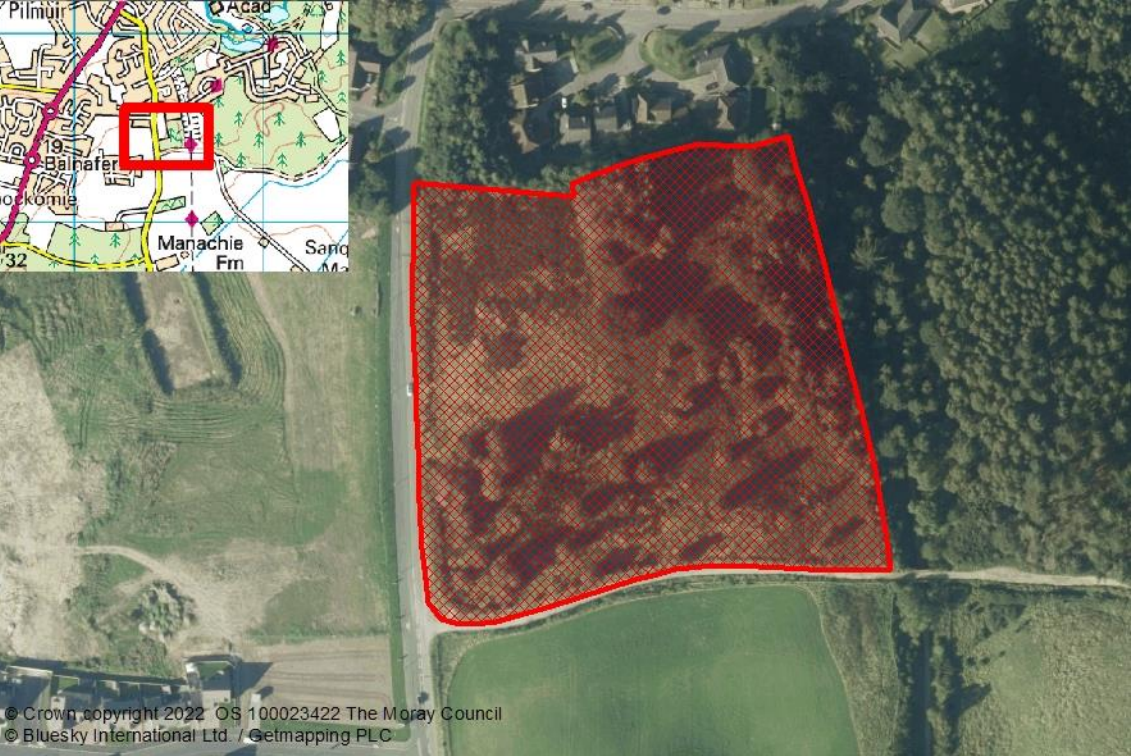
Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
							8	8	8	8	8

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Vacant
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Tulloch of Cummingston	Developer:	Tulloch of Cummingston

LPR:	20/R4	SITE REF:	M/FR/R/07/08
Supply Type:	Effective	LOCATION:	MANNACHIE

Capacity:	Projected 5yr Completions	32	Total Units	40	
Units Not Built	40	Effective Land	40	Constrained Land	0

Extra Information:			
Easting:	303514	Northing:	857451
Primary School:	Applegrove Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	2.85



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00927	32	Full	Pending			Phase 1
20/01028	8	Outline	Pending			Phase 2 (Apartment Block)

FORRES

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											400

Planning:

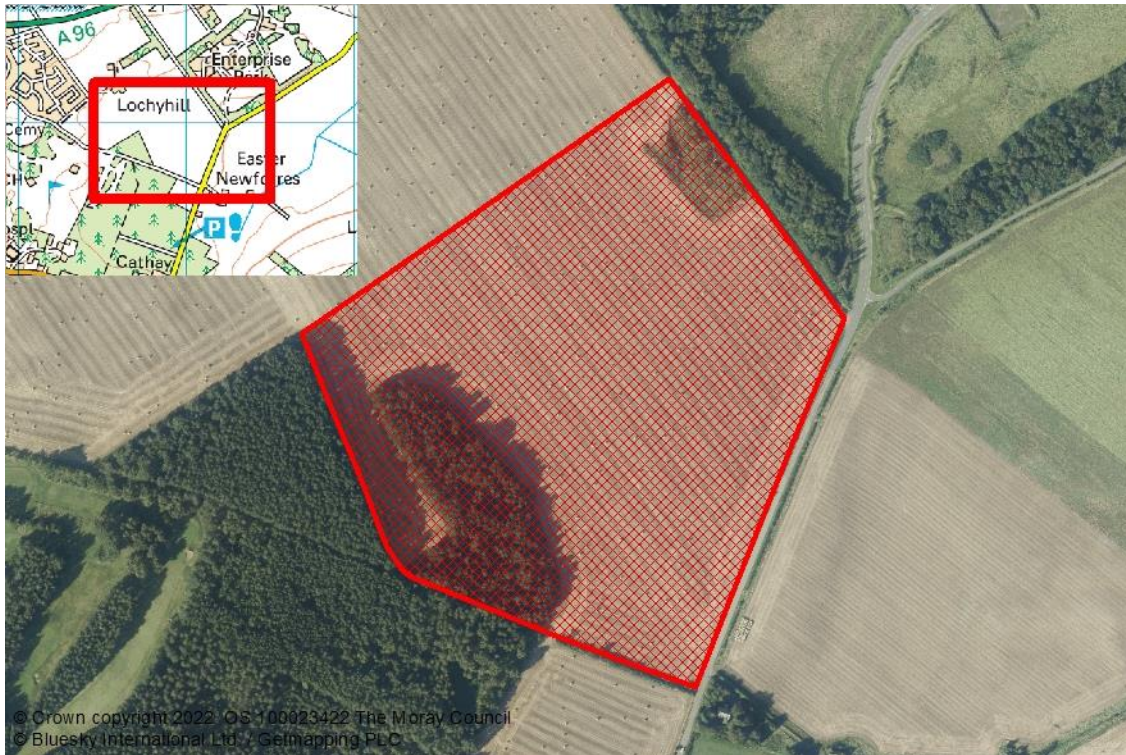
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	White	Developer:	

LPR:	20/LONG1	SITE REF:	M/FR/R/07/11
Supply Type:	Constrained	LOCATION:	LOCHYHILL LONG1

Capacity:	Projected 5yr Completions	Total Units	400
Units Not Built	400	Effective Land	0
		Constrained Land	400

Extra Information:

Easting:	305989	Northing:	858888
Primary School:	Anderson's Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	16.73



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
09/02364	229	Full	Expired	02/07/2015		

FORRES

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											12

Planning:

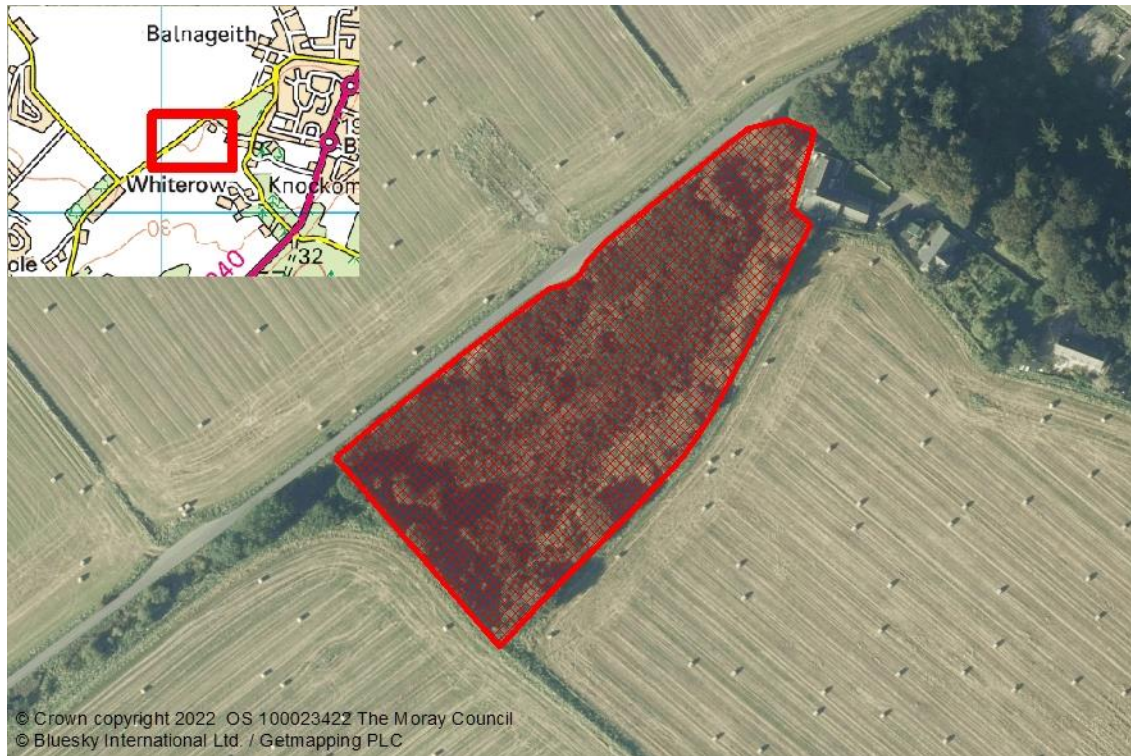
Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	J. Sutton and D. Leith	Developer:	

LPR:	20/R5	SITE REF:	M/FR/R/15/08
Supply Type:	Constrained	LOCATION:	BALNAGEITH

Capacity:	Projected 5yr Completions	Total Units	12
Units Not Built	12	Effective Land	0
		Constrained Land	12

Extra Information:

Easting:	302147	Northing:	857332
Primary School:	Pilmuir Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	1.17



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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FORRES

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
							12	20	20	20	64

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type: Effective 5yr+

Constraint Notes:

Established Land: 2015

Dispute:

Owner: Altyre Estate

Green/Brown: Green

House Programme: ☐

Land Use Type: Agricultural Land

Effective Land: 2015

Windfall: No

Developer:

LPR:	20/R6
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Supply Type:	Effective
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SITE REF:	M/FR/R/15/10
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LOCATION: DALLAS DHU

Capacity:

Capacity:	Projected 5yr Completions	72	Total Units	136
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Units Not Built	136	Effective Land	136	Constrained Land	0
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Extra Information:

Easting: 303562 Northing: 857092

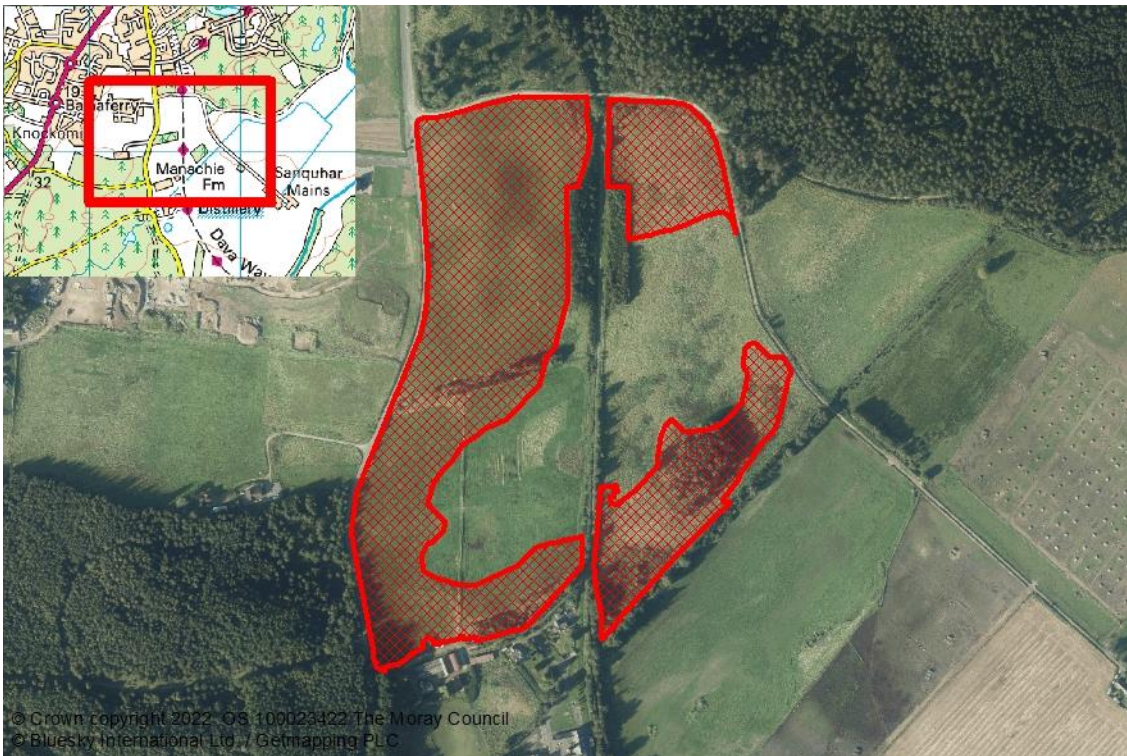
Primary School: Applegrove Primary School Ward: Forres

Secondary School: Forres Academy Area (Ha): 11.8

Tenure:

Tenure Type	Units
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Planning Applications:

[illegible]

FORRES

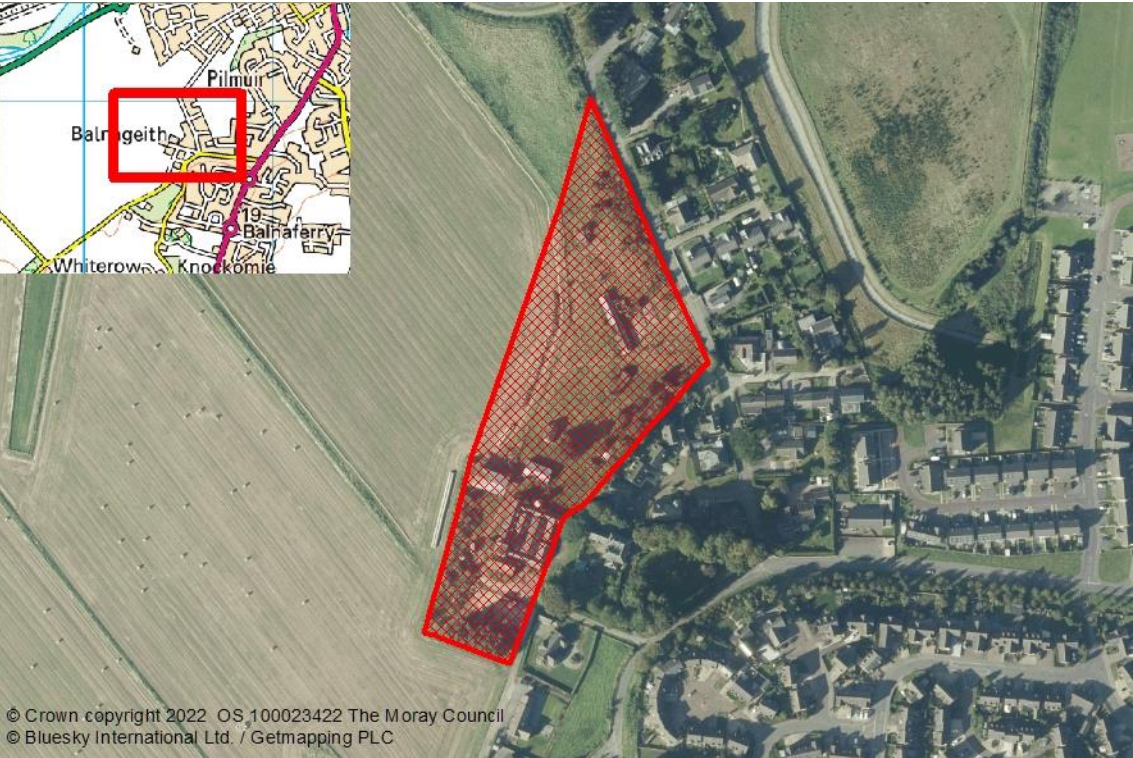
Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +	
												40

Planning:			
Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:	Contamination, rifle range relocation		
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	G & AG Proctor		
		Developer:	

LPR:	20/R7	SITE REF:	M/FR/R/15/11
Supply Type:	Constrained	LOCATION:	PILMUIR ROAD WEST

Capacity:		Projected 5yr Completions		Total Units	
Units Not Built	40	Effective Land	0	Constrained Land	40

Extra Information:			
Easting:	302493	Northing:	857809
Primary School:	Pilmuir Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	2.28



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

FORRES

Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+	
						2						

Planning:
Planning Consent: Detail
Adopted Local Plan: ☒
Constraint Type:
Constraint Notes:
Established Land: 2019
Dispute:
Owner: Advie Properties Ltd

Green/Brown:

House Programme: ☐

Land Use Type: Commercial

Effective Land: 2019

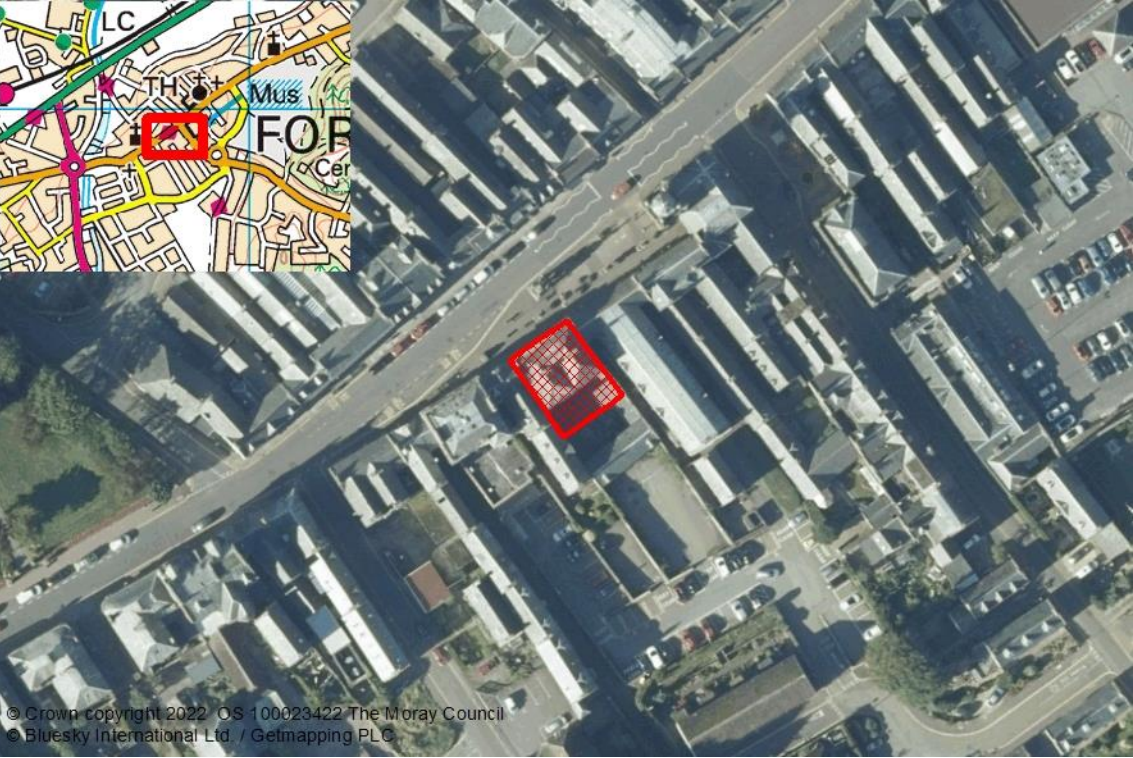
Windfall: Yes

Developer:

LPR:	20/TC	SITE REF:	M/FR/R/TC/01
Supply Type:	Effective	LOCATION:	96 HIGH STREET

Capacity:	Projected 5yr Completions	2	Total Units	2	
Units Not Built	2	Effective Land	2	Constrained Land	0

Extra Information:
Easting: 303705
Northing: 858890
Primary School: Applegrove Primary School
Ward: Forres
Secondary School: Forres Academy
Area (Ha): 0.03



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00660	2	Full	Approved	23/10/2019		CoU from bank to retail and 2 x flats

GARMOUTH/KINGSTON

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
											10

Planning:

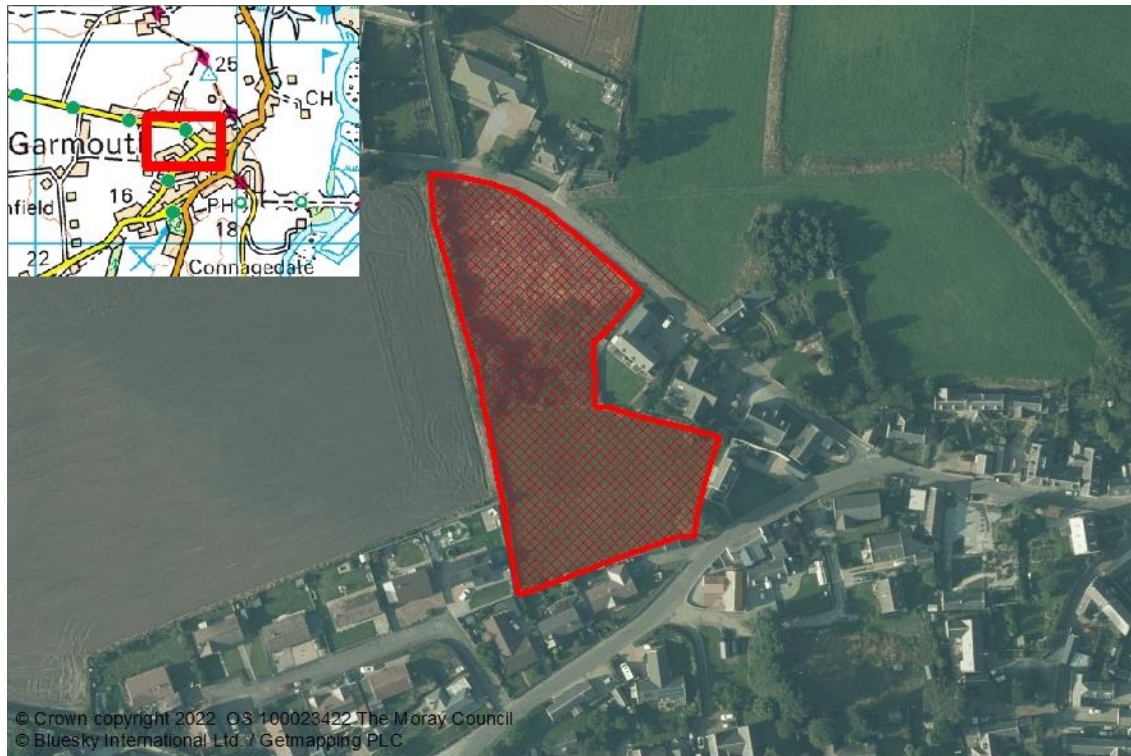
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:	Infrastructure issues		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:	John Brown (South)	Developer:	

LPR:	20/R1	SITE REF:	M/GM/R/15/01
Supply Type:	Constrained	LOCATION:	SOUTH OF INNES ROAD

Capacity:	Projected 5yr Completions	Total Units	10
Units Not Built	10	Effective Land	0
		Constrained Land	10

Extra Information:

Easting:	333732	Northing:	864503
Primary School:	Mosstodloch Primary School	Ward:	Fochabers Lhanbryde
Secondary School:	Milne's High School	Area (Ha):	0.67



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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HOPEMAN

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
						10	10	10	10	10	25

Planning:

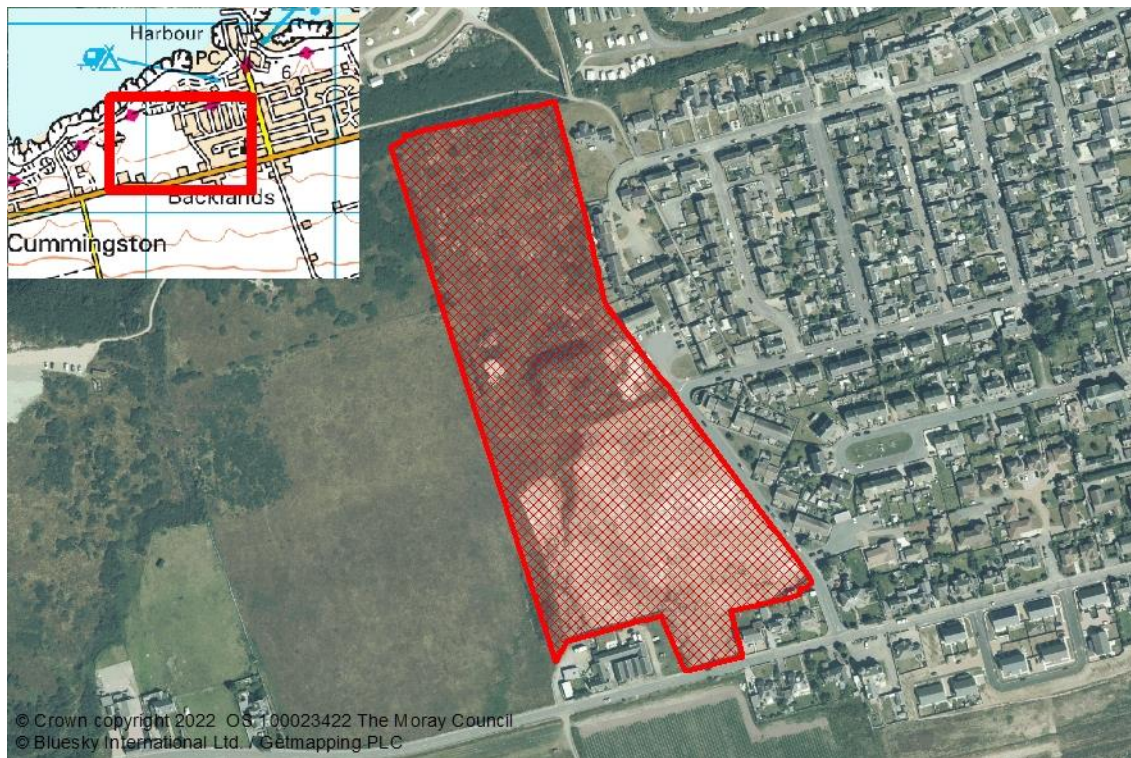
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	White	Developer:	Tulloch of Cummingston

LPR:	20/R1	SITE REF:	M/HP/R/15/R1
Supply Type:	Effective	LOCATION:	MANSE ROAD

Capacity:	Projected 5yr Completions	50	Total Units	75	
Units Not Built	75	Effective Land	75	Constrained Land	0

Extra Information:

Easting:	314186	Northing:	869354
Primary School:	Hopeman Primary School	Ward:	Heldon And Laich
Secondary School:	Lossiemouth High School	Area (Ha):	4.67



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00783	75					PAN for residential development and nursing/retirement home
20/00278	48	Full	Pending			Phase 1

KEITH

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
	1	0	1	0	0	1	1	1			

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Walker	Developer:	Walker



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LPR:	20/R1	SITE REF:	M/KH/R/005
Supply Type:	Effective	LOCATION:	NELSON TERRACE

Capacity:	Projected 5yr Completions	3	Total Units	21	
Units Not Built	3	Effective Land	3	Constrained Land	0

Extra Information:

Easting:	342452	Northing:	850488
Primary School:	Keith Primary School	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	0.37

Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00565	1	Full	Approved	16/08/2019		
17/00287	1	Full	Approved	20/04/2017		Plot 3
14/02313	1	Full	Approved	30/01/2015		
76/752	18	Outline	Approved			
INDIVIDS	18	Full	Approved			

KEITH

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											36

Planning:

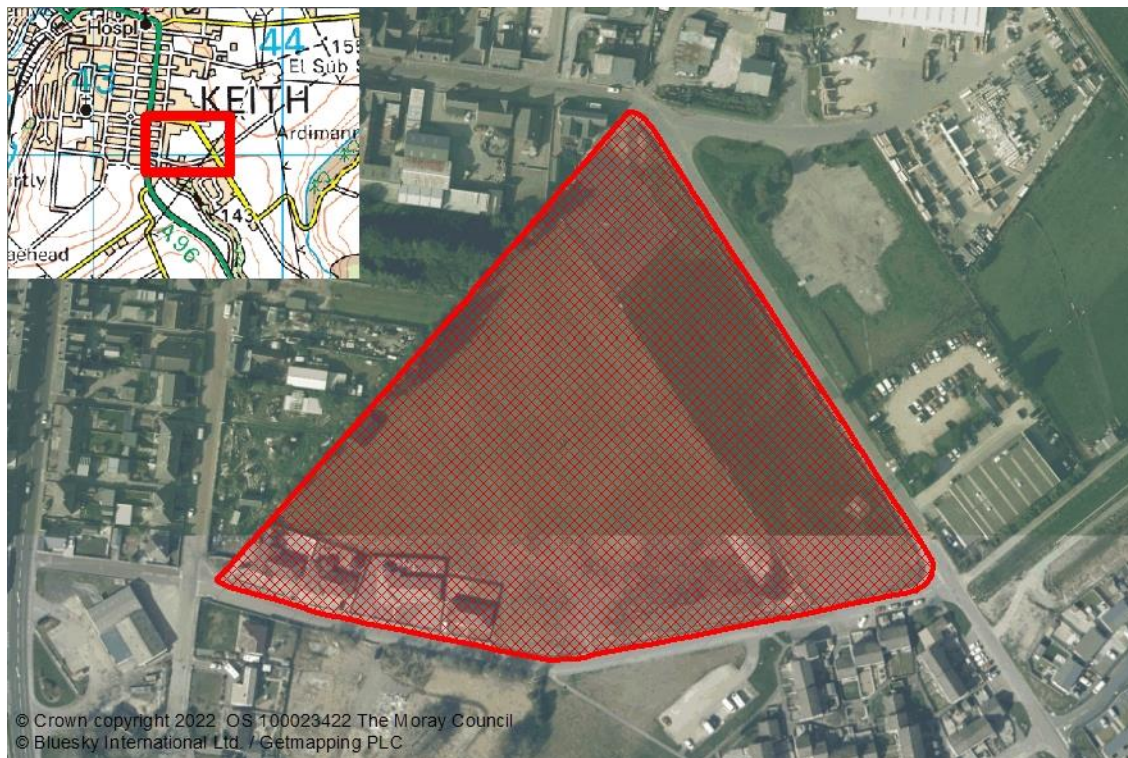
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Ownership	Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	20/R2	SITE REF:	M/KH/R/015
Supply Type:	Constrained	LOCATION:	DUNNYDUFF ROAD

Capacity:	Projected 5yr Completions	Total Units	40
Units Not Built	36	Effective Land	0
		Constrained Land	36

Extra Information:

Easting:	343505	Northing:	850034
Primary School:	Keith Primary School	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	3.22



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/00841	1	Outline	Refused	01/07/2015		
07/01549	1	Full	Approved	22/02/2008		
05/01000	6	Outline	Refused	26/05/2006		
03/00298	6	Outline	Refused	13/11/2003		
INDIVIDS	3	Full	Approved			
97/02052	1	Full	Approved			

KEITH

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
								6			

Planning:

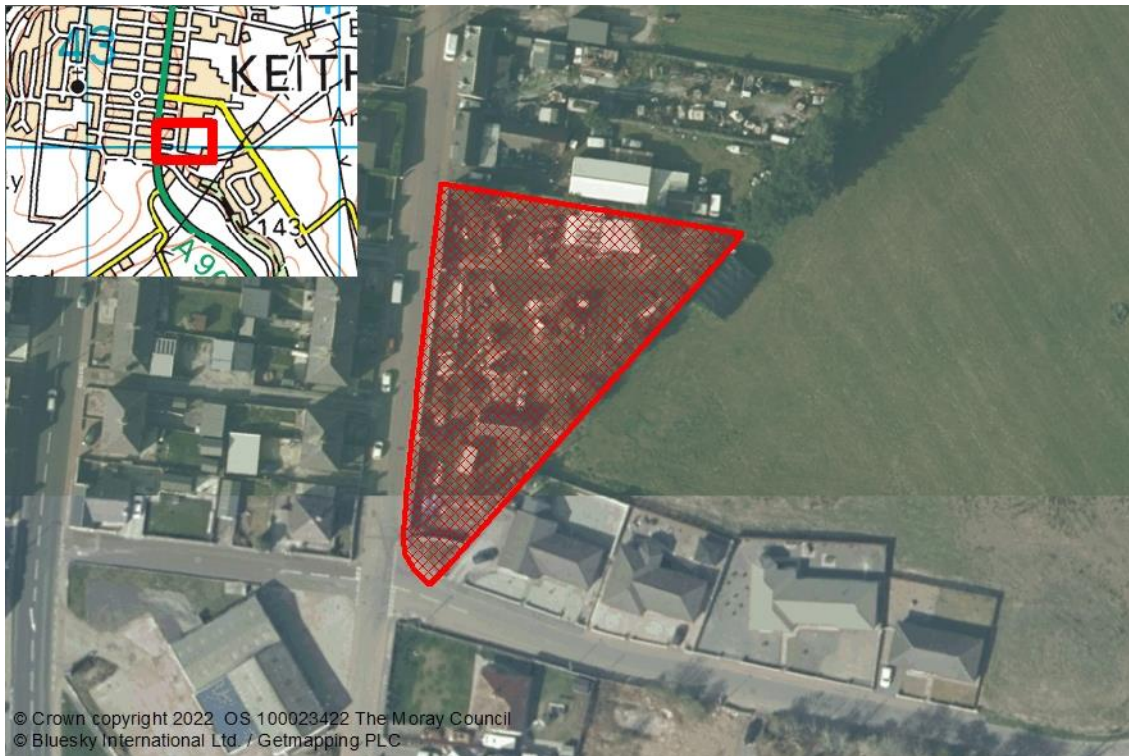
Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Residential
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	
Owner:	Peter Stott		

LPR:	20/R3	SITE REF:	M/KH/R/030
Supply Type:	Effective	LOCATION:	BALLOCH ROAD

Capacity:	Projected 5yr Completions	6	Total Units	6
Units Not Built	6	Effective Land	6	Constrained Land

Extra Information:

Easting:	343375	Northing:	850030
Primary School:	Keith Primary School	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	0.26



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
04/02978	7	Full	Withdrawn			

KEITH

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
						33	20	20	24	25	

Planning:

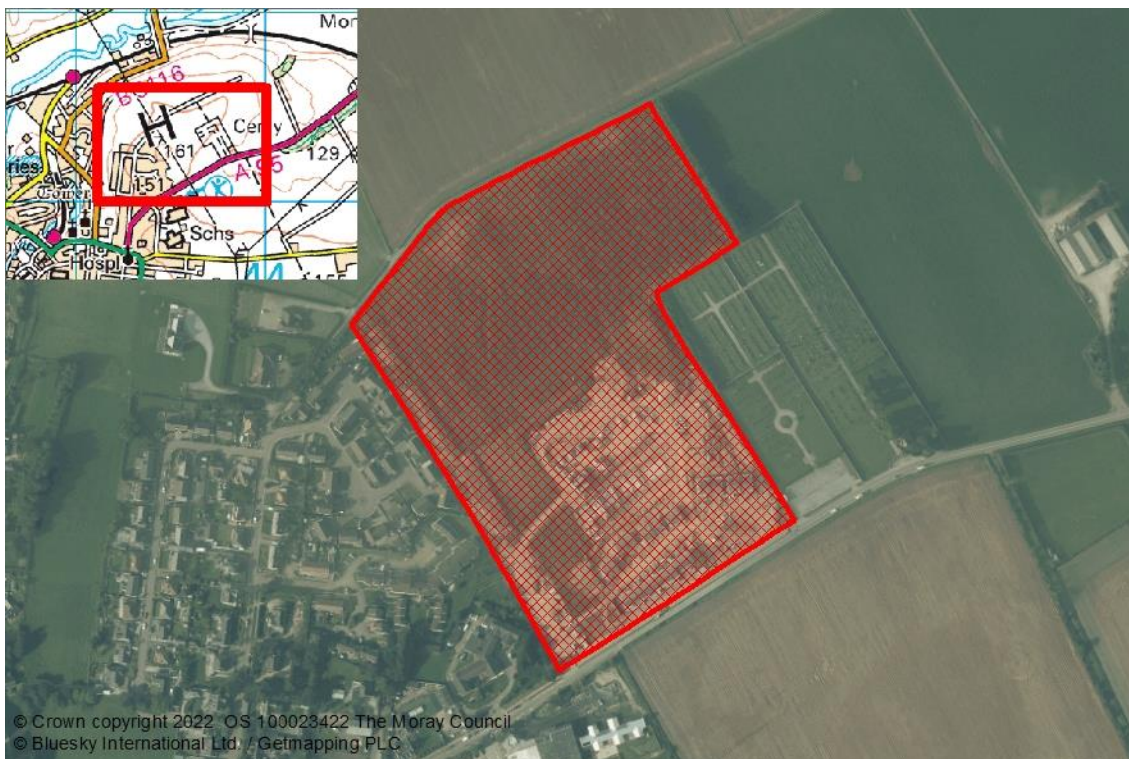
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Moray Council	Developer:	Springfield Properties Plc

LPR:	20/R4	SITE REF:	M/KH/R/07/08
Supply Type:	Effective	LOCATION:	BANFF ROAD NORTH

Capacity:	Projected 5yr Completions	122	Total Units	122	
Units Not Built	122	Effective Land	122	Constrained Land	0

Extra Information:

Easting:	343562	Northing:	851304
Primary School:	Keith Primary School	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	8.52



Tenure:

Tenure Type	Units
Affordable Units	122

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
18/01497	122	Full	Approved	15/07/2019		
17/00009	90	Full	Approved	15/09/2017		Amend 10/01492
10/01492	76	Full	Approved	19/09/2013		

KEITH

Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +	
												40

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type: Marketability

Constraint Notes:

Established Land:

Dispute: Agreed

Owner:

Green/Brown: Green

House Programme: ☐

Land Use Type: Agricultural Land

Effective Land:

Windfall: No

Developer:

LPR:	20/R8	SITE REF:	M/KH/R/07/15
Supply Type:	Constrained	LOCATION:	EDINDIACH ROAD (EAST)

Capacity:		Projected 5yr Completions		Total Units	
Units Not Built	40	Effective Land	0	Constrained Land	40

Extra Information:

Easting: 343940

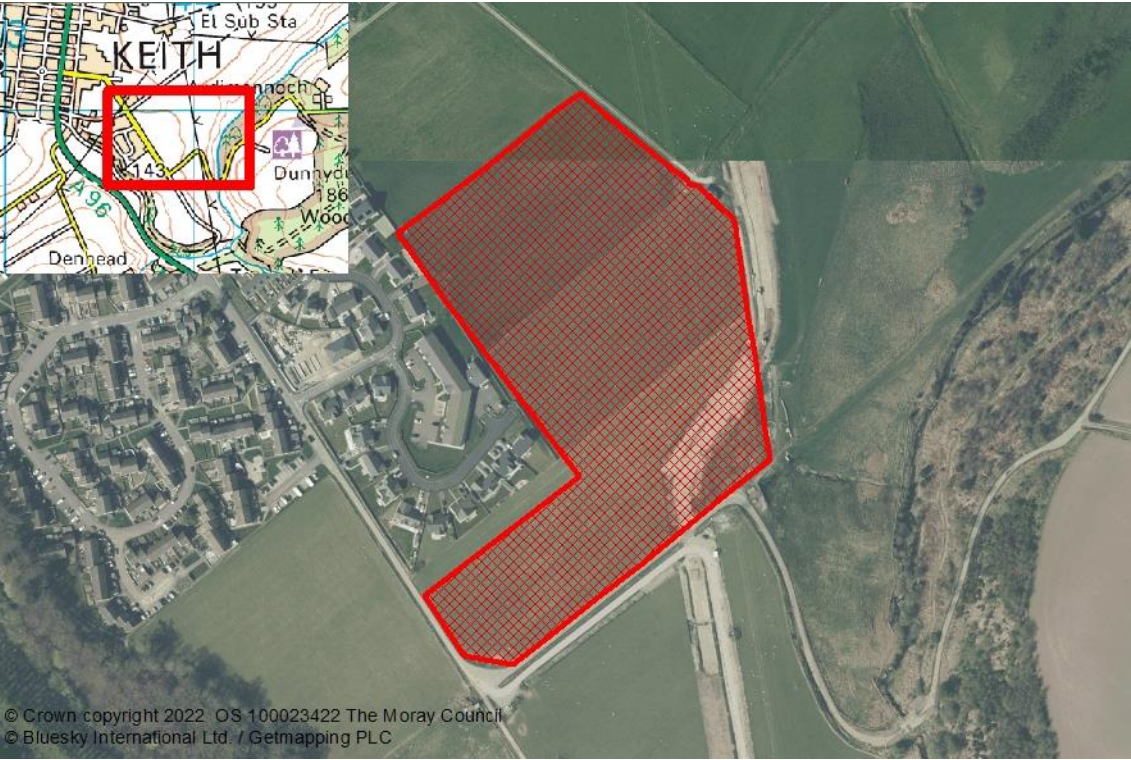
Primary School: Keith Primary School

Secondary School: Keith Grammar School

Northing: 849868

Ward: Keith And Cullen

Area (Ha): 5.13



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

KEITH

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											7

Planning:

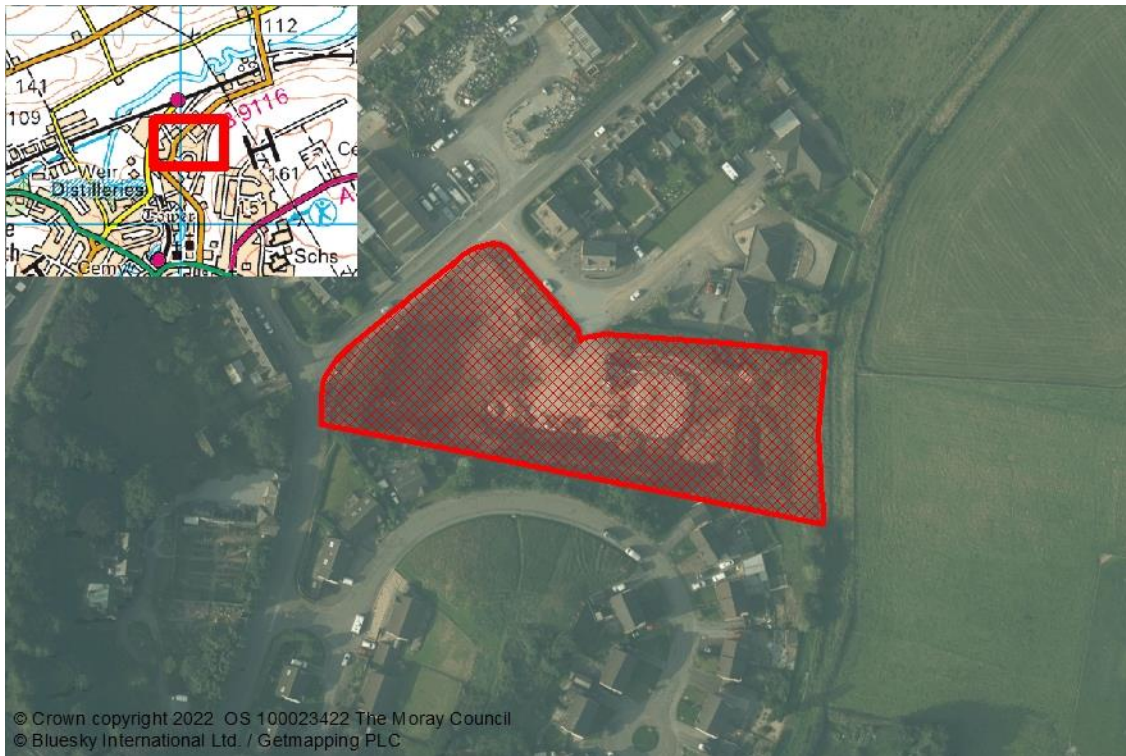
Planning Consent:	Outline	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2016	Effective Land:	
Dispute:		Windfall:	
Owner:	ACE Roofing (Keith)	Developer:	

LPR:	20/OPP3	SITE REF:	M/KH/R/15/036
Supply Type:	Constrained	LOCATION:	NEWMILL SOUTH ROAD

Capacity:	Projected 5yr Completions	Total Units	7
Units Not Built	7	Effective Land	0
		Constrained Land	7

Extra Information:

Easting:	343047	Northing:	851430
Primary School:	Keith Primary School	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	0.85



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/00998	7	Outline	Approved	31/07/2015		

KEITH

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
											5

Planning:

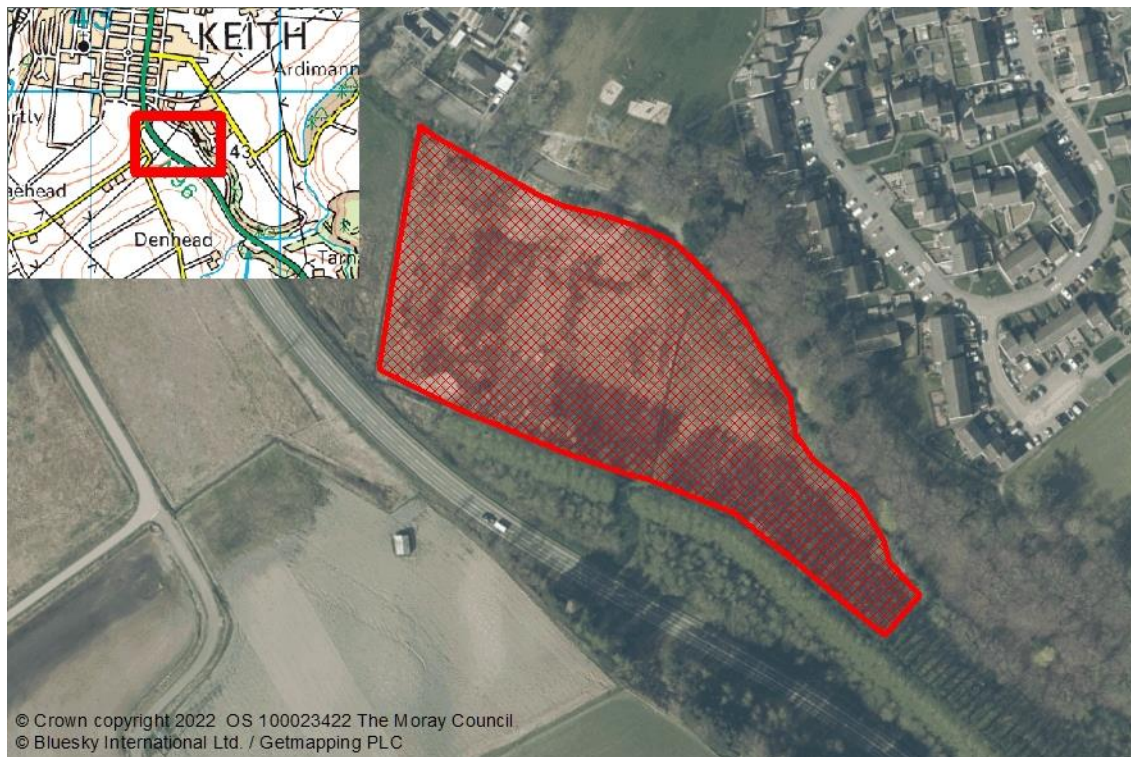
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	
Constraint Notes:	Flood risk		
Established Land:	2020	Effective Land:	
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:	20/R8	SITE REF:	M/KH/R/20/08
Supply Type:	Constrained	LOCATION:	DENWELL ROAD

Capacity:	Projected 5yr Completions	Total Units	5
Units Not Built	5	Effective Land	0
		Constrained Land	5

Extra Information:

Easting:	343477	Northing:	849731
Primary School:	Keith Primary School	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	1.67



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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KEITH

Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +	
												70

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type: Programming

Constraint Notes: LONG

Established Land:

Dispute:

Owner: Moray Council

Green/Brown: Green

House Programme: ☐

Land Use Type:

Effective Land:

Windfall: No

Developer:

LPR:	20/LONG1	SITE REF:	M/KH/R/20/LG1
Supply Type:	Constrained	LOCATION:	NURSERY FIELD LONG1

Capacity:	Projected 5yr Completions	Total Units	70
Units Not Built	70	Effective Land	0
		Constrained Land	70

Extra Information:

Easting: 343114

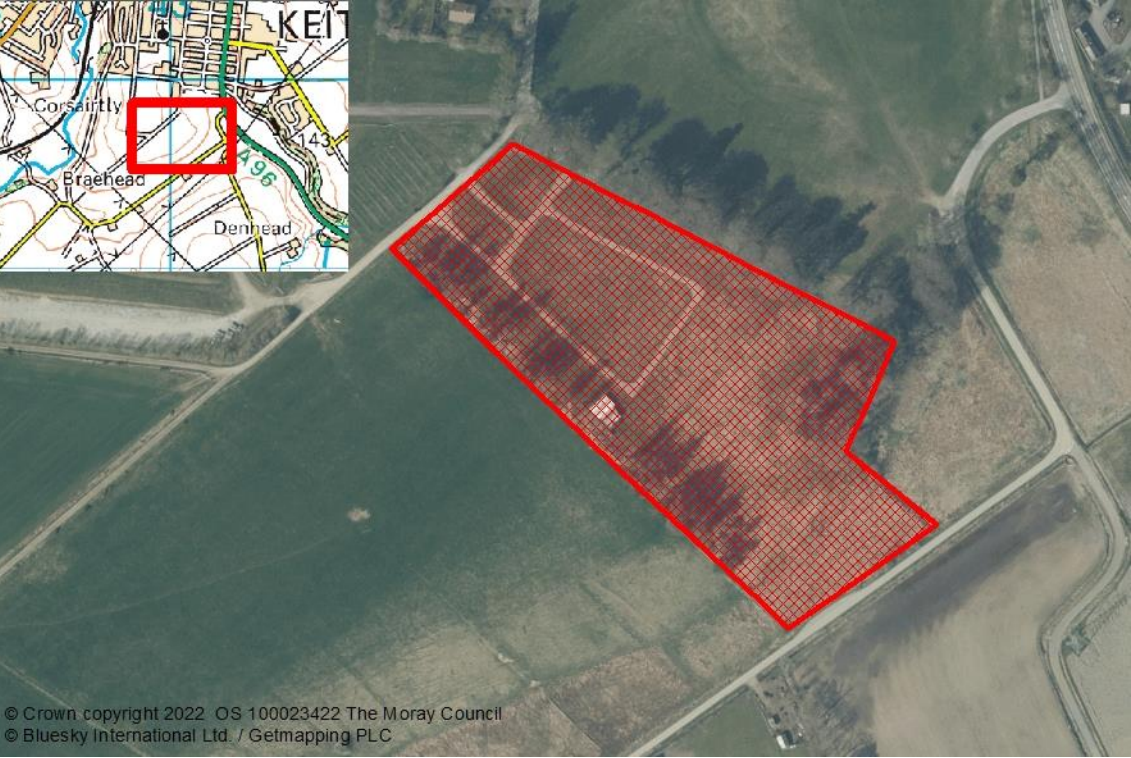
Northing: 849706

Primary School: Keith Primary School

Ward: Keith And Cullen

Secondary School: Keith Grammar School

Area (Ha): 2.55



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Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

KEITH

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
						2					

Planning:

Planning Consent: Detail

Adopted Local Plan: ☐

Constraint Type:

Constraint Notes:

Established Land: 2019

Dispute:

Owner:

Green/Brown:

House Programme: ☐

Land Use Type:

Effective Land: 2019

Windfall: Yes

Developer:

LPR:

Win

SITE REF:

M/KH/R/TC/01

Supply Type:

Effective

LOCATION:

CHAPEL STREET

Capacity:

Projected 5yr Completions	2	Total Units	2
Units Not Built	2	Effective Land	2
		Constrained Land	0

Extra Information:

Easting: 343120

Northing: 850181

Primary School: Keith Primary School

Ward: Keith And Cullen

Secondary School: Keith Grammar School

Area (Ha): 0.06

Tenure:

Tenure Type Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00614	2	Full	Approved	01/11/2019		



KEITH

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
						4					

Planning:

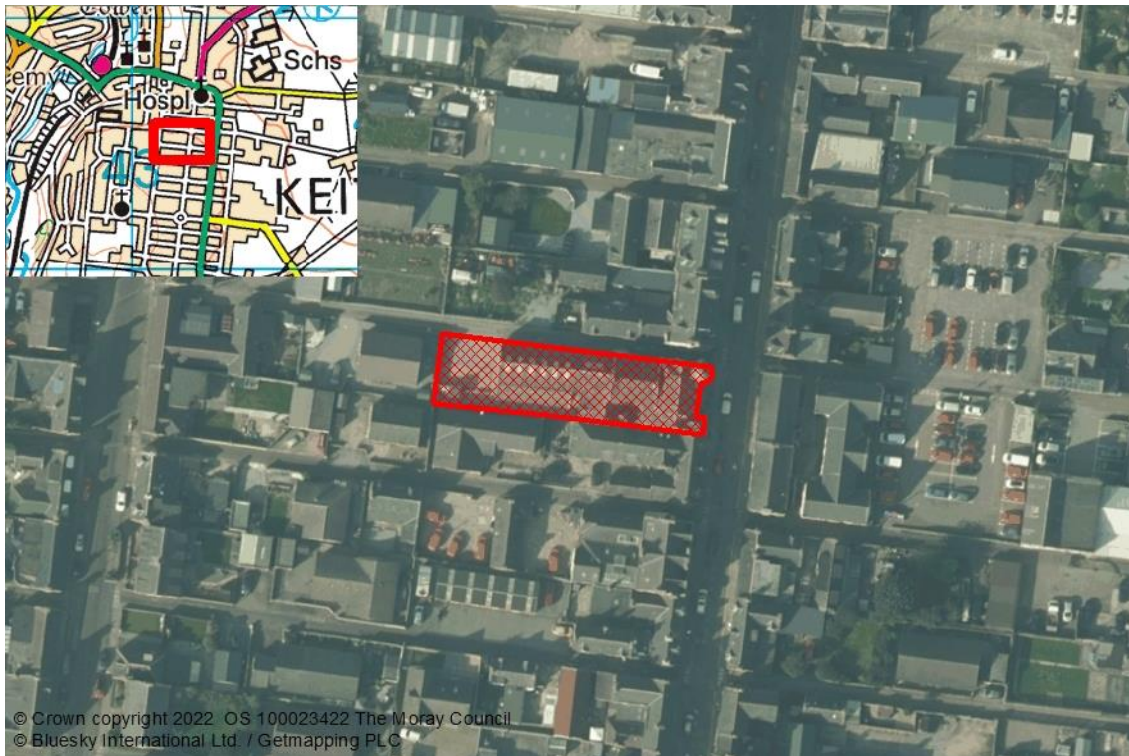
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2019	Effective Land:	2019
Dispute:		Windfall:	Yes
Owner:	Barry Fettes	Developer:	

LPR:	Win	SITE REF:	M/KH/R/TC/02
Supply Type:	Effective	LOCATION:	138-140 MID STREET

Capacity:	Projected 5yr Completions	4	Total Units	4	
Units Not Built	4	Effective Land	4	Constrained Land	0

Extra Information:

Easting:	343198	Northing:	850508
Primary School:	Keith Primary School	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	0.07



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00161	4	Full	Approved	14/10/2020		
19/00750	3	Full	Approved	06/08/2019		

KINLOSS

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
						1	1	1	1	1	1

Planning:

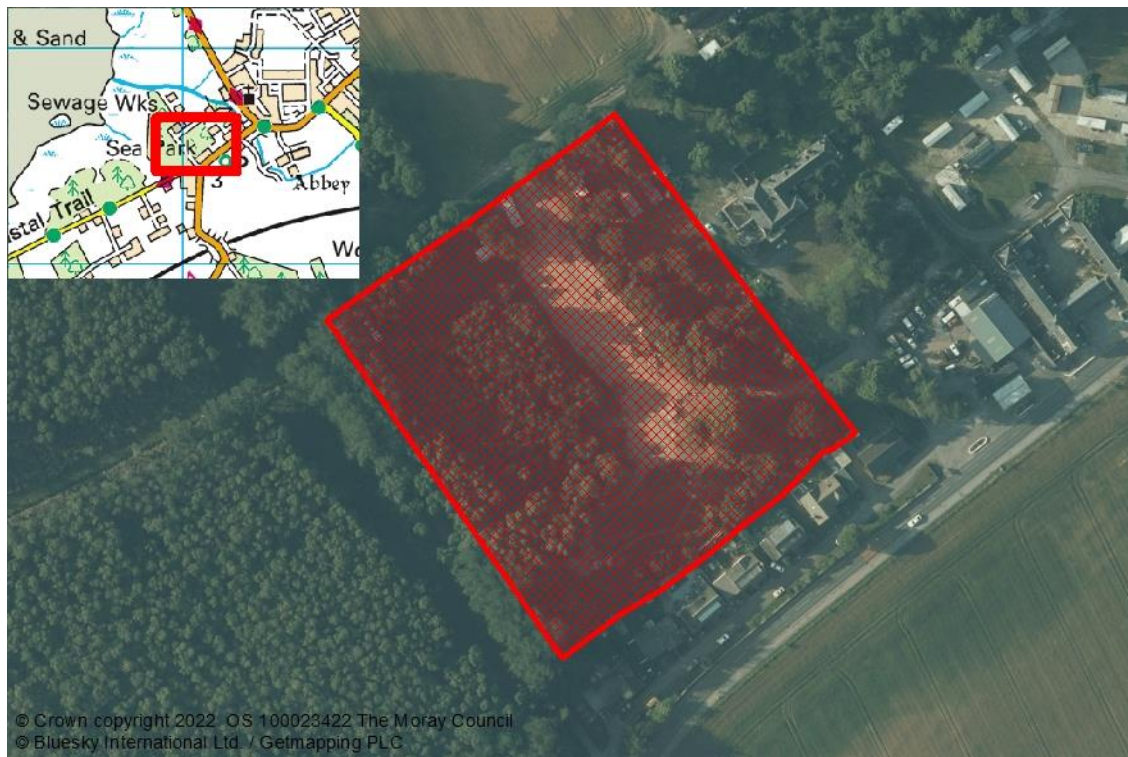
Planning Consent:	Outline	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Woodlands
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	
Owner:	Seapark Estate Ltd		

LPR:	20/R1	SITE REF:	M/KN/R/003
Supply Type:	Effective	LOCATION:	WEST OF SEAPARK HOUSE

Capacity:	Projected 5yr Completions	5	Total Units	6	
Units Not Built	6	Effective Land	6	Constrained Land	0

Extra Information:

Easting:	306068	Northing:	861557
Primary School:	Kinloss Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	1.61



Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
17/00780		Full	Approved	05/12/2017		Plot 1
15/01605	6	Outline	Approved	03/08/2007		
21/01836		Full	Pending			Residential and storage caravans during construction [Plot 1]

KINLOSS

Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
						2	2	2			

Planning:

Planning Consent: Detail

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land:

Dispute: Agreed

Owner:

Green/Brown: Green

House Programme: ☐

Land Use Type:

Effective Land:

Windfall: No

Developer: Milne Property Developments

LPR:	20/R2	SITE REF:	M/KN/R/009
Supply Type:	Effective	LOCATION:	FINDHORN ROAD WEST

Capacity:	Projected 5yr Completions	6	Total Units	6	
Units Not Built	6	Effective Land	6	Constrained Land	0

Extra Information:

Easting: 306150

Northing: 861832

Primary School: Kinloss Primary School

Ward: Forres

Secondary School: Forres Academy

Area (Ha): 0.6



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/01335		Full	Approved	30/03/2021		Rotation of house position (Plot 6)
17/01906	6	Full	Approved	07/06/2019		
10/01588	6	Full	Approved	01/03/2013		
07/02082		Full	Refused			
16/00286	6	Full	Withdrawn			

KINLOSS

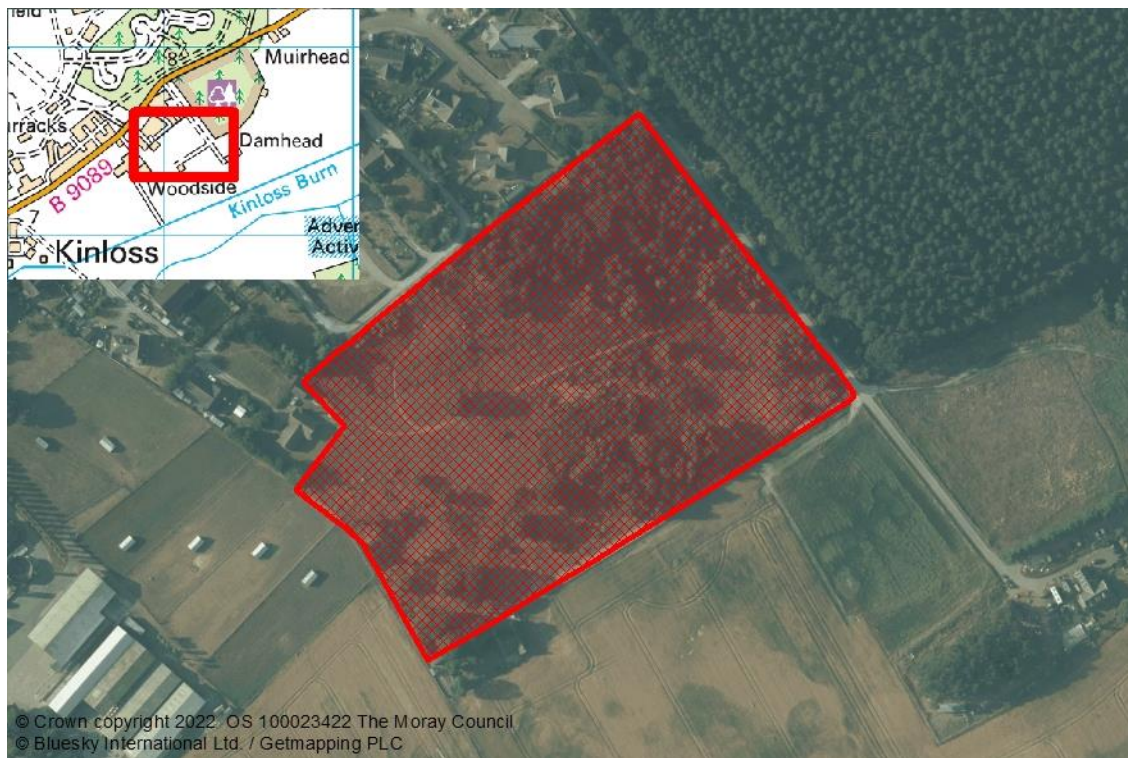
The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
							3	3	3	3	11

Planning:

Planning Consent:	Outline	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Woodlands
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	The Rhind 2008 Discretionary T Developer:		



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LPR:	20/R3	SITE REF:	M/KN/R/07/04
Supply Type:	Effective	LOCATION:	DAMHEAD

Capacity:	Projected 5yr Completions	12	Total Units	23	
Units Not Built	23	Effective Land	23	Constrained Land	0

Extra Information:

Easting:	308098	Northing:	862481
Primary School:	Kinloss Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	3.38

Tenure:

Tenure Type	Units
-------------	-------

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00260	23	Outline	Approved	15/12/2020		
18/00346	19	Outline	Withdrawn			

LHANBRYDE

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
						20	20	20	17		

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input checked="" type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	Springfield Properties Plc
Owner:	Springfield Properties Plc		

LPR:	20/R1	SITE REF:	M/LH/R/07/01
Supply Type:	Effective	LOCATION:	WEST OF ST ANDREWS ROAD

Capacity:	Projected 5yr Completions	77	Total Units	77	
Units Not Built	77	Effective Land	77	Constrained Land	0

Extra Information:

Easting:	326794	Northing:	861219
Primary School:	Lhanbryde Primary School	Ward:	Fochabers Lhanbryde
Secondary School:	Milne's High School	Area (Ha):	6.92



Tenure:

Tenure Type	Units
Affordable Units	20

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/01080	77	Full	Approved	14/04/2021		
18/01190						PAN

LHANBRYDE

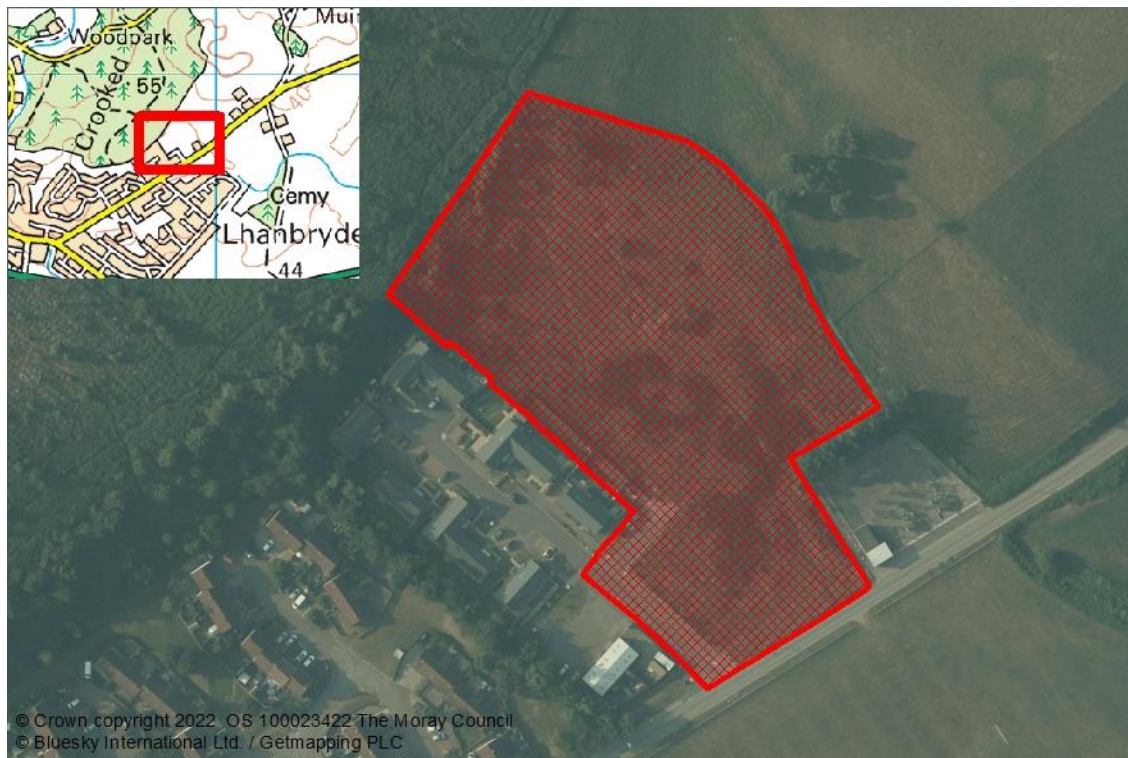
The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
							10	10	15		

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2020	Effective Land:	2020
Dispute:		Windfall:	No
Owner:	Moray Council	Developer:	



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LPR:	20/R2	SITE REF:	M/LH/R/20/02
Supply Type:	Effective	LOCATION:	GARMOUTH ROAD

Capacity:	Projected 5yr Completions	35	Total Units	35	
Units Not Built	35	Effective Land	35	Constrained Land	0

Extra Information:

Easting:	327858	Northing:	861687
Primary School:	Lhanbryde Primary School	Ward:	Fochabers Lhanbryde
Secondary School:	Milne's High School	Area (Ha):	1.69

Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/01615	37	Full	Pending			

LOSSIEMOUTH

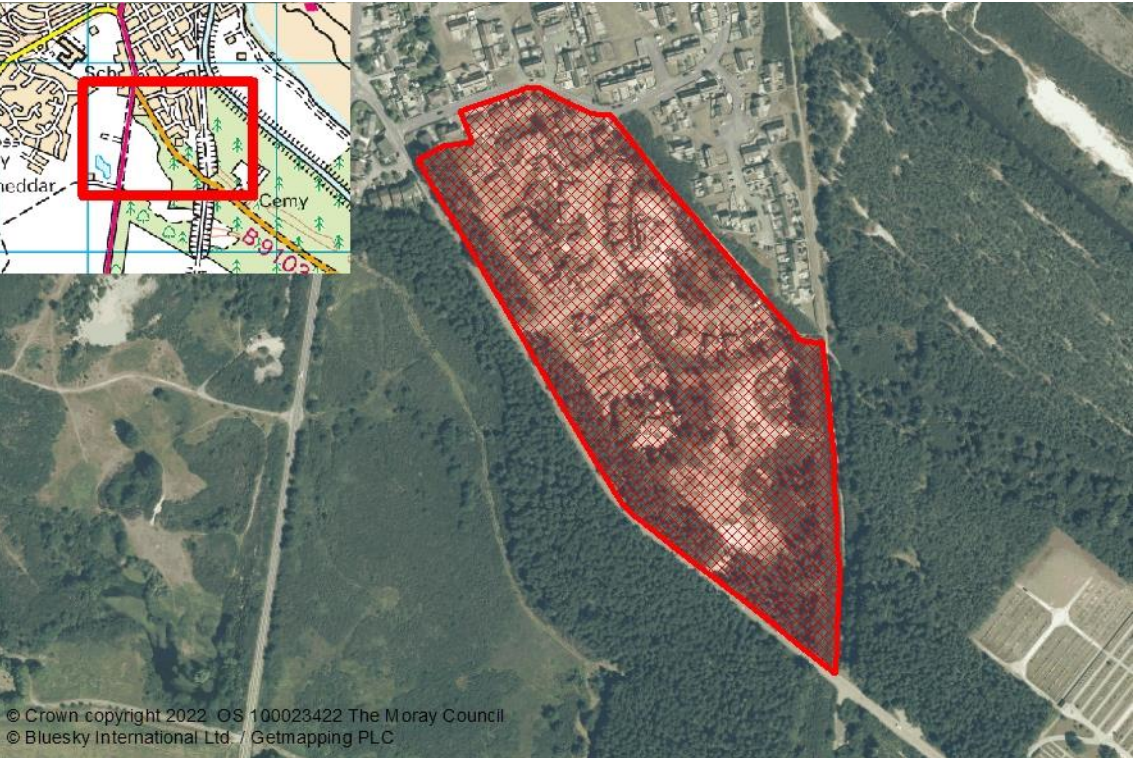
Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
2	6	6	4	2	8	8	8				

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Woodlands
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Tulloch of Cummingston	Developer:	Tulloch of Cummingston

LPR:	20/R3	SITE REF:	M/LS/R/023
Supply Type:	Effective	LOCATION:	INCHBROOM

Capacity:	Projected 5yr Completions	16	Total Units	72	
Units Not Built	16	Effective Land	16	Constrained Land	0

Extra Information:			
Easting:	323497	Northing:	869622
Primary School:	St. Gerardine Primary School	Ward:	Heldon And Laich
Secondary School:	Lossiemouth High School	Area (Ha):	7.31



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/01178	72	Full	Approved	06/11/2020		Substitution 2 x 4 unit for 2 x 6 unit apartment (Increase if 4 units)
20/00265		Full	Approved	04/11/2020		Variation of conditions (Upgrade of junction)
16/01656	1	Full	Approved	17/01/2017		Increase to 68
14/01836		Full	Approved	28/01/2015		Variation to house types and plot layout
11/01215	10	Full	Approved	28/02/2012		Increase to 67
08/01685	57	Full	Approved	10/02/2010		

LOSSIEMOUTH

Projected Completions:											
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
1					0	1	1				

Planning:

Planning Consent: Detail

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land: 2003

Dispute: Agreed

Owner:

Green/Brown: Brown

House Programme: ☐

Land Use Type:

Effective Land: 2003

Windfall: No

Developer:

LPR:	20/R2	SITE REF:	M/LS/R/026
Supply Type:	Effective	LOCATION:	STOTFIELD ROAD

Capacity:	Projected 5yr Completions	2	Total Units	5	
Units Not Built	2	Effective Land	2	Constrained Land	0

Extra Information:

Easting: 322341

Northing: 870340

Primary School: Hythehill Primary School

Ward: Heldon And Laich

Secondary School: Lossiemouth High School

Area (Ha): 0.47



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
13/01807		Full	Approved	11/12/2013		Revised house design (Plot 2)
13/00795		Full	Approved	24/06/2013		Revised house design (Plot 2)
12/01501	1	Full	Approved	16/11/2012		Sub-division of Plot 4 and erection of 1 dwellinghouse
12/00619		Full	Approved	30/08/2012		Revised house design (Plot 2)
08/02476	1	Full	Approved	24/12/2010		Plot 4

LOSSIEMOUTH

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
			9			11	10				

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2008	Effective Land:	2008
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	Oakbank Homes

LPR:	Win	SITE REF:	M/LS/R/039
Supply Type:	Effective	LOCATION:	WEST BASIN, LOSSIEMOUTH MARINA

Capacity:	Projected 5yr Completions	21	Total Units	30	
Units Not Built	21	Effective Land	21	Constrained Land	0

Extra Information:

Easting:	323711	Northing:	871205
Primary School:	St. Gerardine Primary School	Ward:	Heldon And Laich
Secondary School:	Lossiemouth High School	Area (Ha):	0.35



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
17/01802		Full	Approved	15/02/2018		Amendment to remove concrete bollards
13/01640	30	Full	Approved	05/08/2014		
07/02022	21	Full	Approved	28/07/2008		
04/00974	20	Outline	Approved	24/10/2005		

LOSSIEMOUTH

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
		10	10	8	11	10	10	10	10	10	176

Planning:

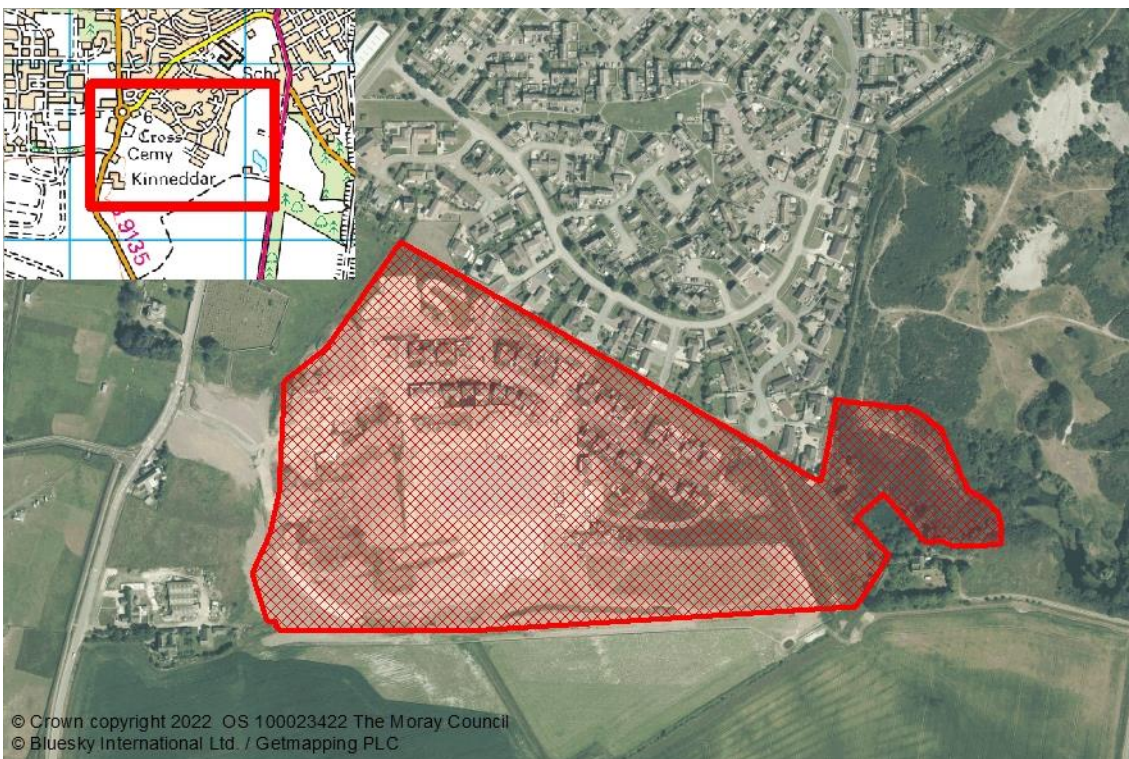
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	Tulloch of Cummingston
Owner:	Tulloch of Cummingston		

LPR:	20/R1	SITE REF:	M/LS/R/07/01
Supply Type:	Effective	LOCATION:	SUNBANK/KINNEDAR

Capacity:	Projected 5yr Completions	50	Total Units	265	
Units Not Built	226	Effective Land	226	Constrained Land	0

Extra Information:

Easting:	322631	Northing:	869449
Primary School:	Hythehill Primary School	Ward:	Heldon And Laich
Secondary School:	Lossiemouth High School	Area (Ha):	14.49



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00100	265	Full	Approved	12/06/2020		Variation to phasing and layout (increase in units [4])
17/01076		Full	Withdrawn	12/12/2018		Variation to phasing
14/01486	261	Full	Approved	11/04/2017		
21/00093	281	Full	Pending			Variation to layout (increase in units [16])

LOSSIEMOUTH

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
						6					

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2019	Effective Land:	2019
Dispute:		Windfall:	Yes
Owner:	Osprey Housing Moray	Developer:	Morlich Homes

LPR:	Win	SITE REF:	M/LS/R/20/W1
Supply Type:	Effective	LOCATION:	CLIFTON ROAD

Capacity:	Projected 5yr Completions	6	Total Units	6	
Units Not Built	6	Effective Land	6	Constrained Land	0

Extra Information:

Easting:	323612	Northing:	870614
Primary School:	St. Gerardine Primary School	Ward:	Heldon And Laich
Secondary School:	Lossiemouth High School	Area (Ha):	0.14



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00652	10	Full	Approved	21/11/2019		
21/01187	6	Full	Pending			Remix of house types/plots (reduction in units [4])

LOSSIEMOUTH

Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+	
6												

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2021	Effective Land:	2021
Dispute:		Windfall:	Yes
Owner:	Jordan Edwards	Developer:	

LPR:	20/12	SITE REF:	M/LS/R/21/W1
Supply Type:	Effective	LOCATION:	SHORE STREET

Capacity:	Projected 5yr Completions	6	Total Units	6
Units Not Built	6	Effective Land	6	Constrained Land

Extra Information:			
Easting:	32354	Northing:	871202
Primary School:	St. Gerardine Primary School	Ward:	Heldon And Laich
Secondary School:	Lossiemouth High School	Area (Ha):	0.06



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00426	6	Full	Approved	23/12/2020		Demolish warehouse and erect houses/flats

MOSSTODLOCH

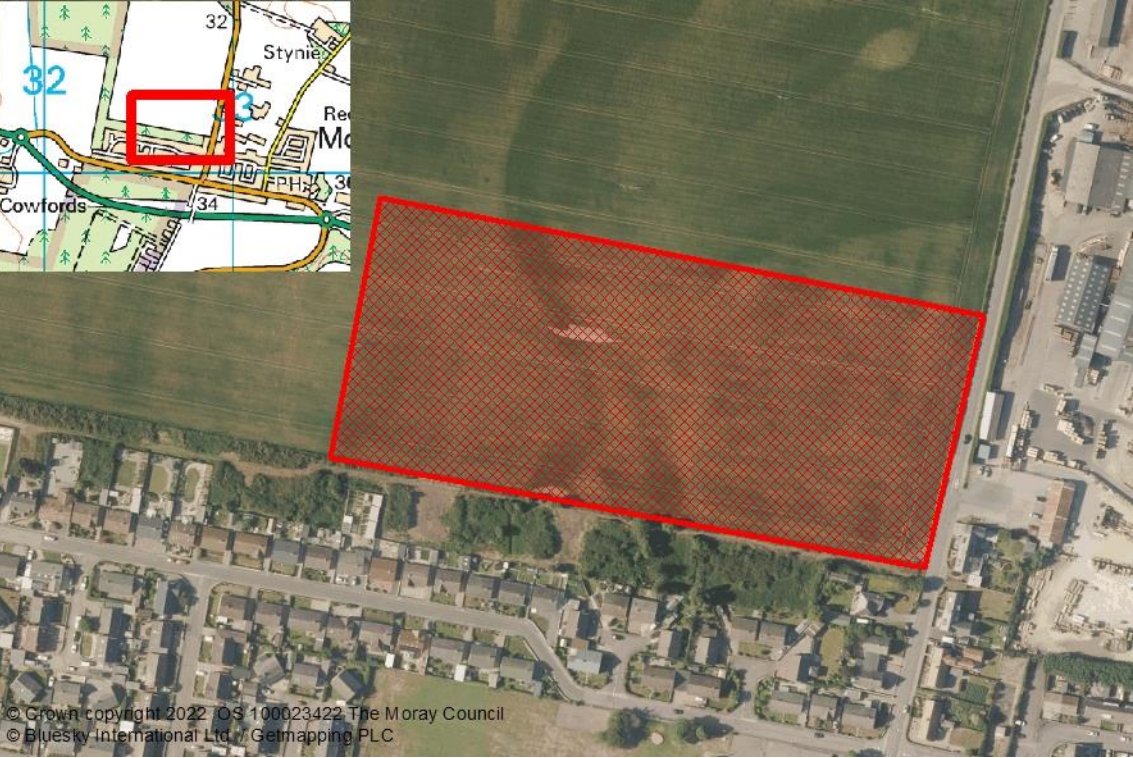
Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +	
												60

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:		Effective Land:	
Established Land:	2015	Windfall:	No
Dispute:		Developer:	
Owner:	Crown Estate Scotland		

LPR:	20/R2	SITE REF:	M/MS/R/15/02
Supply Type:	Constrained	LOCATION:	GARMOUTH ROAD

Capacity:			
Projected 5yr Completions		Total Units	60
Units Not Built	60	Effective Land	0
		Constrained Land	60

Extra Information:			
Easting:	332766	Northing:	860237
Primary School:	Mosstodloch Primary School	Ward:	Fochabers Lhanbryde
Secondary School:	Milne's High School	Area (Ha):	3.41



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

MOSSTODLOCH

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +
											10

Planning:

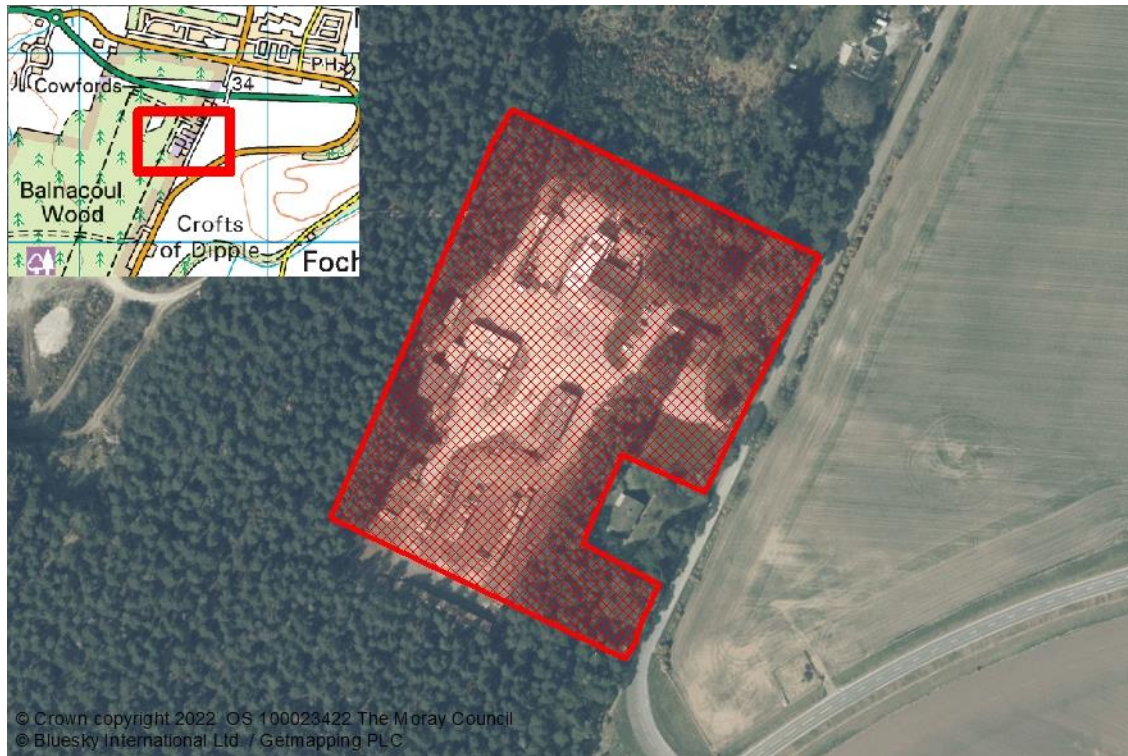
Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Ownership	Land Use Type:	Commercial
Constraint Notes:	Site occupied by operational businesses		
Established Land:	2020	Effective Land:	2020
Dispute:		Windfall:	No
Owner:	Forestry and Land Scotland	Developer:	

LPR:	20/OPP1	SITE REF:	M/MS/R/20/03
Supply Type:	Constrained	LOCATION:	BALNACOUL

Capacity:	Projected 5yr Completions	Total Units	10
Units Not Built	10	Effective Land	0
		Constrained Land	10

Extra Information:

Easting:	332551	Northing:	859535
Primary School:	Mosstodloch Primary School	Ward:	Fochabers Lhanbryde
Secondary School:	Milne's High School	Area (Ha):	2.6



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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NEWMILL

Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +	
												10

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type: Marketability

Constraint Notes:

Established Land: 2003

Dispute: Agreed

Owner:

Green/Brown: Green

House Programme: ☐

Land Use Type:

Effective Land:

Windfall: No

Developer:

LPR:	20/R1	SITE REF:	M/NM/R/001
Supply Type:	Constrained	LOCATION:	ISLA ROAD

Capacity:		Projected 5yr Completions		Total Units	
Units Not Built	10	Effective Land	0	Constrained Land	10

Extra Information:

Easting: 343411

Primary School: Newmill Primary School

Secondary School: Keith Grammar School

Northing: 852366

Ward: Keith And Cullen

Area (Ha): 0.36



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

PORTGORDON

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
										10	30

Planning:

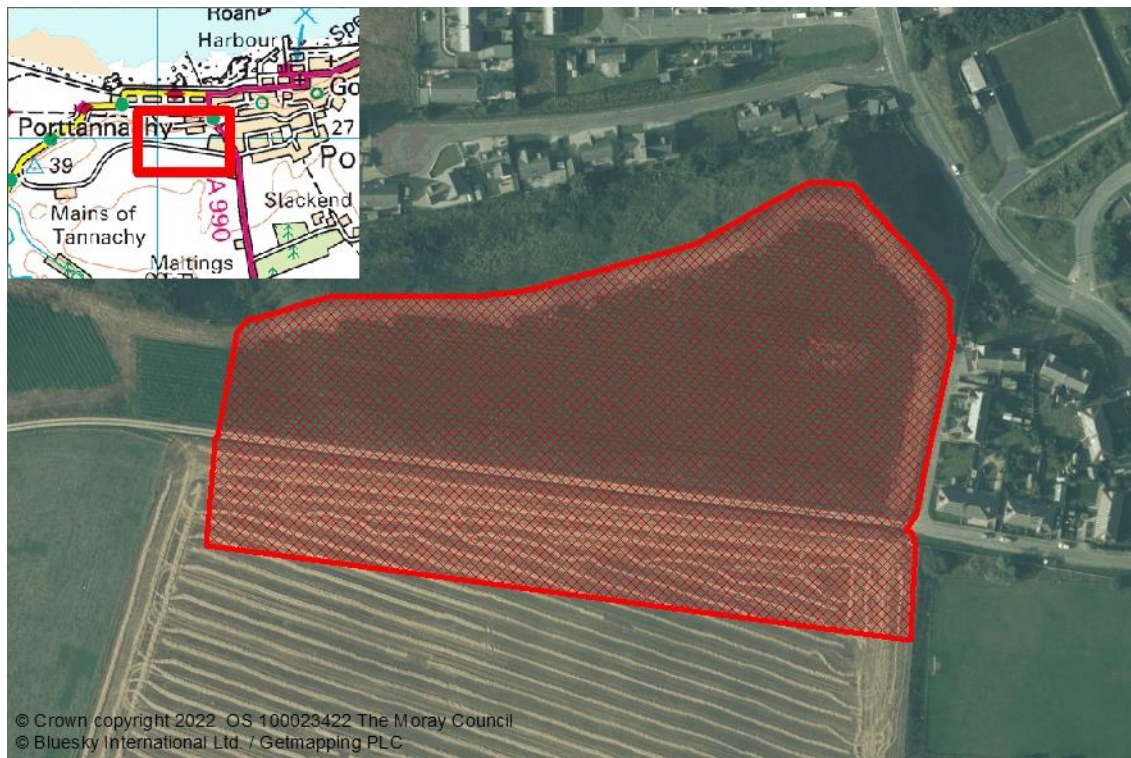
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	Colin Murray Developments
Owner:			

LPR:	20/R1	SITE REF:	M/PG/R/07/04
Supply Type:	Part Constrained	LOCATION:	WEST OF REID TERRACE

Capacity:	Projected 5yr Completions	10	Total Units	40	
Units Not Built	40	Effective Land	10	Constrained Land	30

Extra Information:

Easting:	339143	Northing:	863968
Primary School:	Portgordon Primary School	Ward:	Fochabers Lhanbryde
Secondary School:	Buckie High School	Area (Ha):	3.69



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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PORTKNOCKIE

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
										12	38

Planning:

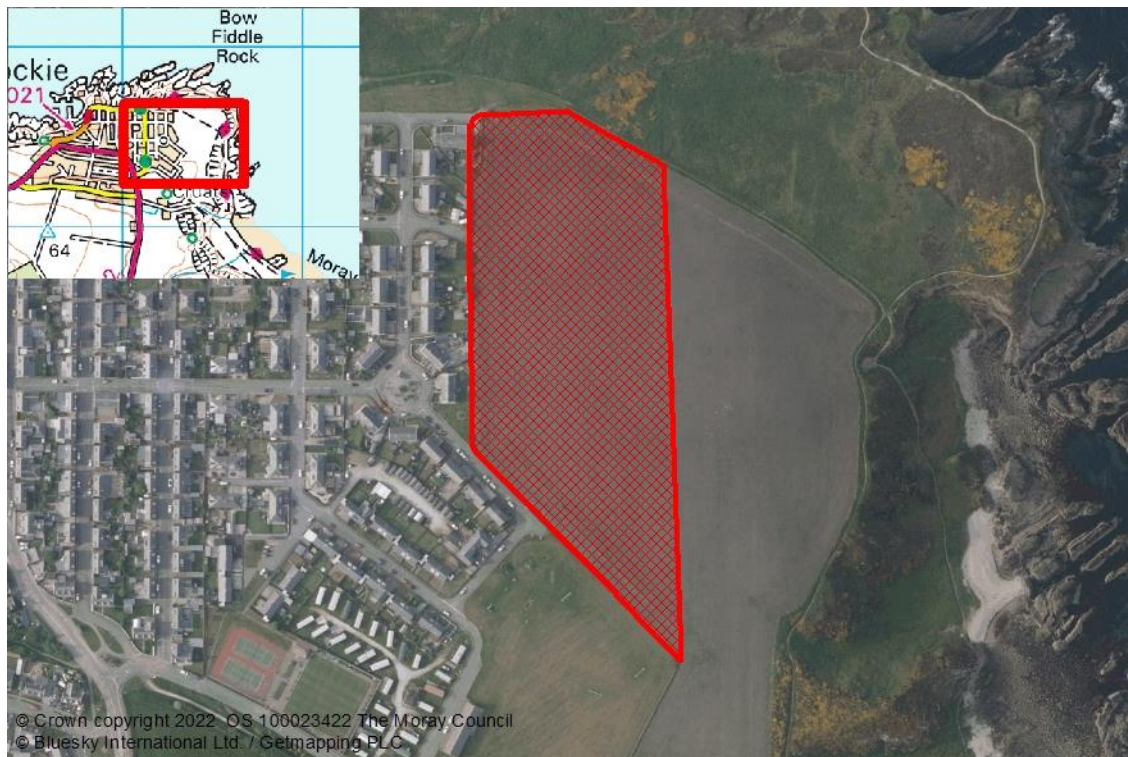
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Query	Windfall:	No
Owner:	Seaford Estate	Developer:	

LPR:	20/R1	SITE REF:	M/PK/R/004
Supply Type:	Effective	LOCATION:	SEABRAES

Capacity:	Projected 5yr Completions	12	Total Units	50	
Units Not Built	50	Effective Land	50	Constrained Land	0

Extra Information:

Easting:	349342	Northing:	868487
Primary School:	Portknockie Primary School	Ward:	Keith And Cullen
Secondary School:	Buckie High School	Area (Ha):	3.01



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
00/00231	1	Full	Approved	13/06/2000		
04/00799		Outline	Refused			
10/00418						Screening opinion

RAFFORD

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											12

Planning:

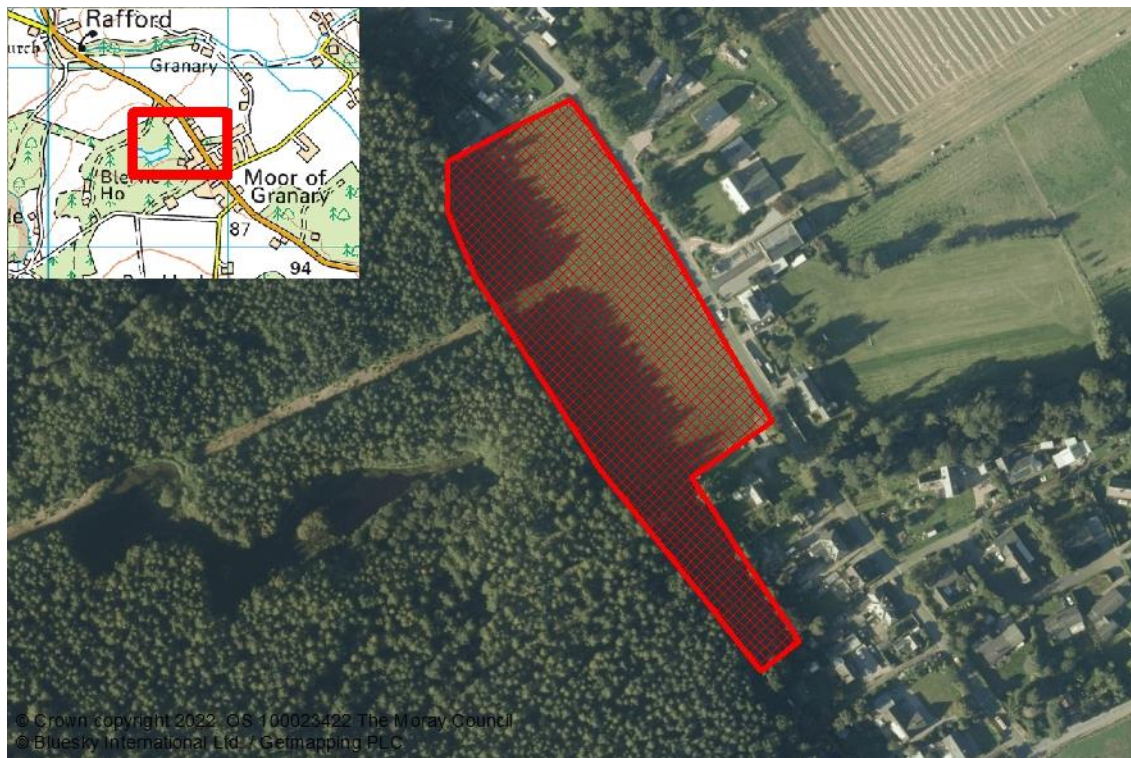
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	2011
Dispute:	Agreed	Windfall:	No
Owner:	Dallas Estate	Developer:	

LPR:	15/R1	SITE REF:	M/RF/R/07/01
Supply Type:	Constrained	LOCATION:	BROCHLOCH

Capacity:	Projected 5yr Completions	Total Units	12
Units Not Built	12	Effective Land	0
		Constrained Land	12

Extra Information:

Easting:	306752	Northing:	855598
Primary School:	Anderson's Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	1.69



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ROTHES

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
										15	15

Planning:

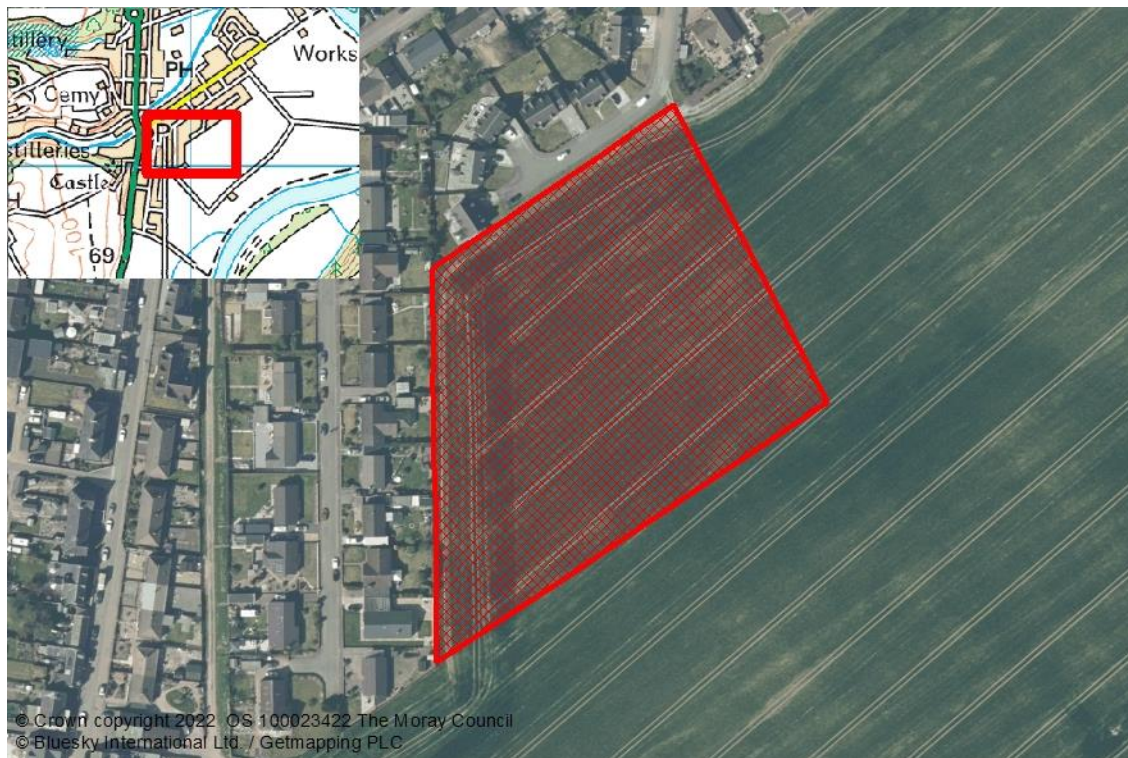
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	
Owner:	Mr & Mrs Scott		

LPR:	20/R1	SITE REF:	M/RS/R/07/01
Supply Type:	Effective	LOCATION:	SPEY STREET

Capacity:	Projected 5yr Completions	15	Total Units	30	
Units Not Built	30	Effective Land	30	Constrained Land	0

Extra Information:

Easting:	328011	Northing:	849105
Primary School:	Roths Primary School	Ward:	Speyside Glenlivet
Secondary School:	Speyside High School	Area (Ha):	1.67



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ROTHES

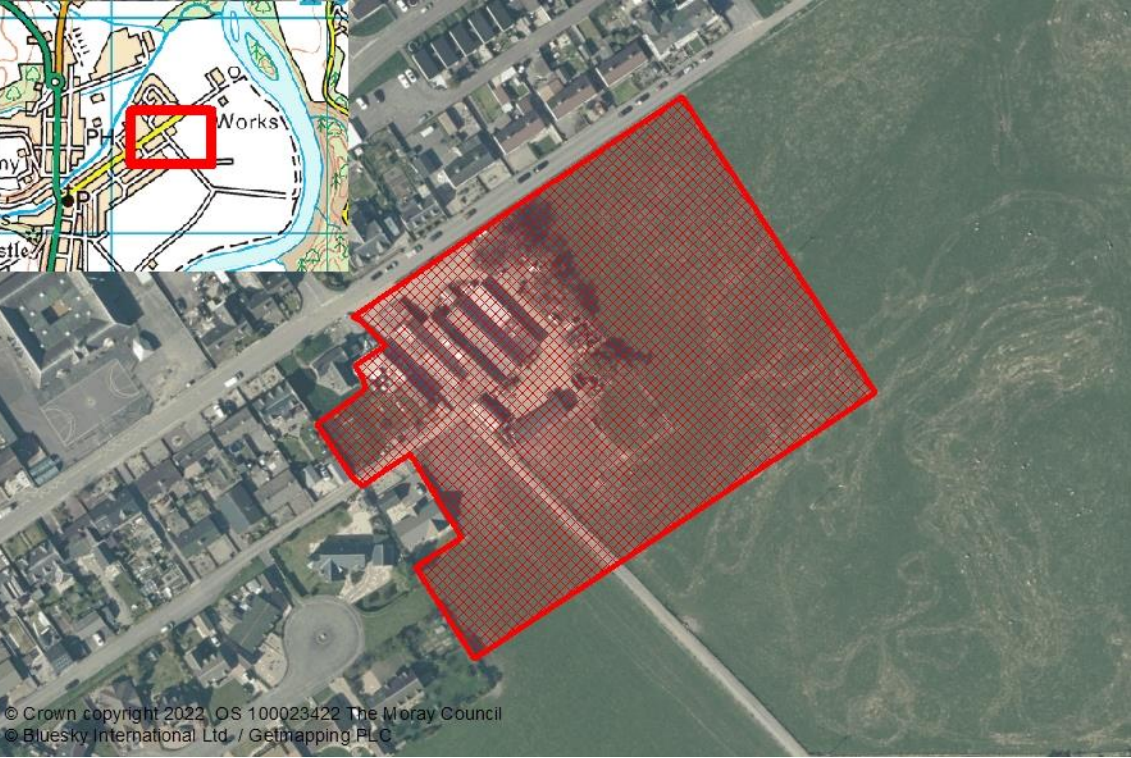
Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +	
												40

Planning:			
Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Building
Constraint Notes:			
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:	Mr Charles Meldrum	Developer:	

LPR:	20/R2	SITE REF:	M/RS/R/15/02
Supply Type:	Constrained	LOCATION:	GREEN STREET

Capacity:			
Projected 5yr Completions		Total Units	40
Units Not Built	40	Effective Land	0
		Constrained Land	40

Extra Information:			
Easting:	328284	Northing:	849451
Primary School:	Roths Primary School	Ward:	Speyside Glenlivet
Secondary School:	Speyside High School	Area (Ha):	1.74



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ROTHIEMAY

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
1											11

Planning:

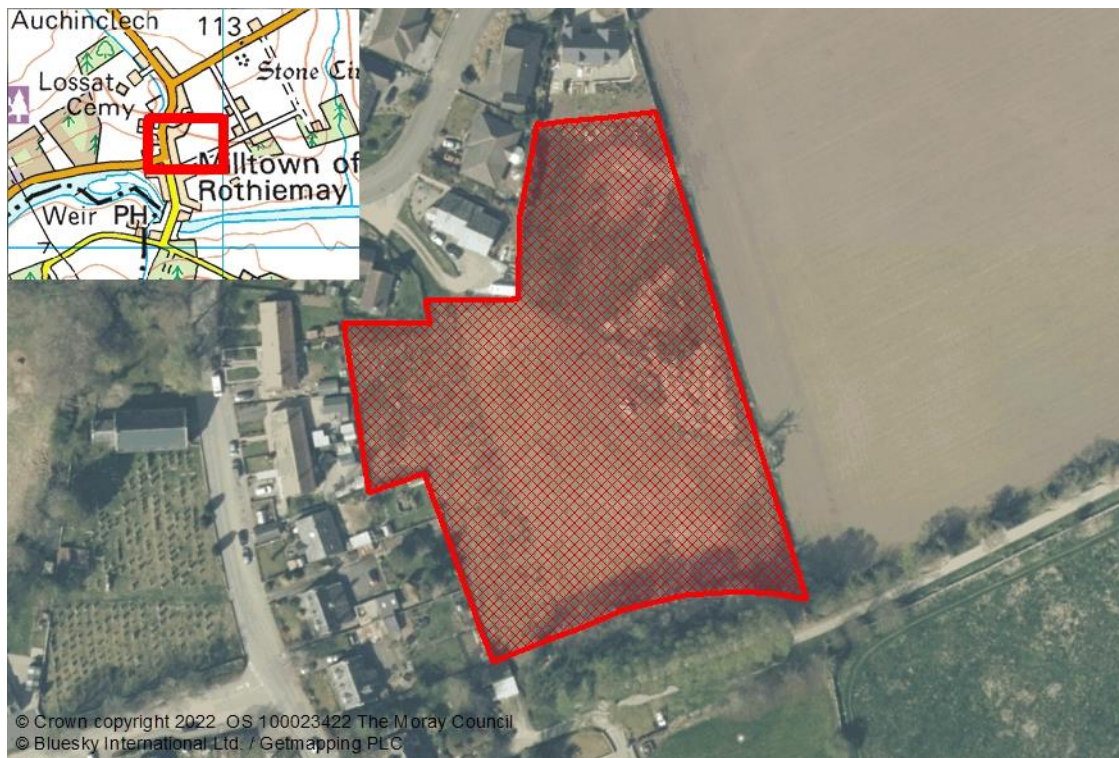
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Robert Thain	Developer:	

LPR:	20/R1	SITE REF:	M/RT/R/001
Supply Type:	Constrained	LOCATION:	CASTLE TERRACE

Capacity:	Projected 5yr Completions	Total Units	12
Units Not Built	11	Effective Land	0
		Constrained Land	11

Extra Information:

Easting:	354854	Northing:	848405
Primary School:	Rothiemay Primary School	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	1



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/01013		Full	Approved	29/07/2015		Plot 1
14/01431	12	Full	Approved	12/11/2014		AMC of 07/02477/OUT
11/00991	12	Full	Approved	19/08/2011		
07/02477	12	Outline	Approved	17/07/2008		
14/00626		Full	Withdrawn			

ROTHIEMAY

Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+	
												5

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type: Marketability

Constraint Notes:

Established Land:

Dispute: Agreed

Owner:

Green/Brown: Green

House Programme: ☐

Land Use Type: Agricultural Land

Effective Land:

Windfall: No

Developer:

LPR:	20/R2	SITE REF:	M/RT/R/07/02
Supply Type:	Constrained	LOCATION:	ANDERSON DRIVE

Capacity:	Projected 5yr Completions	Total Units	5
Units Not Built	5	Effective Land	0
		Constrained Land	5

Extra Information:

Easting: 354630

Northing: 848690

Primary School: Rothiemay Primary School

Ward: Keith And Cullen

Secondary School: Keith Grammar School

Area (Ha): 0.61



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ROTHIEMAY

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											10

Planning:

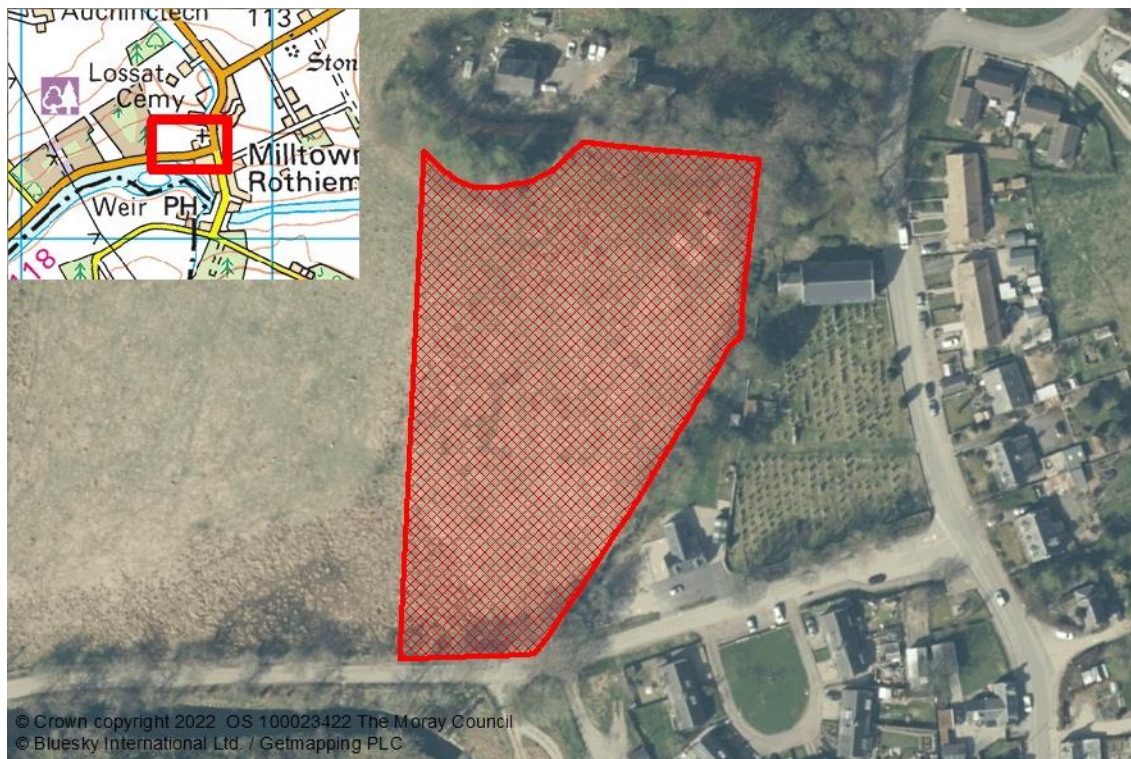
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	The Church of Scotland	Developer:	

LPR:	20/R3	SITE REF:	M/RT/R/15/03
Supply Type:	Constrained	LOCATION:	DEVERONSIDE ROAD

Capacity:	Projected 5yr Completions	Total Units	10
Units Not Built	10	Effective Land	0
		Constrained Land	10

Extra Information:

Easting:	354666	Northing:	848375
Primary School:	Rothiemay Primary School	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	0.92



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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URQUHART

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
							3	3	4		

Planning:

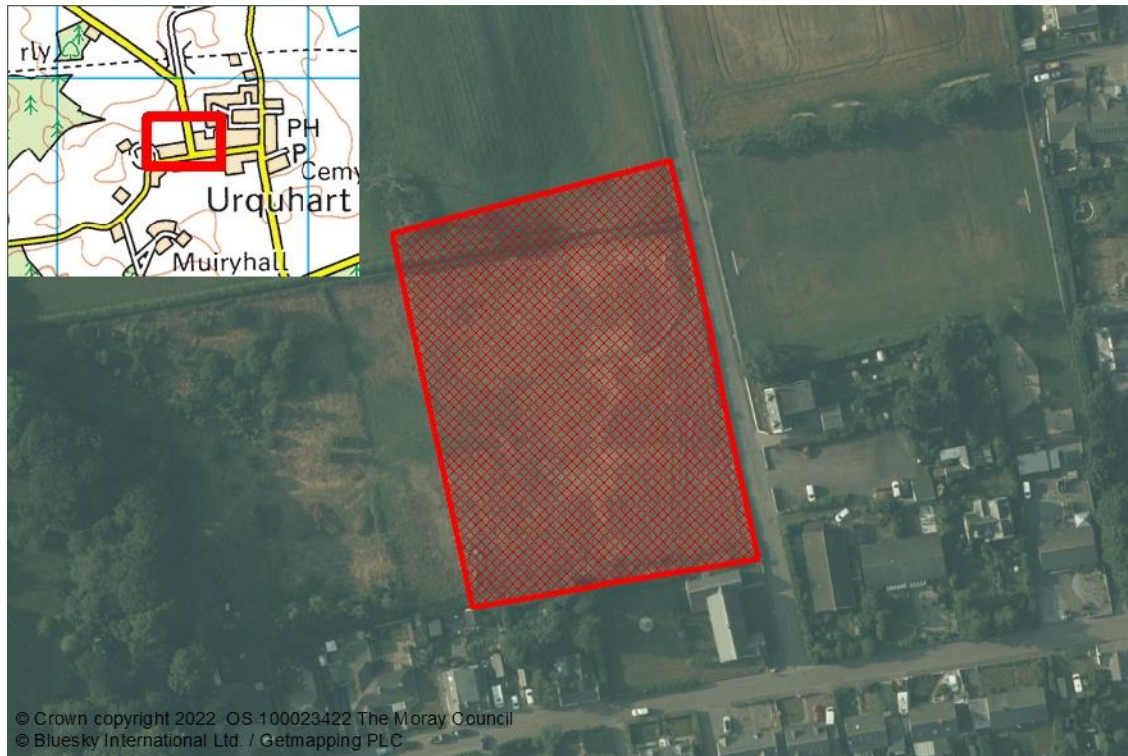
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2008	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:	Mr E. Rattray	Developer:	EPC Grampian

LPR:	20/R1	SITE REF:	M/UR/R/20/01
Supply Type:	Effective	LOCATION:	MEFT ROAD

Capacity:	Projected 5yr Completions	10	Total Units	10	
Units Not Built	10	Effective Land	10	Constrained Land	0

Extra Information:

Easting:	328504	Northing:	862749
Primary School:	Lhanbryde Primary School	Ward:	Fochabers Lhanbryde
Secondary School:	Milne's High School	Area (Ha):	0.8



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00120	10	Full	Pending			

URQUHART

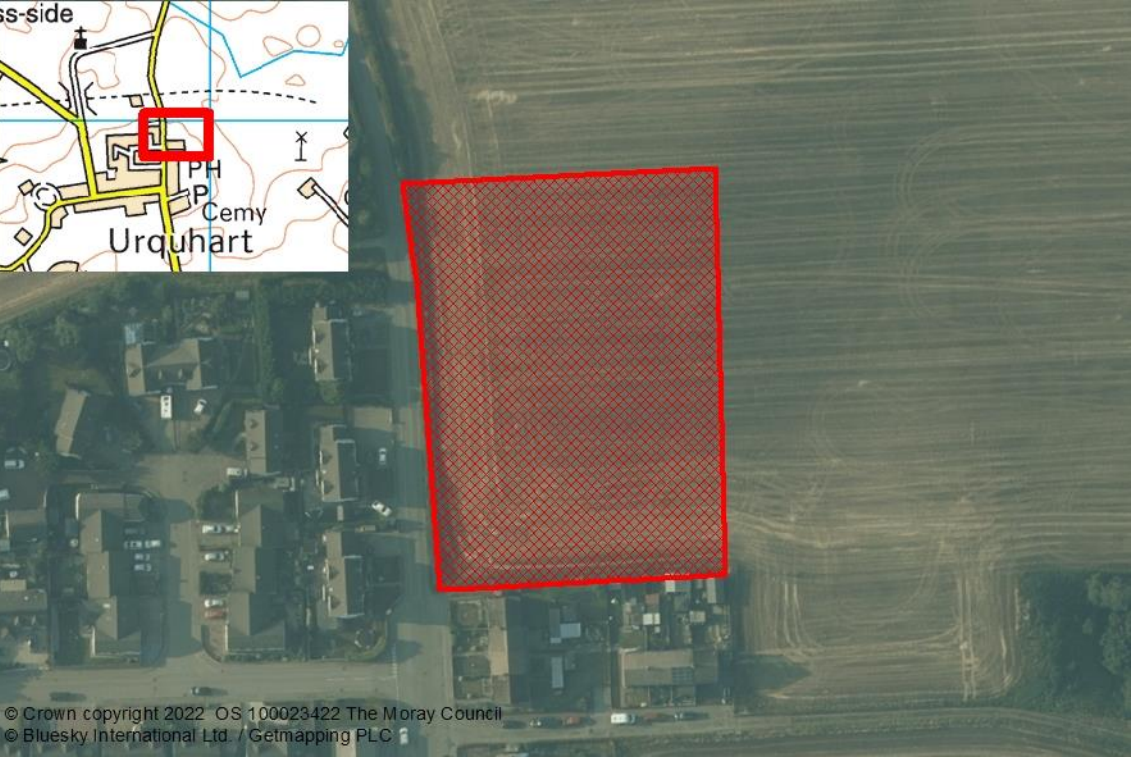
Projected Completions:												
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 +	
								4	4			

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2020	Effective Land:	2020
Dispute:		Windfall:	No
Owner:	Ian Dean	Developer:	

LPR:	20/R2	SITE REF:	M/UR/R/20/02
Supply Type:	Effective	LOCATION:	STATION ROAD

Capacity:	Projected 5yr Completions	8	Total Units	8	
Units Not Built	8	Effective Land	8	Constrained Land	0

Extra Information:			
Easting:	328866	Northing:	862942
Primary School:	Lhanbryde Primary School	Ward:	Fochabers Lhanbryde
Secondary School:	Milne's High School	Area (Ha):	0.65



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes

URQUHART

The Moray Council Housing Land Audit 2022

Projected Completions:

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027+
											10

Planning:

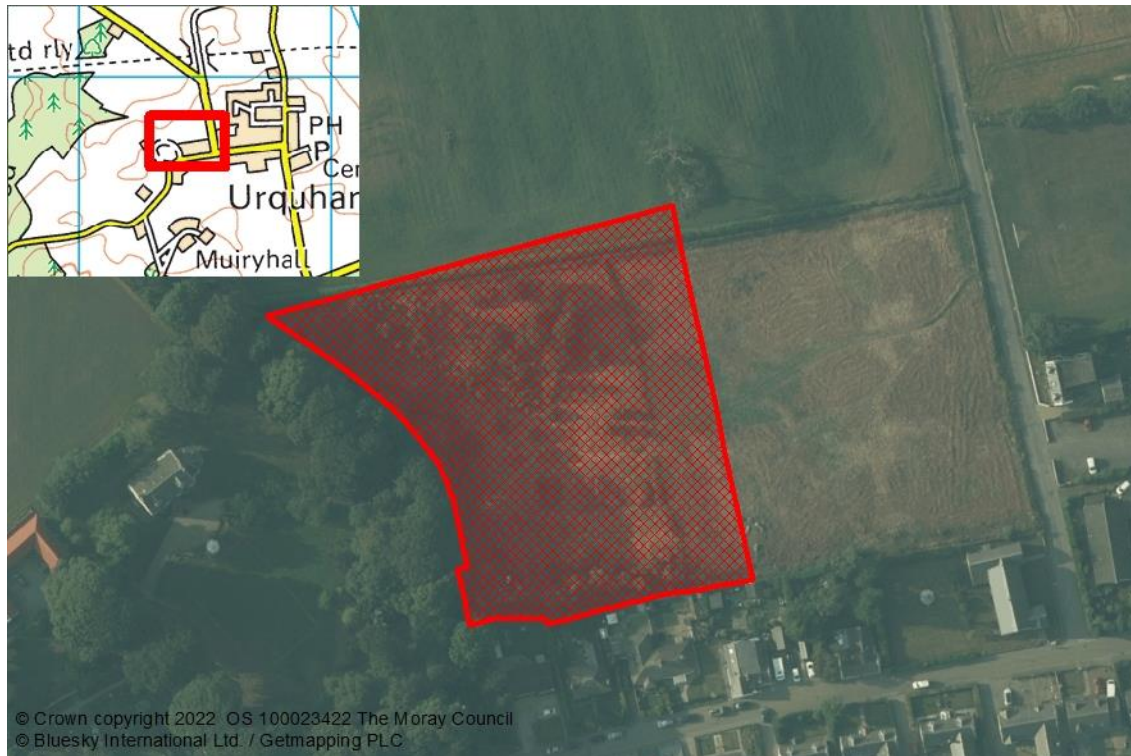
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	
Constraint Notes:	LONG		
Established Land:	2008	Effective Land:	
Dispute:		Windfall:	No
Owner:	Mr E. Rattray	Developer:	EPC Grampian

LPR:	20/LNG1	SITE REF:	M/UR/R/20/L1
Supply Type:	Constrained	LOCATION:	MEFT ROAD LONG1

Capacity:	Projected 5yr Completions	Total Units	10
Units Not Built	10	Effective Land	0
		Constrained Land	10

Extra Information:

Easting:	328425	Northing:	862735
Primary School:	Lhanbryde Primary School	Ward:	Fochabers Lhanbryde
Secondary School:	Milne's High School	Area (Ha):	0.81



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00120	10	Full	Pending			Small release of LONG to accommodate development on R1