

August 2024

Moray Housing Land Audit 2024/25



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 31 March 2024. 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 (HNDA).
- 1.2 The audit identifies and provides a programme of expected housing delivery over an initial 10-year period and the years thereafter. The audit also examines past and future predicted trends in housing land supply and identifies any action required to address issues arising.
- 1.3 National Planning Framework 4 (NPF4) was published in February 2023 and introduces significant changes to the development planning system across Scotland. NPF4 Policy 16: Quality Homes sets out that a local development plan (LDP) should identify a housing target for the area it covers, in the form of a Local Housing Land Requirement. The Housing Land Requirement represents how much land is required and is expected to exceed the 10-year Minimum All-Tenure Housing Land Requirement (MATHLR). NPF4 sets the MATHLR as 3450 units for Moray.
- 1.4 In response to the Scottish Government Housing Land Audit Feedback Paper from August 2023 and anticipated guidance, Moray Council has moved to a financial year audit. Due to this transition, completions for 2023/24 also include calendar months January to March 2023 (as identified by an asterisk).

2 Preparation of Audit

- 2.1 The audit has been prepared by Moray Council using details of all relevant development sites within the Moray LDP 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 discussions 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.

Established Housing Land Supply

3.2 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.

Effective Housing Land Supply

3.3 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 MLDP 2020 fall into this category where the site is free of the following constraint:-

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

Constrained Housing Land Supply

3.4 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 MLDP.

4 Established Land Supply

4.1 The established land supply for the MLDP is shown in Table 1 below.

	2020	2021	2022	2023	2024/25
Moray	12,751	12,346	12,192	11,770	12,461

Table 1: Established Land Supply

4.2 The established land supply in 2024/25 has a capacity of 12,461 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.

	2020	2021	2022	2023	2024/25
Moray	6,940	6,838	6,827	6,748	7,158

Table 2: Constrained Land Supply

5.2 A total of 7,158 units are constrained in 2024/25, 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 10 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.

Constraint	No. of units	No. of sites
Contamination	64	2
Marketability	544	18
Ownership	660	5
Physical	286	11
Programming	1,779	10
LONG	3,825	8
Total	7,158	54

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.

	2020	2021	2022	2023	2024/25
Moray	5,811	5,508	5,365	5,022	5,303

Table 4: Effective Housing Land Supply

6.2 The effective housing land supply has a capacity of 5,303 units in 2024/25, reflective of the new sites identified in the MLDP 2020 which are included in the audit.

7 Small Sites and Rest of Moray

7.1 In addition to sites with consents for a capacity of 4 units and over outwith settlements (Rest of Moray (ROM)), there are a number of consents granted for sites (both urban and rural) with a capacity of 1 to 3 units which cumulatively make a significant contribution to the housing land supply. Table 5 identifies previous completion rates.

	2019	2020	2021	2022	2023/24*
Small Sites & ROM Completions	82	N/A	50	70	73

Table 5: Small Sites and ROM completion rates

7.2 A programmed supply for small housing sites is provided in this audit based on the historic completions and agreed rural communities contribution with Homes for Scotland. This will be monitored and reviewed on an annual basis.

8 Brownfield sites

- 8.1 NPF4 Policy 9: Brownfield, vacant and derelict land and empty buildings aims to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings and to help reduce the need for greenfield development. Tables 6a and 6b identifies previous and projected completion rates on brownfield sites.

	2019	2020	2021	2022	2023/24*
Brownfield sites completions	34	15	55	10	18
Percentage of total completions 2019-2023/24	6.8%				

Table 6a: Brownfield sites completion rates

	2024/25	2025/26	2026/27	2027/28	2028/29
Brownfield sites completions	8	78	87	36	61
Percentage of total completions 2024 - 2029	9.7%				

Table 6b: Brownfield sites projected completion rates

- 8.2 As set out in the MLDP 2027 Evidence Report, Moray Council have proposed targets of 10% and 5% of housing completions over the next 10 years for brownfield sites and within town centres respectively. Whilst these targets are considered to be ambitious, it is recognised that this will be dependent upon availability of staff and financial resources to tackle the complexity of brownfield site redevelopment.

9 Windfall sites

- 9.1 A windfall site is a site not specifically allocated for development in the LDP but which becomes available for development or is granted planning permission during the lifetime of the Plan.
- 9.2 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.

	2019	2020	2021	2022	2023/24*
Windfall completions	16	22	47	14	14

Table 7a: Windfall sites completion rates

	2024/25	2025/26	2026/27	2027/28	2028/29
Projected windfalls	10	37	43	69	24

Table 7b: Projected windfall sites completion rates

- 9.3 Windfall sites continue to demonstrate the historical trend of varied annual completions and projections.

10 Completions

- 10.1 Table 8 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 since appear to show a positive return to pre-covid figures.

	2019	2020	2021	2022	2023/24*
Moray	414	231	398	418	459

Table 8: Moray completions rates

- 10.2 Table 9 identifies projected completion rates for the initial five year effective housing land period. These are largely based upon returns from housebuilders and landowners. As part of School Roll Forecasting, information is also provided to Education Services which includes a reduced ratio applied to projections within the Housing Land Audit for Elgin and Forres.

	2024/25	2025/26	2026/27	2027/28	2028/29
Moray	358	531	625	644	618

Table 9: Moray projected completion rates

11 Housing Land Requirement & Effective Housing Land Supply

11.1 The Council's HNDA 2017 has informed the housing land supply and housing completions targets set out in the MLDP 2020. These have been updated in the Evidence Report submitted to the Scottish Government as part of the preparation of the MLDP 2027 and are based upon the HNDA 2023, which has been signed off as robust and credible by the Scottish Government's Centre for Housing Market Analysis. The key targets reflect the MATHLR set out in NPF4 and are:

- Annual housing completion target (HNDA Growth scenario) - 440 units
- Annual effective housing land supply target - 500 units

11.2 Using these figures gives a 5 year completion target of 2,200 units and a 5 year land supply target of 2,500 units.

	Housing Land Supply	No. of years supply
Established	12,461	25
Effective	5,303	11
Constrained	7,158	14

Table 10: Land supply/ No. of years supply



LHMA	5 year land supply target (5 x 500)	5 year effective land supply 2024-2028	5 year completion target (5 x 440)	5 year projected completions	Comments
Buckie	355	778	2,200	455	Surplus effective housing land.
Elgin	1,355	2,481		1,508	Surplus effective housing land.
Forres	362	1,321		444	Surplus effective housing land.
Keith	205	311		126	Surplus effective housing land.
Speyside	180	412		243	Surplus effective housing land.
Total	2,500	5,303		2,776	Surplus effective housing land.

Table 11: 5 year housing land/ completion targets by LHMA

11.3 The audit totals of effective, constrained and established housing land supply are set out in Table 12 below.

	2019	2020	2021	2022	2023	2024/25
Effective	4,189	5,638	5,508	5,365	5,022	5,303
Constrained	8,198	6,890	6,838	6,827	6,748	7,158
Established	12,387	12,528	12,346	12,192	11,770	12,461

Table 12: Moray Housing Land Supply 2024/25

TOWN	2023	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
ABERLOUR	0	2	41	33	3	0	30					
ALVES												250
ARCHIESTOWN				3	3	3	3	3	5	4		16
BUCKIE	5	22	57	68	70	79	61	80	80	75	105	416
BURGHEAD					14	8	8	8	8	8	8	144
CRAIGELLACHIE						12						10
CULLEN			20	12	12	11						
CUMMINGSTON	1	0	1	1								
DALLAS									2	2	2	4
DUFFTOWN				5	20	20	20	20	20			
DYKE			1	1	1							5
ELGIN	194	148	187	268	254	239	198	165	195	190	170	4404
FINDHORN	0	10	9	0	13							
FINDOCHTY							12	16	16	16	10	10
FOCHABERS	3	10	10	10	20	15	25	20	22	10		35
FORRES	109	75	53	62	45	84	89	88	83	52	40	1050
GARMOUTH/KINGSTON											10	
HOPEMAN		8	8	8	8	8	8	8	8	8	3	
KEITH	33		30	9	16	6	32	20	26	10	10	125
KINLOSS	5	2	4	4	4	4	4	3	3	2		
LHANBRYDE			20	40	38	11						
LOSSIEMOUTH	33	21	27	21	15	12	12	12	12	12	12	77
MOSSTODLOCH								10	10	10	10	380
NEWMILL												10
PORTGORDON					10	10	10	10	10	10		
PORTKNOCKIE					12	12	12	12	12			
RAFFORD				12								
REMAINDER OF MORAY	76	60	60	60	60	60	60	60	60	60	60	60
ROTHES					15	15			10	10	20	
ROTHIEMAY						5	5	5	5			16
TOMINTOUL				4	4		4	4				
URQUHART			3	4	7	4		3	3	4		
Total	459	358	531	625	644	618	593	547	590	483	460	7,012

12 Long Term Housing Designation

12.1 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.

12.2 The release of LONG term designations is controlled through the Policy DP3 *LONG Term Land Reserves* of the MLDP 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.

12.3 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.

12.4 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.

12.5 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 513 units, projected 5 year completions of 296 units.	No requirement to release.
Burghead	Clarkly Hill	Effective land supply of 86 units, projected 5 year completions of 22 units.	No requirement to release.
Elgin	North East	Effective land supply of 1,696 units, projected 5 year completions of 1,096 units.	No requirement to release.
Elgin	South	Effective land supply of 1,696 units, projected 5 year completions of 1,096 units.	Amendment to Elgin South phasing approved in 2021. No requirement to release.
Fochabers	Ordiquish Road East	Effective land supply of 142 units, projected 5 year completions of 65 units.	No requirement to release.
Forres	Lochyhill	Effective land supply of 1,124 units, projected 5 year completions of 319 units.	No requirement to release.
Keith	Nursery Field	Effective land supply of 191 units, projected 5 year completions of 61 units.	Site released in 2023.
Urquhart	Meft Road	Effective land supply of 18 units, projected 5 year completions of 18 units.	No requirement to release.

Table 13: 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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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	Mr Robert Gordon & 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	Mr Robert Gordon		10	Constrained	Marketability
Total Town Units					20	Total Town Sites	3
BUCKIE							
M/BC/R/015	20/R3	RATHBURN (N)	Reidhaven Estate		60	Constrained	Physical
M/BC/R/041	20/OPP7	MILLBANK GARAGE	MPD Homes	MPD Homes	20	Constrained	Marketability
M/BC/R/042	20/15	19 COMMERCIAL ROAD	Denholm Fishselling Ltd		10	Constrained	Marketability
M/BC/R/07/07	20/R4	RATHBURN (S)	Reidhaven Estate		60	Constrained	Programming
M/BC/R/07/10	20/R5	HIGH STREET (E)	J.M. Watt		200	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					600	Total Town Sites	6
BURGHEAD							
M/BH/R/012	20/OPP1	WEST FORESHORE	Moray Council/ToC/John Gordon	Tulloch of Cummingston	40	Constrained	Contamination
M/BH/R/20/LNG	20/LONG1	LONG1 CLARKLY HILL	Tulloch of Cummingston	Tulloch of Cummingston	80	Constrained	Programming
Total Town Units					120	Total Town Sites	2

CONSTRAINED HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
CRAIGELLACHIE							
M/CR/R/001	20/R1	EDWARD AVENUE	Bacardi		5	Constrained	Physical
M/CR/R/004	20/R2	FORMER BREWERY, SPEY ROAD	Bacardi		5	Constrained	Physical
Total Town Units					10	Total Town Sites	2
DALLAS							
M/DA/R/001	20/R1	DALLAS SCHOOL WEST	Dallas Estate		6	Constrained	Physical
M/DA/R/002	20/R3	FORMER FILLING STATION	Mr Ian Thomson		4	Constrained	Marketability
Total Town Units					10	Total Town Sites	2
DYKE							
M/DY/R/15/02	20/R2	SOUTH DARKLASS ROAD	Mr Grant Davidson		5	Constrained	Physical
Total Town Units					5	Total Town Sites	1

CONSTRAINED HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
ELGIN							
M/EL/R/07/06	20/R4	SOUTH WEST OF ELGIN HIGH SCHOOL	Mr Dean Andersson		107	Constrained	Physical
M/EL/R/081	Win	NEWFIELD HOUSE, LOSSIEMOUTH ROAD	Mr Ian Aitkenhead		12	Constrained	Physical
M/EL/R/082	20/R21	PALMERS CROSS	Edgar Road Properties Ltd		20	Constrained	Marketability
M/EL/R/088	20/R16	BARMUCKITY	Mr Ian Robertson	Springfield Properties Plc	190	Constrained	Programming
M/EL/R/094	20/R14	SPYNIE HOSPITAL	NHS Grampian		50	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	Mr Dean Anderson		50	Constrained	Programming
M/EL/R/20/12	20/R12	FINDRASSIE (R12 PARCEL)	Pitgaveny Estate		150	Constrained	Programming
M/EL/R/20/19	20/R19	EASTER LINKWOOD AND LINKWOOD	Mr Ian Robertson	Springfield Properties Plc	564	Part Constrained	Ownership
M/EL/R/20/L2	20/LNG2	ELGIN SOUTH LONG2		Springfield Properties Plc	1000	Constrained	Programming
M/EL/R/23/04	20/R11	FINDRASSIE (W PARCEL)	Pitgaveny Estate		260	Constrained	Programming
M/EL/R/23/05	20/R11	FINDRASSIE (N PARCEL)	Pitgaveny Estate		519	Constrained	Programming
Total Town Units					4722	Total Town Sites	12
FINDOCHTY							
M/FN/R/009	20/R1	MORVEN CRESCENT	Seafield Estate		60	Constrained	Marketability
M/FN/R/07/02	20/R2	WEST OF PRIMARY SCHOOL	Seafield Estate		20	Constrained	Marketability
Total Town Units					80	Total Town Sites	2
FOCHABERS							
M/FQ/R/15/LG	20/LONG	ORDIQUISH ROAD EAST LONG	Crown Estate Scotland		35	Constrained	Programming
Total Town Units					35	Total Town Sites	1

CONSTRAINED HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
FORRES							
M/FR/R/060	20/OPP1	CAROLINE STREET	AES Solar		24	Part Constrained	Contamination
M/FR/R/07/08	20/R4	MANNACHIE	Tulloch of Cummingston	Tulloch of Cummingston	31	Part Constrained	Physical
M/FR/R/07/11	20/LONG1	LOCHYHILL LONG1	White Family		400	Constrained	Programming
M/FR/R/15/08	20/R5	BALNAGEITH	Tulloch of Cummingston	Tulloch of Cummingston	12	Constrained	Marketability
M/FR/R/15/11	20/R7	PILMUIR ROAD WEST	G & AG Proctor		40	Constrained	Physical
M/FR/R/23/03	20/R3	LOCHYHILL (AREA C)		Robertson Residential Group	90	Constrained	Programming
Total Town Units					597	Total Town Sites	6
GARMOUTH/KINGSTON							
M/GM/R/15/01	20/R1	SOUTH OF INNES ROAD			10	Constrained	Physical
Total Town Units					10	Total Town Sites	1
KEITH							
M/KH/R/015	20/R2	DUNNYDUFF ROAD	Various		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	ACE Roofing (Keith)		12	Constrained	Marketability
M/KH/R/20/08	20/R8	DENWELL ROAD			5	Constrained	Physical
Total Town Units					93	Total Town Sites	4
MOSSTODLOCH							
M/MS/R/15/02	20/R2	GARMOUTH ROAD	Crown Estate Scotland		60	Constrained	Marketability
M/MS/R/20/03	20/OPP1	BALNACOL	Forestry and Land Scotland		10	Constrained	Ownership
M/MS/R/20/MU	20/MUL1	SOUTH OF A96	Crown Estate Scotland		350	Constrained	Programming
Total Town Units					420	Total Town Sites	3

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
NEWMILL							
M/NM/R/001	20/R1	ISLA ROAD	Newmill Estate		10	Constrained	Ownership
					Total Town Units	10	Total Town Sites1
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 Sites1
REMAINDER OF MORAY							
M/RM/R/999B		SITES BELOW 5 HOUSES	PRIVATE	PRIVATE	60	Part Constrained	Programming
					Total Town Units	60	Total Town Sites1
ROTHES							
M/RS/R/15/02	20/R2	GREEN STREET	Mr Stewart Meldrum		40	Constrained	Ownership
					Total Town Units	40	Total Town Sites1
ROTHIEMAY							
M/RT/R/001	20/R1	CASTLE TERRACE	Mr Robert Thain		11	Constrained	Marketability
M/RT/R/07/02	20/R2	ANDERSON DRIVE	Mrs H. Mackenzie		5	Constrained	Marketability
M/RT/R/15/03	20/R3	DEVERONSIDE ROAD	The Church of Scotland		20	Constrained	Marketability
					Total Town Units	36	Total Town Sites3
URQUHART							
M/UR/R/20/L1	20/LNG1	MEFT ROAD LONG1	Rattray Family	EPC Grampian	10	Constrained	Programming
					Total Town Units	10	Total Town Sites1

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
Total Constrained Housing Land Supply					7158	Total Sites	54

EFFECTIVE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
ABERLOUR							
M/AB/R/010	20/R1	TOMBAIN FARM	Mr Simon Gibbs		9		
M/AB/R/15/04	20/R2	SPEYVIEW	Springfield Properties & Moray Coun	Springfield Properties Plc	100		
Total Town Units					109	Total Town Site	2
ARCHIESTOWN							
M/AR/R/07/01	20/R1	EAST END	Mr Edward Aldridge		20		
Total Town Units					20	Total Town Site	1
BUCKIE							
M/BC/R/035	15/R2	PARKLANDS	MPD Homes	MPD Homes	5		
M/BC/R/20/01	20/R1	BURNBANK	Morlich Homes	Morlich Homes	2		
M/BC/R/20/07	20/R7	LAND AT MUIRTON	Mr Alan Durno	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/R9	SITE AT ARDACH HEALTH CENTRE	Moray Council		5		
M/BC/R/20/MU	20/MU	HIGH STREET (W)			100		
M/BC/R/20/W1	20/R10	MILL OF BUCKIE	Mr Fredrick Parkes		11		
Total Town Units					513	Total Town Site	7
BURGHEAD							
M/BH/R/006	20/R1	NORTH QUAY	Margery Bray		6		
M/BH/R/04	20/R2	CLARKLY HILL	Tulloch of Cummingston	Tulloch of Cummingston	80		
Total Town Units					86	Total Town Site	2

EFFECTIVE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
CRAIGELLACHIE							
M/CR/R/003	20/R3	BRICKFIELD	Strathdee Properties		12		
					Total Town Units	12	Total Town Site 1
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 Cummingston	Tulloch of Cummingston	2		
					Total Town Units	2	Total Town Site 1
DUFFTOWN							
M/DF/R/012	20/OPP1	OLD MART ROAD	Moray Council		5		
M/DF/R/15/03	20/R1	HILLSIDE FARM	Mr James Wiseman		100		
					Total Town Units	105	Total Town Site 2
DYKE							
M/DY/R/20/03	20/R3	FIR PARK ROAD	Ms Ros Davidson		3		
					Total Town Units	3	Total Town Site 1

EFFECTIVE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
ELGIN							
M/EL/R/048	20/R1	BILBOHALL NORTH	Robertson Residential Group	Robertson Residential Group		40	
M/EL/R/07/05	20/R3	BILBOHALL SOUTH	Grampian Housing A.	Grampian Housing A.		102	
M/EL/R/092	Win	FORMER JAILHOUSE	Mr William McBey			14	
M/EL/R/093	20/R7	THE FIRS, BILBOHALL	Moray Council	Moray Council		8	
M/EL/R/15/12	20/R6	KNOCKMASTING WOOD	Scotia Homes	Scotia Homes		85	
M/EL/R/15/13	20/R9	HAMILTON DRIVE	Morlich Homes	Morlich Homes		10	
M/EL/R/15/14	20/R13	LESMURDIE FIELDS	Robertson Residential Group	Robertson Residential Group		70	
M/EL/R/20/02	20/R2	EDGAR ROAD	Moray Council			84	
M/EL/R/20/19	20/R19	EASTER LINKWOOD AND LINKWOOD	Mr Ian Robertson	Springfield Properties Plc		45	
M/EL/R/20/20	20/R20	GLASSSGREEN, ELGIN SOUTH	Springfield Properties Plc	Springfield Properties Plc		14	
M/EL/R/21/L2	20/LONG2	ELGIN SOUTH (GRASSSGREEN, BURNSIDE & CEMETERY)	Springfield Properties Plc	Springfield Properties Plc		627	
M/EL/R/22/01	20/CF4	SOUTH GLASSSGREEN		Springfield Properties Plc		16	
M/EL/R/23/01	20/ENV2+3	BAIN AVENUE		Springfield Properties Plc		24	
M/EL/R/23/02	20/R11	FINDRASSIE (E PARCEL)	Barratt Homes	Barratt Homes/David Wilson Homes		254	
M/EL/R/23/03	20/R11	FINDRASSIE (D PARCEL)	Pitgaveny Estate	Robertson Residential Group		266	
M/EL/R/23/W1		OLDMILLS ROAD	Tulloch of Cummingston	Tulloch of Cummingston		12	
M/EL/R/TC/01	20/TC	161-163 HIGH STREET (POUNDLAND)	Poundland Elgin Ltd			21	
M/EL/R/TC/04	20/TC	42 BATCHEN STREET	Mr Richard Ham			4	
Total Town Units					1696	Total Town Site	18

EFFECTIVE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
FINDHORN							
M/FH/R/009	20/R1	HEATHNEUK	Mr Tim Clark		2		
M/FH/R/11	Win	NORTH WHINS		Duneland Ltd	29		
M/FH/R/20/RC	20/RC	RESIDENTIAL CARAVANS			1		
Total Town Units					32	Total Town Site	3
FOCHABERS							
M/FO/R/07/01	20/R1	ORDIQUISH ROAD	Bob Milton Properties	Bob Milton Properties	42		
M/FO/R/07/02	20/R2	ORDIQUISH ROAD WEST	Bob Milton Properties	Bob Milton Properties	50		
M/FO/R/20/04	20/R4	ORDIQUISH ROAD EAST	Crown Estate Scotland		50		
Total Town Units					142	Total Town Site	3
FORRES							
M/FR/R/057	20/OPP4	AUCTION MART, TYTLER STREET		Cairn Housing Associaion	24		
M/FR/R/060	20/OPP1	CAROLINE STREET	AES Solar		24		
M/FR/R/07/01	20/R1	KNOCKOMIE	Tulloch Homes	Tulloch Homes	9		
M/FR/R/07/03	20/R2	FERRYLEA	Springfield Properties Plc	Springfield Properties Plc	154		
M/FR/R/07/08	20/R4	MANNACHIE	Tulloch of Cummingston	Tulloch of Cummingston	9		
M/FR/R/15/10	20/R6	DALLAS DHU	Altyre Estate		136		
M/FR/R/23/01	20/R3	LOCHYHILL (AREA A)	White Family	Robertson Residential Group	260		
M/FR/R/23/02	20/R3	LOCHYHILL (AREA B)	White Family	Robertson Residential Group	500		
M/FR/R/24/W1		Chapelton Farm	Tulloch of Cummingston	Tulloch of Cummingston	4		
M/FR/R/TC/01	20/TC	96 HIGH STREET	Advie Properties Ltd		4		
Total Town Units					1124	Total Town Site	10

EFFECTIVE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
HOPEMAN							
M/HP/R/15/R1	20/R1	MANSE ROAD	Tulloch of Cummingston	Tulloch of Cummingston	75		
					Total Town Units	75	Total Town Site 1
KEITH							
M/KH/R/030	20/R3	BALLOCH ROAD	Mr and Mrs N. Howie		6		
M/KH/R/07/08	20/R4	BANFF ROAD NORTH	Moray Council	Springfield Properties Plc	58		
M/KH/R/20/LG1	20/LONG1	NURSERY FIELD LONG1	Moray Council		70		
M/KH/R/20/MU	20/MU	BANFF ROAD SOUTH			50		
M/KH/R/TC/02	Win	138-140 MID STREET	Mr Barry Fettes		7		
					Total Town Units	191	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	MPD Homes	MPD Homes	1		
M/KN/R/07/04	20/R3	DAMHEAD	The Rhind 2008 Discretionary Trust		23		
					Total Town Units	30	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	Grampian Housing Association	32		
					Total Town Units	109	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	13		
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	199		
					Total Town Units	233	Total Town Site 3
PORTGORDON							
M/PG/R/07/04	20/R1	WEST OF REID TERRACE	Colin Murray Developments		30		
					Total Town Units	30	Total Town Site 1
PORTKNOCKIE							
M/PK/R/004	20/R1	SEABRAES	Seafield Estate		60		
					Total Town Units	60	Total Town Site 1
RAFFORD							
M/RF/R/07/01	20/R1	BROCHLOCH	Finderne Development Trust		12		
					Total Town Units	12	Total Town Site 1
REMAINDER OF MORAY							
M/RM/R/999B		SITES BELOW 5 HOUSES	PRIVATE	PRIVATE	600		
					Total Town Units	600	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)		
TOMINTOUL							
M/TO/R/21/01	21/H1	CONGLASS LANE	Crown Estate Scotland		8		
M/TO/R/21/02	21/H2	LECHT DRIVE	Crown Estate Scotland		8		
Total Town Units					16	Total Town Site	2
URQUHART							
M/UR/R/20/01	20/R1	MEFT ROAD	Rattray Family	EPC Grampian	10		
M/UR/R/20/02	20/R2	STATION ROAD	Mr Ian Dean		8		
Total Town Units					18	Total Town Site	2
Total Effective Housing Land Supply					5303	Total Sites	75

ABERLOUR

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
0	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:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Mr Simon Gibbs	Developer:	

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

Capacity:	Projected 10yr Completions	9	Total Units	10
Units Not Built	9	Effective Land	9	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	10	Flat	4
Affordable	0	House	6

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00317	5	Full	Approved	29/03/2022		Phase 1
18/01457		Full	Approved	13/02/2019		Plot 12
16/01350		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

ABERLOUR

The Moray Council Housing Land Audit 2024

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
		39	31	0	0	30					

Planning:

Planning Consent:	Detail	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:			
Established Land:	2015	Effective Land:	2018
Dispute:	Agreed	Windfall:	No
Owner:	Springfield Properties & Moray	Developer:	Springfield Properties Plc

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

Capacity:	Projected 10yr 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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	22	Flat	20
Affordable	78	House	51
		Unknown	29

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
23/00494	39	Full	Approved	21/12/2023		Phase 1
21/00348	39	Full	Expired	19/04/2022		Plot substitution (private to affordable)
18/01373	39	Full	Expired	12/11/2019		Phase 1
18/01132						PAN for residential development
24/00043	31	Full	Pending			Phase 2

ALVES

Projected Completions:

2023/24 2024/25 2025/26 2026/27 2027/28 2028/29 2029/30 2030/31 2031/32 2032/33 2033/34 2034+ 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:	2015	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	The Moray Council	Developer:	

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

Capacity:	Projected 10yr Completions		Total Units	250
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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	187	Unknown	250
Affordable	63		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ARCHIESTOWN

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
								2	2		

Planning:

Planning Consent: None

Green/Brown: Green

Adopted Local Plan: ☒

House Programme: ☐

Constraint Type: Marketability

Land Use Type: Agricultural Land

Constraint Notes:

Established Land: 2015

Effective Land:

Dispute: Agreed

Windfall: No

Owner: Mr Robert Gordon & Mr Alan W

Developer:



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

Capacity:	Projected 10yr Completions	4	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	3	Unknown	4
Affordable	1		

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			

BUCKIE

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
							10	10	10	10	20

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:	Constrained	LOCATION:	RATHBURN (N)

Capacity:	Projected 10yr Completions	40	Total Units	60
Units Not Built	60	Effective Land	Constrained Land	60

Extra Information:

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



Tenure:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	45	Unknown	60
Affordable	15		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

BUCKIE

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
0	0	0	0	2	2	1					

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:	MPD Homes	Developer:	MPD Homes

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

Capacity:	Projected 10yr Completions	5	Total Units	54
Units Not Built	5	Effective Land	5	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	54	House	49
		Unknown	5

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

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
					5	5	5	5			

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:	MPD Homes	Developer:	MPD Homes



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

Capacity:	Projected 10yr Completions	20	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	20	Flat	20

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

BUCKIE

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
												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:	
Dispute:	Agreed	Windfall:	Yes
Owner:	Denholm Fishselling Ltd	Developer:	

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

Capacity:	Projected 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	10	Flat	10

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

BUCKIE

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
											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:	Develop when Buckie R5 is substantially complete		
Established Land:	2007	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Reidhaven Estate	Developer:	

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

Capacity:	Projected 10yr Completions			Total Units	60
Units Not Built	60	Effective Land	0	Constrained Land	60

Extra Information:

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



Tenure:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	45	Unknown	60
Affordable	15		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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BUCKIE

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
											200

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:	2007	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	J.M. Watt	Developer:	

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

Capacity:	Projected 10yr Completions	Total Units	170
Units Not Built	200	Effective Land	0
		Constrained Land	200

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



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	150	Unknown	200
Affordable	50		

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

BUCKIE

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
5	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:	Agricultural Land
Constraint Notes:			
Established Land:	2020	Effective Land:	2020
Dispute:	Agreed	Windfall:	No
Owner:	Morlich Homes	Developer:	Morlich Homes



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

Capacity:	Projected 10yr Completions	2	Total Units	22
Units Not Built	2	Effective Land	2	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	22	House	22

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
22/00793		Full	Approved	25/07/2022		Vary house type (Plot 63)
22/00513	3	Full	Approved	23/06/2022		Plots 60, 61A and 61B
22/00047	4	Full	Approved	21/03/2022		Plots 58, 59, 62 and 63
21/02009		Full	Approved	14/03/2022		Vary house type (Plot 55)
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

BUCKIE

Projected Completions:										
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34 2034+
20	20	20	20	20	20	20	20			

Planning:			
Planning Consent:	Detail	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:			
Established Land:	2020	Effective Land:	2020
Dispute:		Windfall:	No
Owner:	Mr Alan Durno	Developer:	Morlich Homes

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

Capacity:	Projected 10yr Completions	140	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	102	Flat	4
Affordable	38	House	61
		Unknown	75

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
21/01963	65	Full	Approved	23/06/2003		Phase 1

BUCKIE

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
		35	45	10		35	35	45	45		

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:	Agreed	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 10yr Completions	250	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	187	Flat	33
Affordable	63	House	68
		Unknown	149

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
21/01224	101	Full	Appeal			Appeal [PPA-300-2069] upheld (Phase 1)
23/02231	95	Full	Pending			Phase 1 (174 units total)

BUCKIE

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
				35	44					45	126

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:	Agreed	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 10yr Completions	124	Total Units	250
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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	187	Unknown	250
Affordable	63		

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
23/02231	79	Full	Pending			Phase 1 [174 units total]

BUCKIE

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
	2	3	3	3							

Planning:

Planning Consent: Detail

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land: 2020

Dispute: Agreed

Owner: Mr Fredrick Parkes

Green/Brown: Green

House Programme: ☐

Land Use Type:

Effective Land: 2020

Windfall: Yes

Developer:

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

Capacity:	Projected 10yr Completions	11	Total Units	11
Units Not Built	11	Effective Land	11	Constrained Land 0

Extra Information:

Easting: 342151

Primary School: Cluny Primary School

Secondary School: Buckie High School

Northing: 864638

Ward: Buckie

Area (Ha): 1.14



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	8	House	11
Affordable	3		

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

BURGHEAD

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
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:	Derelict, vacant, backland etc.
Constraint Notes:			
Established Land:	2001	Effective Land:	2001
Dispute:	Agreed	Windfall:	No
Owner:	Margery Bray	Developer:	

LPR:	20/R1	SITE REF:	M/BH/R/006
Supply Type:	Effective	LOCATION:	NORTH QUAY

Capacity:	Projected 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	4	Flat	6
Affordable	2		

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

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
											40

Planning:			
Planning Consent:	Outline	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Contamination	Land Use Type:	Industry
Constraint Notes:			
Established Land:	1998	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Moray Council/ToC/John Gordo	Developer:	Tulloch of Cummingston

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

Capacity:	Projected 10yr Completions	Total Units	40
Units Not Built	40	Effective Land	0
		Constrained Land	40

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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	30	Unknown	40
Affordable	10		

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

BURGHEAD

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
				8	8	8	8	8	8	8	24

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:	2015	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:	Tulloch of Cummington	Developer:	Tulloch of Cummington

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

Capacity:	Projected 10yr Completions	56	Total Units	60	
Units Not Built	80	Effective Land	80	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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	60	Unknown	80
Affordable	20		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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BURGHEAD

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
											80

Planning:

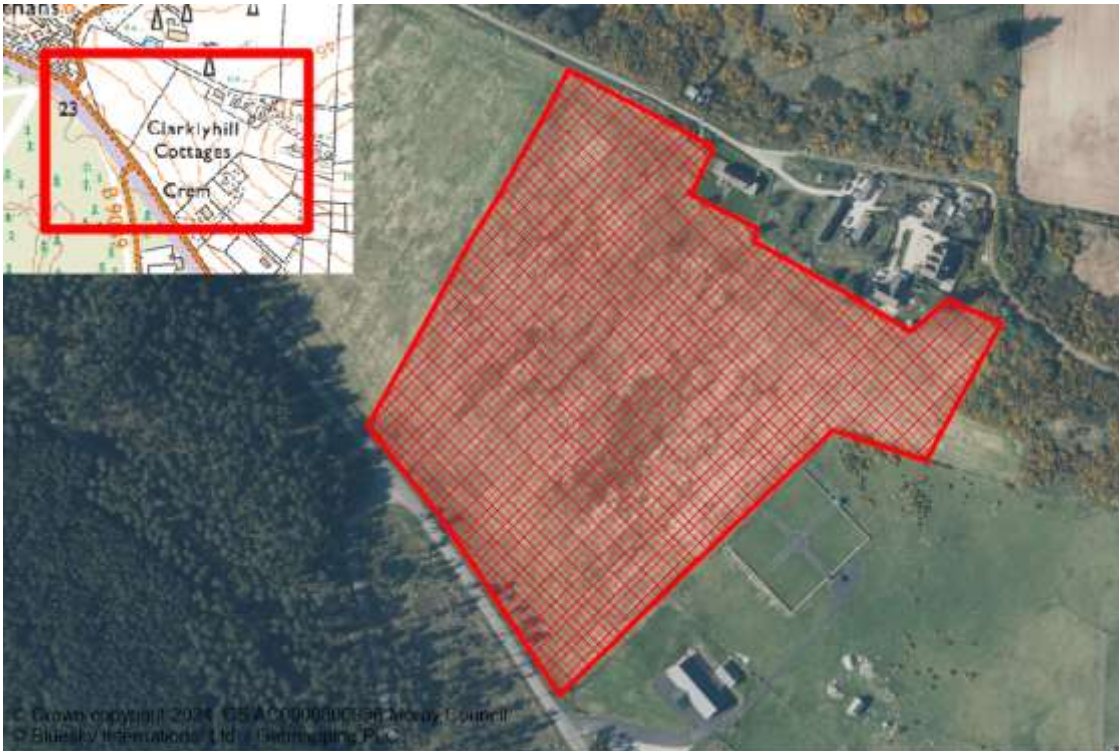
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2020	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner: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

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

Capacity:	Projected 10yr Completions		Total Units	60
Units Not Built	80	Effective Land	0	Constrained Land 80

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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	60	Unknown	80
Affordable	20		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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CRAIGELLACHIE

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
											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:	Protected water supply mitigation		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Bacardi	Developer:	

LPR:	20/R1	SITE REF:	M/CR/R/001
Supply Type:	Constrained	LOCATION:	EDWARD AVENUE

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

Extra Information:

Easting:	329039	Northing:	844746
Primary School:	Craigellachie Primary School	Ward:	Speyside Glenlivet
Secondary School:	Speyside High School	Area (Ha):	0.55



Tenure:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	3	Unknown	5
Affordable	2		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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CRAIGELLACHIE

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
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:	2010	Effective Land:	2017
Dispute:	Agreed	Windfall:	No
Owner:	Strathdee Properties	Developer:	

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

Capacity:	Projected 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	12	House	7
		Unknown	5

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		
08/01974	8	Full	Approved	16/01/2010		
08/01973	4	Full	Approved	16/01/2010		

CRAIGELLACHIE

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
												5

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:	Industry
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Bacardi	Developer:	

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

Capacity:	Projected 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	3	Unknown	5
Affordable	2		

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

CUMMINGSTON

Projected Completions:										
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34 2034+
1	0	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:	No
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 10yr Completions	2	Total Units	4	
Units Not Built	2	Effective Land	2	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	4	House	4

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 2024

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
								2	2	2	

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 10yr Completions	6	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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	4	Unknown	6
Affordable	2		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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DALLAS

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
											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:	Derelict, vacant, backland etc.
Constraint Notes:	Former garage site		
Established Land:	2007	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Mr Ian Thomson	Developer:	

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

Capacity:	Projected 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	4	House	4

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/00323	4	Full	Approved	10/05/2010		
05/00354	5	Outline	Approved	06/03/2007		

DUFFTOWN

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
5												

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input checked="" type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2014	Effective Land:	2019
Dispute:	Agreed	Windfall:	
Owner:	Moray Council	Developer:	

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

Capacity:	Projected 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units

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

The Moray Council Housing Land Audit 2024

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
				20	20	20	20	20			

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:			
Established Land:	2015	Effective Land:	2020
Dispute:	Agreed	Windfall:	No
Owner:	Mr James Wiseman	Developer:	

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

Capacity:	Projected 10yr Completions	100	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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	75	Unknown	100
Affordable	25		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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DYKE

Projected Completions:

[illegible]

Planning:

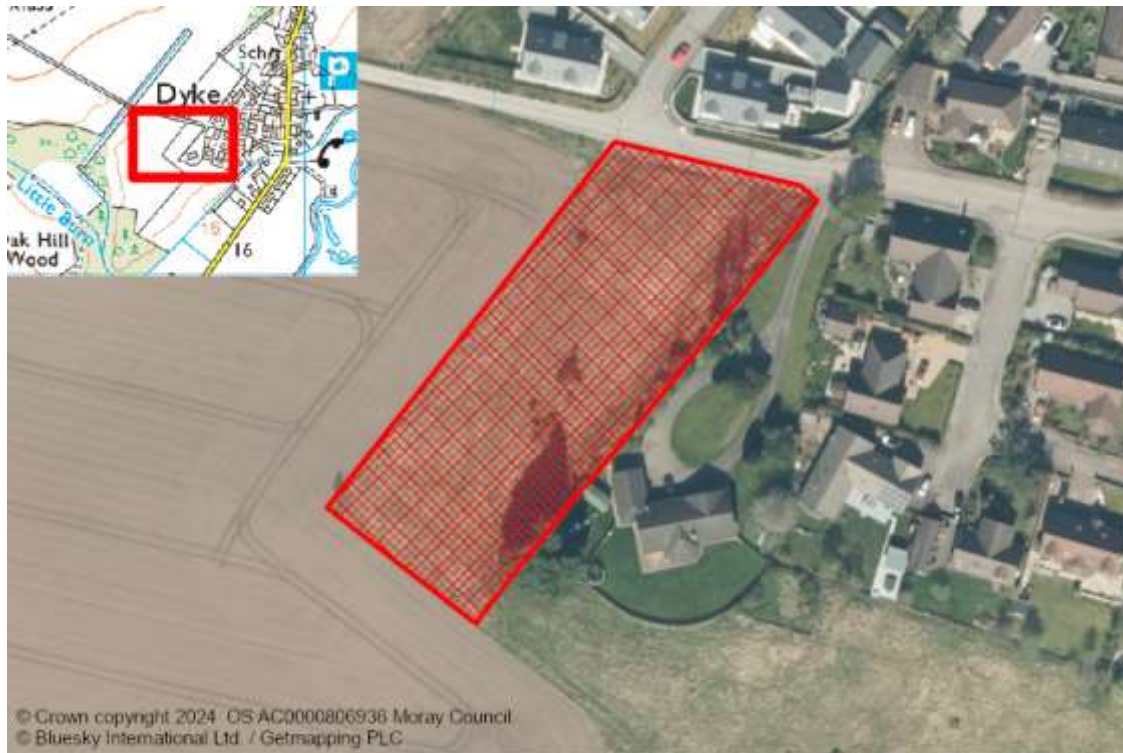
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:	Road infrastructure		
Established Land:	2015	Effective Land:	
Dispute:	Agreed	Windfall: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

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

Capacity:	Projected 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	3	Unknown	5
Affordable	2		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

DYKE

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
	1		1	1								

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land: 2020

Dispute: Agreed

Owner: Ms 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 10yr Completions	3	Total Units	3	
Units Not Built	3	Effective Land	3	Constrained Land	0

Extra Information:

Easting: 299035

Primary School: Dyke Primary School

Secondary School: Forres Academy

Northing: 858718

Ward: Forres

Area (Ha): 0.18



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	3	House	3

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
22/01315	3	Full	Approved	05/05/2023		

ELGIN

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
				5	25	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:	Subject to completion of road infra improvements		
Established Land:	2003	Effective Land:	2005
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 10yr Completions	40	Total Units	80	
Units Not Built	40	Effective Land	40	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	75	House	60
Affordable	5	Unknown	20

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
06/00232		Full	Refused	10/08/2006		Appeal dismissed
04/00476	60	Full	Approved	22/09/2005		
09/01476	44	Full	Withdrawn			Amend condition to increase number
19/00930	380					PAN for Bilbohall Masterplan

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
			62	40							

Planning:			
Planning Consent:	Detail	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:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Grampian Housing A.	Developer:	Grampian Housing A.



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

Capacity:	Projected 10yr Completions	102	Total Units	102	
Units Not Built	102	Effective Land	102	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Affordable	102	Flat	40
		House	62

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00905	102	Full	Approved	21/04/2022		Bilbohall Maspterplan (Phase 2 - 194 units total)
19/00930	380					PAN for Bilbohall Masterplan

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Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
											107

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:			
Established Land:	2007	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Mr Dean Andersson	Developer:	

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

Capacity:	Projected 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	80	Unknown	107
Affordable	27		

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

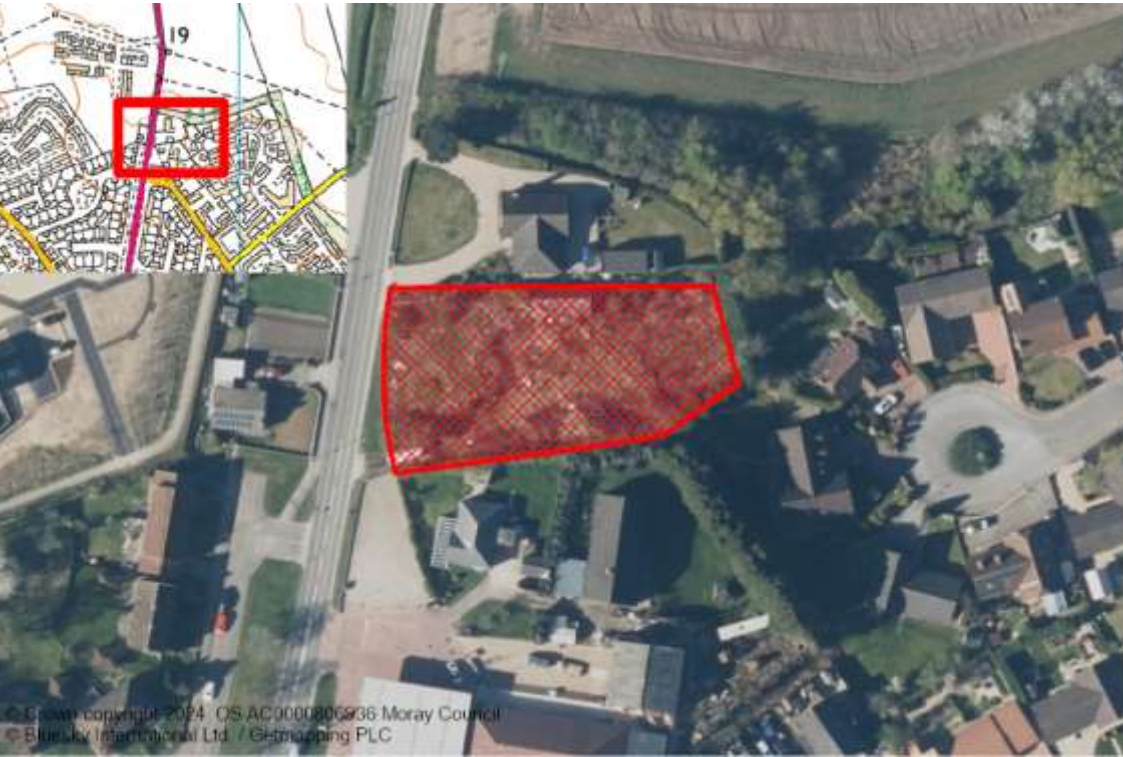
Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
				4	8							

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:	
Dispute:	Agreed	Windfall:	Yes
Owner:	Mr Ian Aitkenhead	Developer:	

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

Capacity:	Projected 10yr Completions	12	Total Units	8	
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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	12	Flat	12

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		

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
								10	10		

Planning:

Planning Consent: Outline

Green/Brown: Brown

Adopted Local Plan: ☒

House Programme: ☐

Constraint Type: Marketability

Land Use Type: Residential

Constraint Notes:

Established Land: 2013

Effective Land:

Dispute:

Windfall: No

Owner: Edgar Road Properties Ltd

Developer:

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

Capacity:	Projected 10yr Completions	20	Total Units	29
Units Not Built	20	Effective Land	0	Constrained Land 20

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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	15	Unknown	20
Affordable	5		

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/02172	29	Full	Approved	22/12/2014		Renewal
11/01882	29	Full	Approved	17/01/2012		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 2024

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
											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:	
Dispute:	Agreed	Windfall:	No
Owner:	Mr Ian Robertson	Developer:	Springfield Properties Plc

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

Capacity:	Projected 10yr 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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	142	Unknown	180
Affordable	48		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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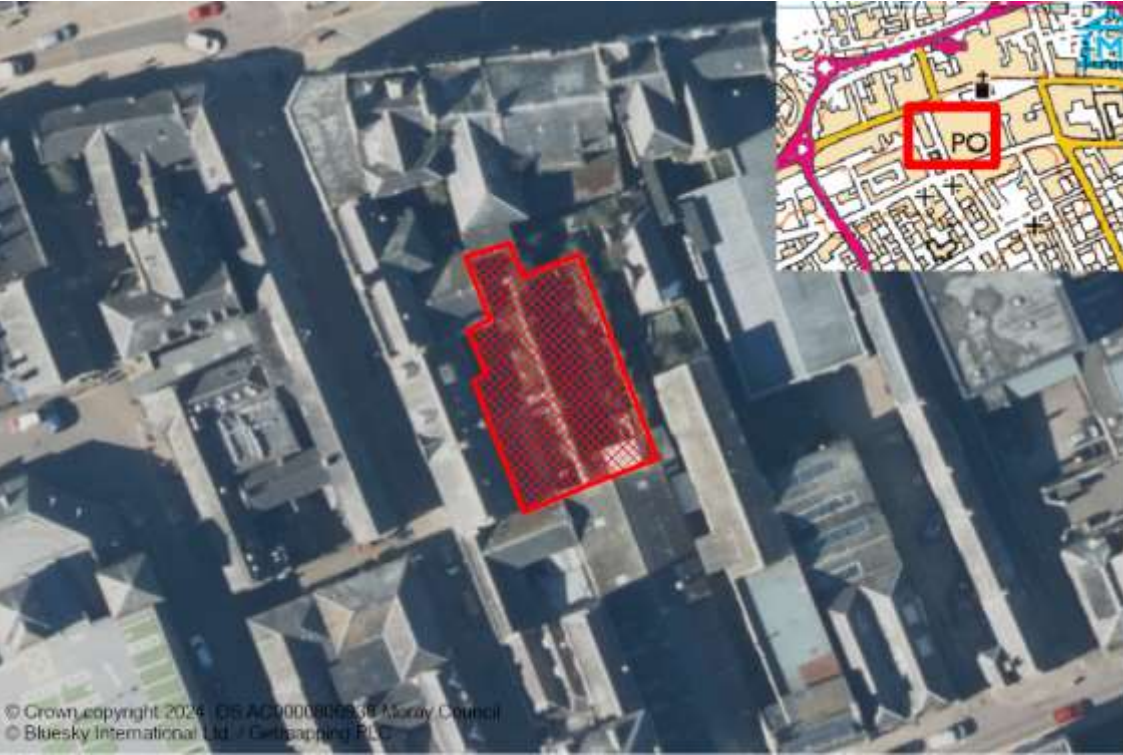
Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
14												

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:	Mr William McBey	Developer:	

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

Capacity:	Projected 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units

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
24/00300	38	Full	Pending			

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
8												

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:	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 10yr Completions	8	Total Units	8
Units Not Built	8	Effective Land	8	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Affordable	8	House	8

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00905	8	Full	Approved	21/04/2022		Bilbohall Masterplan (Phase 1 - 194 units total)
19/00930	380					PAN for Bilbohall Masterplan

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Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
							10	20	20			

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type: Programming

Constraint Notes:

Established Land: 2019

Dispute: Agreed

Owner: NHS Grampian

Green/Brown: Brown

House Programme: ☐

Land Use Type: Derelict, vacant, backland etc.

Effective Land: 2019

Windfall: No

Developer:

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

Capacity:	Projected 10yr Completions	50	Total Units	50	
Units Not Built	50	Effective Land	0	Constrained Land	50

Extra Information:

Easting: 320704

Primary School: Bishopmill Primary School

Secondary School: Elgin Academy

Northing: 863952

Ward: Elgin City North

Area (Ha): 3.8



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	37	Unknown	50
Affordable	13		

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00781	62	Full	Withdrawn	08/12/2022		Affordable housing
19/01025						PAN

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Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
				30	30	25					

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:			
Established Land:	2015	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:	Scotia Homes	Developer:	Scotia Homes



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

Capacity:	Projected 10yr Completions	85	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	63	Unknown	85
Affordable	22		

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

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
4	5	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:	Derelict, vacant, backland etc.
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	Morlich Homes	Developer:	Morlich Homes



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

Capacity:	Projected 10yr Completions	10	Total Units	18	
Units Not Built	10	Effective Land	10	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	14	Flat	4
Affordable	4	House	14

Planning Applications:					
Application	Units	Type	Decision	Decision Date	Aff Type Notes
22/01221		Full	Approved	23/11/2022	Vary house type (Plot 6)
19/01614	17	Full	Approved	30/09/2021	
19/00386	17	Full	Withdrawn	09/10/2019	

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Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
			10	25	25	10					

Planning:			
Planning Consent:	Detail	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:			
Established Land:	2015	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:	Robertson Residential Group	Developer:	Robertson Residential Group



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

Capacity:	Projected 10yr Completions	70	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	48	Flat	8
Affordable	22	House	62

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/01510	70	Full	Approved	16/11/2022		
18/00978	90					PAN

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The Moray Council Housing Land Audit 2024

Projected Completions:

[illegible]

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:	Agreed	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:

Capacity:	Projected 10yr 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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	1350	Unknown	1800
Affordable	450		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
		47	37									

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

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

Capacity:	Projected 10yr Completions	84	Total Units	84	
Units Not Built	84	Effective Land	84	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Affordable	84	Flat	26
		House	58

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00905	84	Full	Approved	21/04/2022		Bilbohall Masterplan (Phase 1 - 194 units total)
15/00607		Full	Approved	24/06/2015		Deposit of excavated material
19/00930	380					PAN for Bilbohall Masterplan

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The Moray Council Housing Land Audit 2024

Projected Completions:

[illegible]

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:	Agreed	Windfall:	No
Owner:	Mr Dean Anderson	Developer:	

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

Capacity:	Projected 10yr 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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	37	Unknown	50
Affordable	13		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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The Moray Council Housing Land Audit 2024

Projected Completions:

[illegible]

Planning:

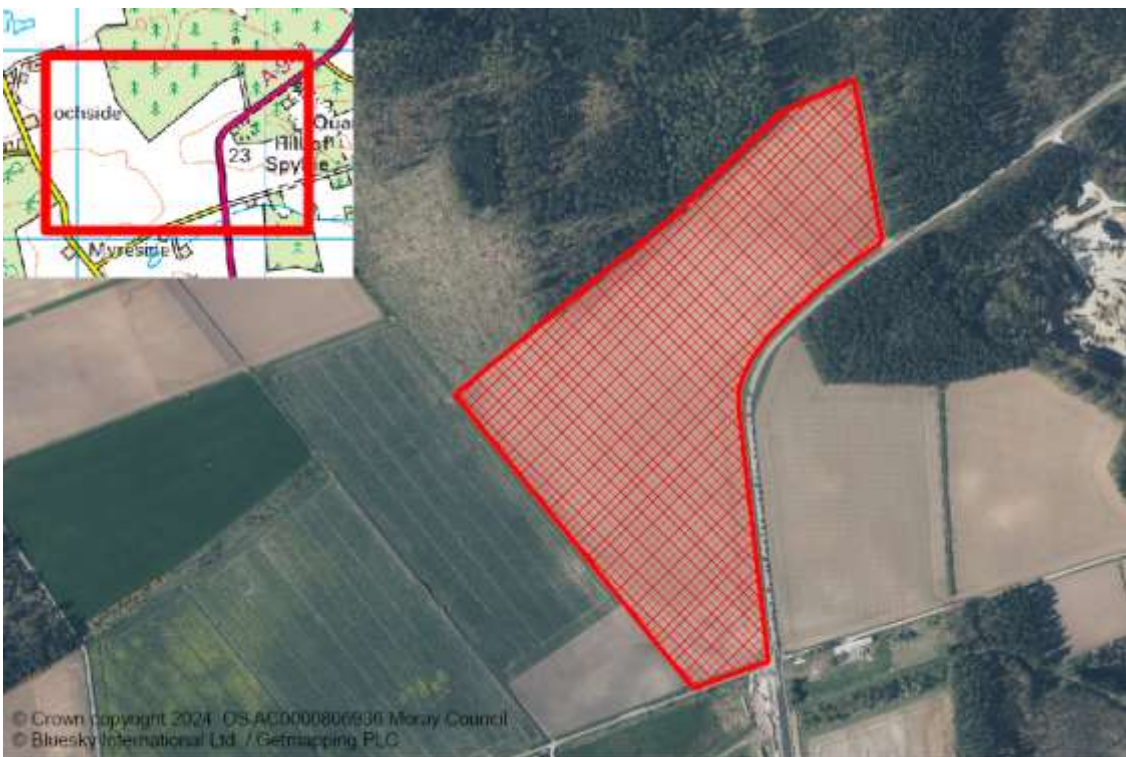
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2020	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Pitgaveny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

LPR:	20/R12	SITE REF:	M/EL/R/20/12
Supply Type:	Constrained	LOCATION:	FINDRASSIE (R12 PARCEL)

Capacity:	Projected 10yr Completions		Total Units	150
Units Not Built	150	Effective Land	0	Constrained Land 150

Extra Information:

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



Tenure:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	112	Unknown	150
Affordable	38		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ELGIN

The Moray Council Housing Land Audit 2024

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
					45	55	55	55	55	55	289

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:	Agreed	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 10yr Completions	320	Total Units	675	
Units Not Built	609	Effective Land	45	Constrained Land	564

Extra Information:

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



Tenure:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	497	Flat	29
Affordable	178	House	37
		Unknown	609

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00316		Full	Approved	16/09/2020		Variation of house types
18/01209	645	Full	Approved	16/05/2019		Variation of phasing [Phases 1A, 1B - 1C]
16/01244		Full	Approved	10/05/2018		Elgin South Masterplan [Phase 1 - 870 units total]

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
44	14										

Planning:			
Planning Consent:	Detail	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:			
Established Land:	2018	Effective Land:	2019
Dispute:	Agreed	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 10yr Completions	14	Total Units	187
Units Not Built	14	Effective Land	14	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	122	Flat	58
Affordable	65	House	129

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
21/00206	200	Full	Approved	13/01/2023		Variation to phasing and layout (increase in units [5])
21/00304	199	Full	Approved	13/01/2023		Variation to layout (reduction in units [1])
21/00396	187	Full	Approved	13/01/2023		Plot substitution (reduction in units [12])
19/01641		Full	Approved	08/04/2020		Variation to house types
18/01209	195	Full	Approved	16/05/2019		Variation to phasing
16/01244	870	Full	Approved	10/05/2018		Elgin South Masterplan

ELGIN

The Moray Council Housing Land Audit 2024

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
									45	45	910

Planning:

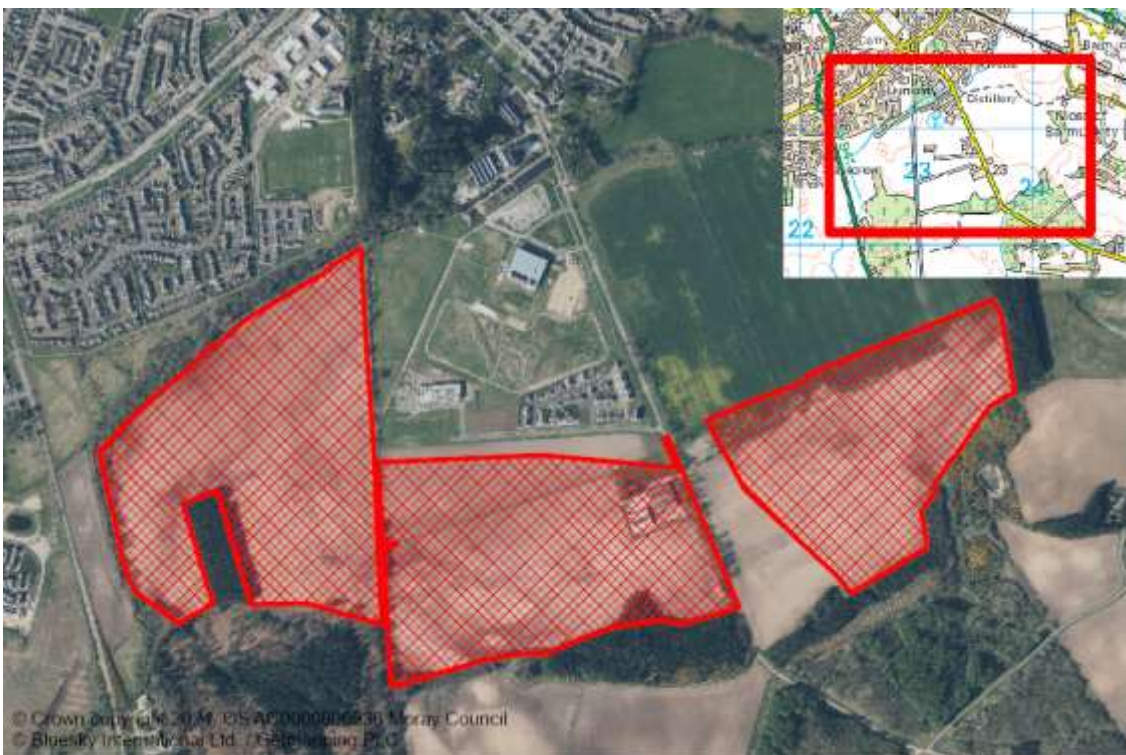
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2015	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner: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

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

Capacity:	Projected 10yr Completions	90	Total Units	1000
Units Not Built	1000	Effective Land	0	Constrained Land

Extra Information:

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



Tenure:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	750	Unknown	1000
Affordable	250		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
54	55	60	60	60	60	60	40	40			198

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:	2015	Effective Land:	2021
Dispute:	Agreed	Windfall:	No
Owner:	Springfield Properties Plc	Developer:	Springfield Properties Plc



LPR:	20/LONG2	SITE REF:	M/EL/R/21/L2
Supply Type:	Effective	LOCATION:	ELGIN SOUTH (GRASSGREEN, BURNSIDE & CEMETERY)

Capacity:	Projected 10yr Completions	429	Total Units	627
Units Not Built	627	Effective Land	627	Constrained Land

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

Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	470	Flat	77
Affordable	157	House	109
		Unknown	441

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
21/01163	186	Full	Approved	21/07/2023		Glassgreen Village (Phase 2)
20/01731		Full	Withdrawn			North Burnside
23/01440	176	Full	Pending			Variation of house type (reduction in units [10])

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
37	16											

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:	2022	Effective Land:	2022
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	Springfield Properties Plc

LPR:	20/CF4	SITE REF:	M/EL/R/22/01
Supply Type:	Effective	LOCATION:	SOUTH GLASSGREEN

Capacity:	Projected 10yr Completions	16	Total Units	53
Units Not Built	16	Effective Land	16	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	51	Flat	16
Affordable	2	House	37

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
21/00739	53	Full	Approved	27/01/2023		

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
												24

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input checked="" type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2020	Effective Land:	2022
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	Springfield Properties Plc

LPR:	20/ENV2 +3	SITE REF:	M/EL/R/23/01
Supply Type:	Effective	LOCATION:	BAIN AVENUE

Capacity:	Projected 10yr Completions	24	Total Units	24
Units Not Built	24	Effective Land	24	Constrained Land

Extra Information:			
Easting:	323505	Northing:	861804
Primary School:	Linkwood Primary School	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	2.11



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Affordable	24	Flat	8
		House	16

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
21/01863	24	Full	Approved	23/05/2022		Variation to house types (reduction in units (2))
19/00547	26	Full	Appeal	23/03/2020		Appeal (PPA-300-2056) upheld
19/00547	26	Full	Refused	09/10/2019		

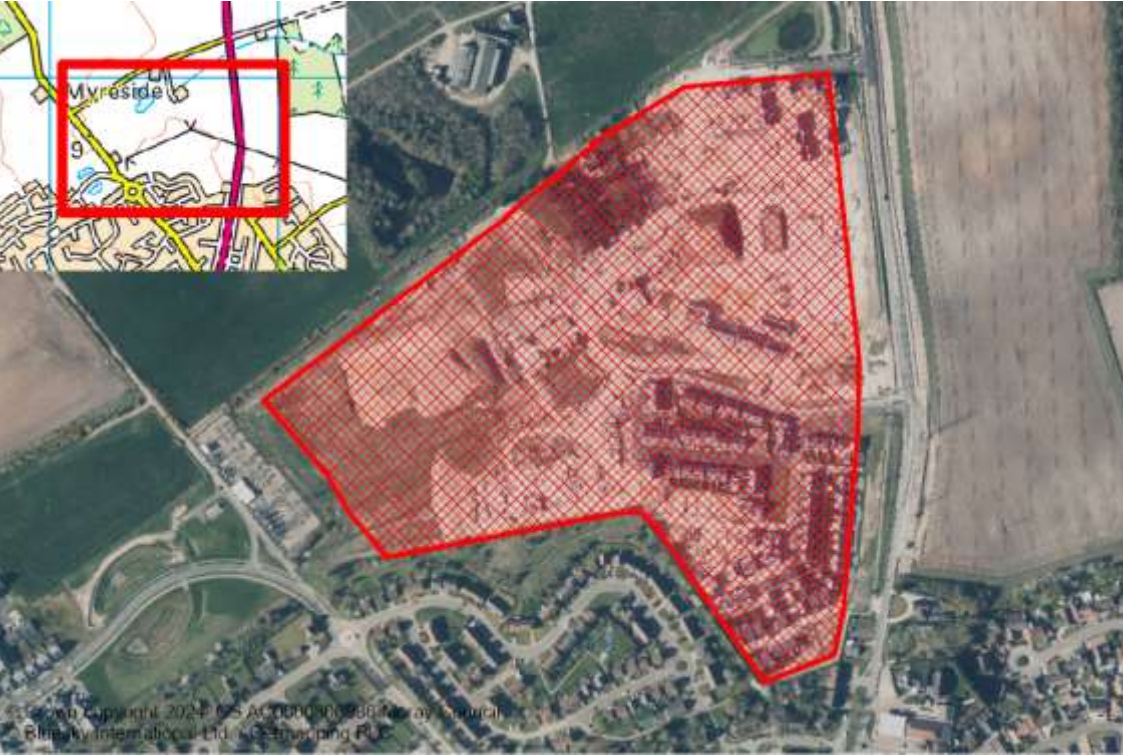
Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
101	59	69	72	42	12						

Planning:			
Planning Consent:	Detail	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:			
Established Land:	2007	Effective Land:	2019
Dispute:	Agreed	Windfall:	No
Owner:	Barratt Homes	Developer:	Barratt Homes/David Wilson Hom

LPR:	20/R11	SITE REF:	M/EL/R/23/02
Supply Type:	Effective	LOCATION:	FINDRASSIE (E PARCEL)

Capacity:	Projected 10yr Completions	254	Total Units	419	
Units Not Built	254	Effective Land	254	Constrained Land	0

Extra Information:			
Easting:	321601	Northing:	864744
Primary School:	Seafeld Primary School	Ward:	Heldon And Laich
Secondary School:	Elgin Academy	Area (Ha):	15.54



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	313	Flat	32
Affordable	106	House	387

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
23/01167		Full	Approved	30/11/2023		Variation of house types
22/01385	2	Full	Approved	08/02/2023		Variation of house type (increase in units (2)) [Phase E2]
21/00961	156	Full	Approved	13/04/2022		AMC (17/00834 and 19/01085) [Phase E2]
20/00753	113	Full	Approved	27/01/2021		AMC (17/00834 and 19/01085) [Phase E1]
19/01085		Full	Approved	18/08/2020		Variation of conditions (Area 1)

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
				15	30	30	30	30	30	30	71

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:	2007	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:	Pitgaveny Estate	Developer:	Robertson Residential Group



LPR:	20/R11	SITE REF:	M/EL/R/23/03
Supply Type:	Effective	LOCATION:	FINDRASSIE (D PARCEL)

Capacity:	Projected 10yr Completions	195	Total Units	266	
Units Not Built	266	Effective Land	266	Constrained Land	0

Extra Information:			
Easting:	320451	Northing:	864268
Primary School:	Bishopmill Primary School	Ward:	Elgin City North
Secondary School:	Elgin Academy	Area (Ha):	11.32

Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	199	Unknown	266
Affordable	67		

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
23/01071	268	Full	Pending			

ELGIN

The Moray Council Housing Land Audit 2024

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
							20	40	40	40	120

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:	2007	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Pitgaveny Estate	Developer:	

LPR:	20/R11	SITE REF:	M/EL/R/23/04
Supply Type:	Constrained	LOCATION:	FINDRASSIE (W PARCEL)

Capacity:	Projected 10yr Completions	140	Total Units	260
Units Not Built	260	Effective Land	0	Constrained Land 260

Extra Information:

Easting:	320890	Northing:	864851
Primary School:	Bishopmill Primary School	Ward:	Split
Secondary School:	Elgin Academy	Area (Ha):	12.12



Tenure:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	195	Unknown	260
Affordable	65		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ELGIN

The Moray Council Housing Land Audit 2024

Projected Completions:

[illegible]

Planning:

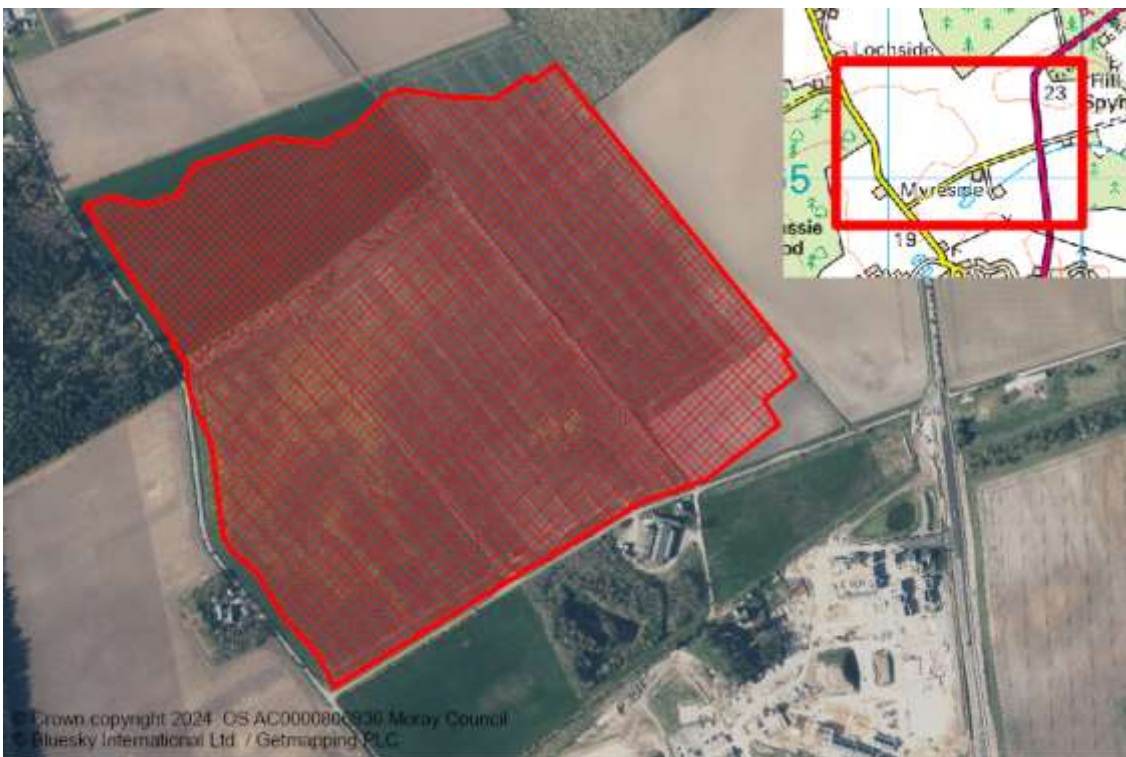
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2007	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Pitgaveny Estate	Developer:	

LPR:	20/R11	SITE REF:	M/EL/R/23/05
Supply Type:	Constrained	LOCATION:	FINDRASSIE (N PARCEL)

Capacity:	Projected 10yr Completions		Total Units	519
Units Not Built	519	Effective Land	0	Constrained Land 519

Extra Information:

Easting:	321225	Northing:	865218
Primary School:	Seafield Primary School	Ward:	Heldon And Laich
Secondary School:	Elgin Academy	Area (Ha):	31.91



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	389	Unknown	519
Affordable	130		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
			6	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:	Derelict, vacant, backland etc.
Constraint Notes:			
Established Land:	2023	Effective Land:	2023
Dispute:	Agreed	Windfall:	Yes
Owner:	Tulloch of Cummingston	Developer:	Tulloch of Cummingston



LPR:		SITE REF:	M/EL/R/23/W1
Supply Type:	Effective	LOCATION:	OLDMILLS ROAD

Capacity:	Projected 10yr Completions	12	Total Units	12
Units Not Built	12	Effective Land	12	Constrained Land

Extra Information:			
Easting:	320761	Northing:	862735
Primary School:	West End Primary School	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	0.42

Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	12	Flat	12

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00795	12	Full	Approved	28/04/2023		

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
		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:	Agreed	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 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	6	Flat	21
Affordable	15		

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

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
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:	Agreed	Windfall:	Yes
Owner:	Mr Richard Ham	Developer:	

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

Capacity:	Projected 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	4	Flat	4

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

FINDHORN

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
0	1	1										

Planning:

Planning Consent: Detail

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land: 2015

Dispute: Agreed

Owner: Mr Tim Clark

Green/Brown: Green

House Programme: ☐

Land Use Type:

Effective Land: 2015

Windfall: No

Developer:

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

Capacity:	Projected 10yr Completions	2	Total Units	6	
Units Not Built	2	Effective Land	2	Constrained Land	0

Extra Information:

Easting: 304580

Primary School: Kinloss Primary School

Secondary School: Forres Academy

Northing: 863950

Ward: Forres

Area (Ha): 0.9



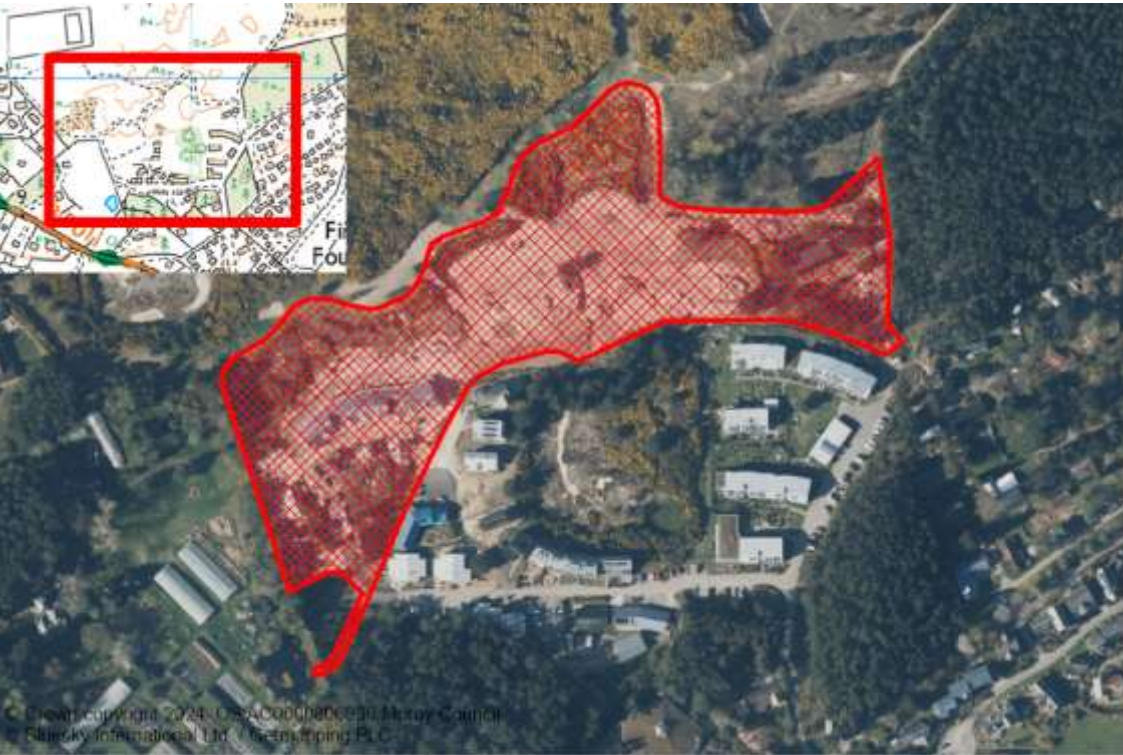
Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	6	House	6

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:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
0	8	8	0	13								

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2019	Effective Land:	2020
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	Duneland Ltd



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

Capacity:	Projected 10yr Completions	29	Total Units	38	
Units Not Built	29	Effective Land	29	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	28	House	38
Affordable	10		

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

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
0	1											

Planning:

Planning Consent: Detail

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land: 2019

Dispute: Agreed

Owner:

Green/Brown: Brown

House Programme: ☐

Land Use Type: Residential

Effective Land: 2019

Windfall: No

Developer:

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

Capacity:	Projected 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	1	Flat	8
Affordable	8	House	1

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:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
						12	16	16	16		

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:	
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 10yr Completions	60	Total Units	60	
Units Not Built	60	Effective Land	0	Constrained Land	60

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



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	45	Unknown	60
Affordable	15		

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

FINDOCHTY

Projected Completions:

[illegible]

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:	2007	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Seafeld Estate	Developer:	

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

Capacity:	Projected 10yr Completions	10	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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	15	Unknown	20
Affordable	5		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

FOCHABERS

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
3	10	10	10	12							

Planning:

Planning Consent: Detail

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land: 2007

Dispute: Agreed

Owner: Bob Milton Properties

Green/Brown: Green

House Programme: ☐

Land Use Type:

Effective Land: 2015

Windfall: No

Developer: Bob Milton Properties

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

Capacity:	Projected 10yr Completions	42	Total Units	49	
Units Not Built	42	Effective Land	42	Constrained Land	0

Extra Information:

Easting: 334366

Primary School: Milne's Primary School

Secondary School: Milne's High School

Northing: 858016

Ward: Fochabers Lhanbryde

Area (Ha): 2.62



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	37	House	49
Affordable	12		

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
23/01866		Full	Approved	26/03/2024		Variation of house types [Plots 13-19]
22/00385		Full	Approved	05/07/2022		Variation of house types [Plots 4-7]
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

The Moray Council Housing Land Audit 2024

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
				8	10	10	10	12			

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land: 2008

Dispute: Agreed

Owner: Bob Milton Properties

Green/Brown: Green

House Programme: ☐

Land Use Type: Agricultural Land

Effective Land: 2015

Windfall: No

Developer: Bob Milton Properties

LPR:	20/R2	SITE REF:	M/F0/R/07/02
Supply Type:	Effective	LOCATION:	ORDIQUISH ROAD WEST

Capacity:

Capacity:	Projected 10yr Completions	50	Total Units	50
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Units Not Built	50	Effective Land	50	Constrained Land	0
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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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	37	Unknown	50
Affordable	13		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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FOCHABERS

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
											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:	Agreed	Windfall:	No
Owner:	Crown Estate Scotland	Developer:	

LPR:	20/LONG	SITE REF:	M/F0/R/15/LG
Supply Type:	Constrained	LOCATION:	ORDIQUISH ROAD EAST LONG

Capacity:	Projected 10yr 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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	26	Unknown	35
Affordable	9		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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FOCHABERS

The Moray Council Housing Land Audit 2024

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
					5	15	10	10	10		

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:	Agreed	Windfall:	No
Owner:	Crown Estate Scotland	Developer:	

LPR:	20/R4	SITE REF:	M/F0/R/20/04
Supply Type:	Effective	LOCATION:	ORDIQUISH ROAD EAST

Capacity:

Capacity:	Projected 10yr Completions	50	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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	37	Unknown	50
Affordable	13		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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FORRES

The Moray Council Housing Land Audit 2024

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
				12	12						

Planning:

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

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

Capacity:	Projected 10yr Completions	24	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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Affordable	24	Flat	24

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

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Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
24						24					

Planning:			
Planning Consent:	Detail	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:	
Dispute:	Agreed	Windfall:	No
Owner:	AES Solar	Developer:	

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

Capacity:	Projected 10yr Completions	48	Total Units	48	
Units Not Built	48	Effective Land	24	Constrained Land	24

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



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Affordable	48	Flat	19
		House	29

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/01455	48	Full	Appeal	18/10/2022		Appeal (PPA-300-2065) upheld
20/01455	48	Full	Refused	25/08/2021		
16/00740	80					PAN for affordable units development

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Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
71	9											

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:	2008	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:	KNOCKOMIE

Capacity:	Projected 10yr Completions	9	Total Units	112
Units Not Built	9	Effective Land	9	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	84	Flat	20
Affordable	28	House	92

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			

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Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
38	64	50	40								

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:	2007	Effective Land:	2012
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 10yr Completions	154	Total Units	572	
Units Not Built	154	Effective Land	154	Constrained Land	0

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

Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	405	Flat	124
Affordable	167	House	448

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
23/00583	318	Full	Approved	05/06/2023		Remix of house types/plots (reduction in units [3])
22/01332		Full	Approved	30/05/2023		Variation of house types
21/00941		Full	Approved	05/04/2023		Variation of house types
21/01217	325	Full	Approved	04/04/2023		Remix of house types/plots (increase in units [3])
21/01350	332	Full	Approved	04/04/2023		Remix of house types/plots (increase in units [7])

FORRES

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
			3	6	6	6	6	6	7			

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type: Physical

Constraint Notes:

Established Land:

Dispute: Agreed

Owner: Tulloch of Cummingston

Green/Brown: Green

House Programme: ☐

Land Use Type: Woodlands

Effective Land:

Windfall: No

Developer: Tulloch of Cummingston

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

Capacity:	Projected 10yr Completions	40	Total Units	40	
Units Not Built	40	Effective Land	9	Constrained Land	31

Extra Information:

Easting: 303514

Primary School: Applegrove Primary School

Secondary School: Forres Academy

Northing: 857451

Ward: Forres

Area (Ha): 2.85



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	30	Unknown	40
Affordable	10		

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00927	32	Full	Refused	06/02/2023		Phase 1
20/01028	8	Outline	Refused	06/02/2023		Phase 2 (Apartment Block)
23/02096	32	Full	Pending			Phase 1

FORRES

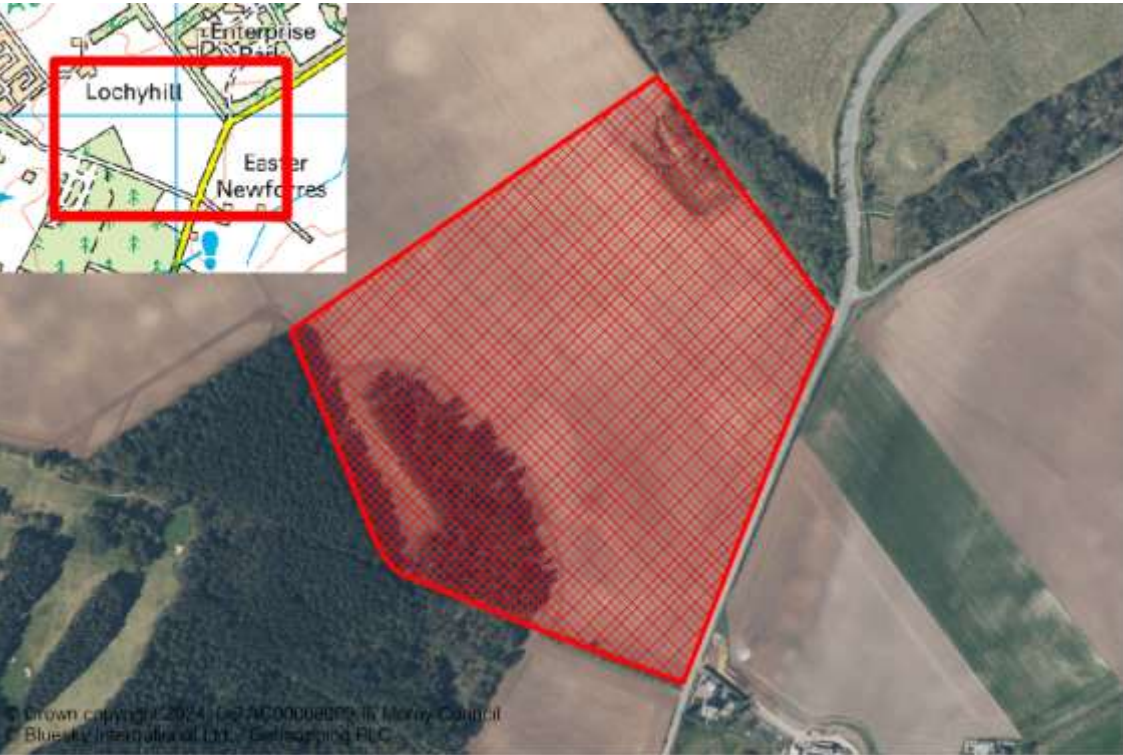
Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
											400

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:	2007	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	White Family	Developer:	

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

Capacity:	Projected 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	300	Unknown	400
Affordable	100		

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

FORRES

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
				2	2	4	4				

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:	
Dispute:	Agreed	Windfall:	No
Owner:	Tulloch of Cummington	Developer:	Tulloch of Cummington

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

Capacity:	Projected 10yr Completions	12	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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	9	Unknown	12
Affordable	3		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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FORRES

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
			18	24	24	24	24	22			

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type:

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

Capacity:	Projected 10yr Completions	136	Total Units	136	
Units Not Built	136	Effective Land	136	Constrained Land	0

Extra Information:

Easting: 303562 Northing: 857092

Primary School: Applegrove Primary School Ward: Forres

Secondary School: Forres Academy Area (Ha): 11.8

Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	102	Unknown	136
Affordable	34		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
Dallas Dhu Masterplan						

FORRES

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
											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:	
Dispute:	Agreed	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 10yr Completions		Total Units	40
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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	30	Unknown	40
Affordable	10		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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FORRES

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
					15	55	30	55	45	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:	2007	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:	White Family	Developer:	Robertson Residential Group

LPR:	20/R3	SITE REF:	M/FR/R/23/01
Supply Type:	Effective	LOCATION:	LOCHYHILL (AREA A)

Capacity:	Projected 10yr Completions	230	Total Units	260	
Units Not Built	260	Effective Land	260	Constrained Land	0

Extra Information:			
Easting:	305445	Northing:	859534
Primary School:	Anderson's Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	11.94



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	195	Unknown	260
Affordable	65		

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

FORRES

Projected Completions:

[illegible]

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:	2007	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:	White Family	Developer:	Robertson Residential Group

LPR:	20/R3	SITE REF:	M/FR/R/23/02
Supply Type:	Effective	LOCATION:	LOCHYHILL (AREA B)

Capacity:	Projected 10yr Completions	10	Total Units	500	
Units Not Built	500	Effective Land	500	Constrained Land	0

Extra Information:

Easting:	305701	Northing:	859268
Primary School:	Anderson's Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	23.24



Tenure:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	375	Unknown	500
Affordable	125		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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FORRES

Projected Completions:

[illegible]

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:	2007	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	Robertson Residential Group

LPR:	20/R3	SITE REF:	M/FR/R/23/03
Supply Type:	Constrained	LOCATION:	LOCHYHILL (AREA C)

Capacity:	Projected 10yr Completions	Total Units	90
Units Not Built	90	Effective Land	Constrained Land 90

Extra Information:

Easting:	306028	Northing:	859667
Primary School:	Anderson's Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	15.64



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	67	Unknown	90
Affordable	23		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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FORRES

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
	1	1	1	1								

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Building
Constraint Notes:			
Established Land:	2013	Effective Land:	2024
Dispute:	Agreed	Windfall:	Yes
Owner:	Tulloch of Cummingston	Developer:	Tulloch of Cummingston

LPR:		SITE REF:	M/FR/R/24/W1
Supply Type:	Effective	LOCATION:	Chapelton Farm

Capacity:	Projected 10yr Completions	4	Total Units	4
Units Not Built	4	Effective Land	4	Constrained Land

Extra Information:			
Easting:	304795	Northing:	858006
Primary School:	Applegrove Primary School	Ward:	Forres
Secondary School:	Forres Academy	Area (Ha):	0.81



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	4	House	4

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
12/01867		Outline	Approved	08/11/2013		Plot 3
12/01868		Outline	Approved	02/08/2013		Plot 4
09/01010		Full	Approved	19/04/2010		Plot 2
09/00980		Full	Approved	11/03/2010		Plot 1

FORRES

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
2	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:	Agreed	Windfall:	Yes
Owner:	Advie Properties Ltd	Developer:	

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

Capacity:	Projected 10yr Completions	4	Total Units	4	
Units Not Built	4	Effective Land	4	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	4	Flat	4

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
22/00211	2	Full	Approved	12/04/2022		CoU from offices to 2 x flats (1st floor)
19/00660	2	Full	Approved	23/10/2019		CoU from bank to retail (Ground Floor) and 2 x flats (2nd Floor)

GARMOUTH/KINGSTON

The Moray Council Housing Land Audit 2024

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
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10

Planning:

Planning Consent: None

Green/Brown: Green

Adopted Local Plan: ☒

House Programme: ☐

Constraint Type: Physical

Land Use Type: Agricultural Land

Constraint Notes: Infrastructure issues

Established Land: 2015

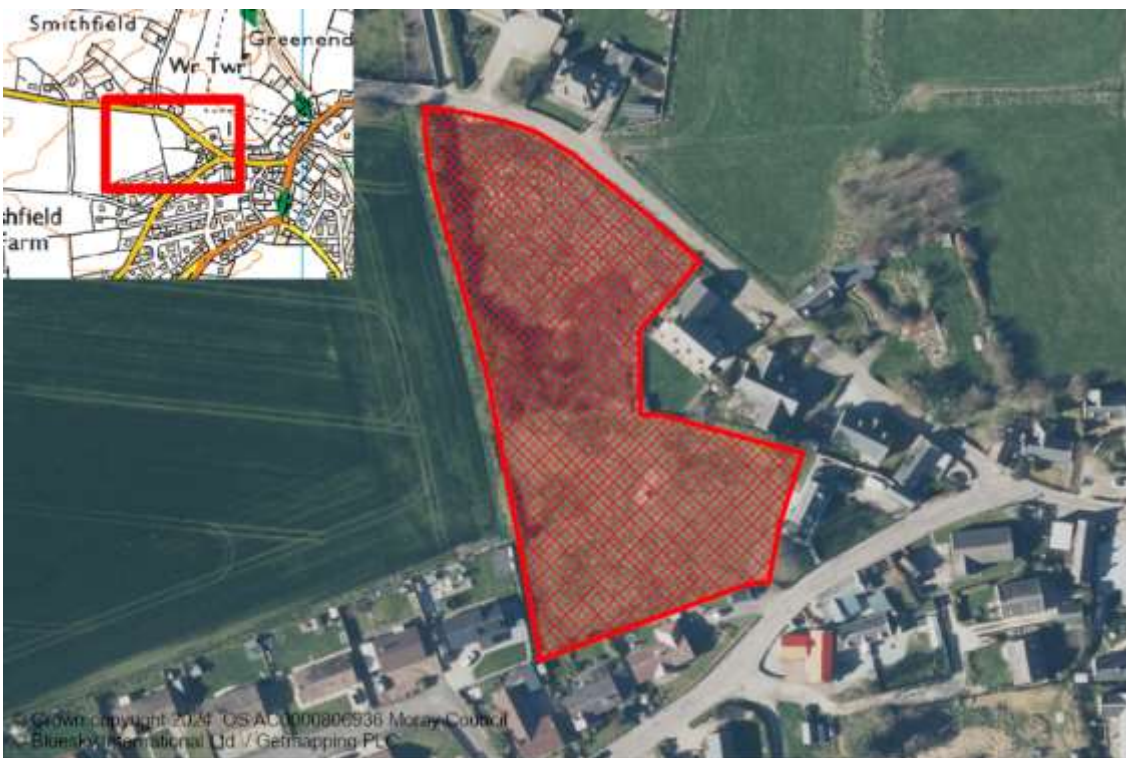
Effective Land:

Dispute: Agreed

Windfall: No

Owner:

Developer:



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

Capacity:	Projected 10yr Completions	10	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	7	Unknown	10
Affordable	3		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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HOPEMAN

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
8	8	8	8	8	8	8	8	8	8	3		

Planning:			
Planning Consent:	Detail	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:			
Established Land:	2015	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:	Tulloch of Cummingston	Developer:	Tulloch of Cummingston



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

Capacity:	Projected 10yr Completions	75	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	56	Flat	14
Affordable	19	House	34
		Unknown	27

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00278	48	Full	Approved	31/03/2022		Phase 1
19/00783	75					PAN for residential development and nursing/retirement home

KEITH

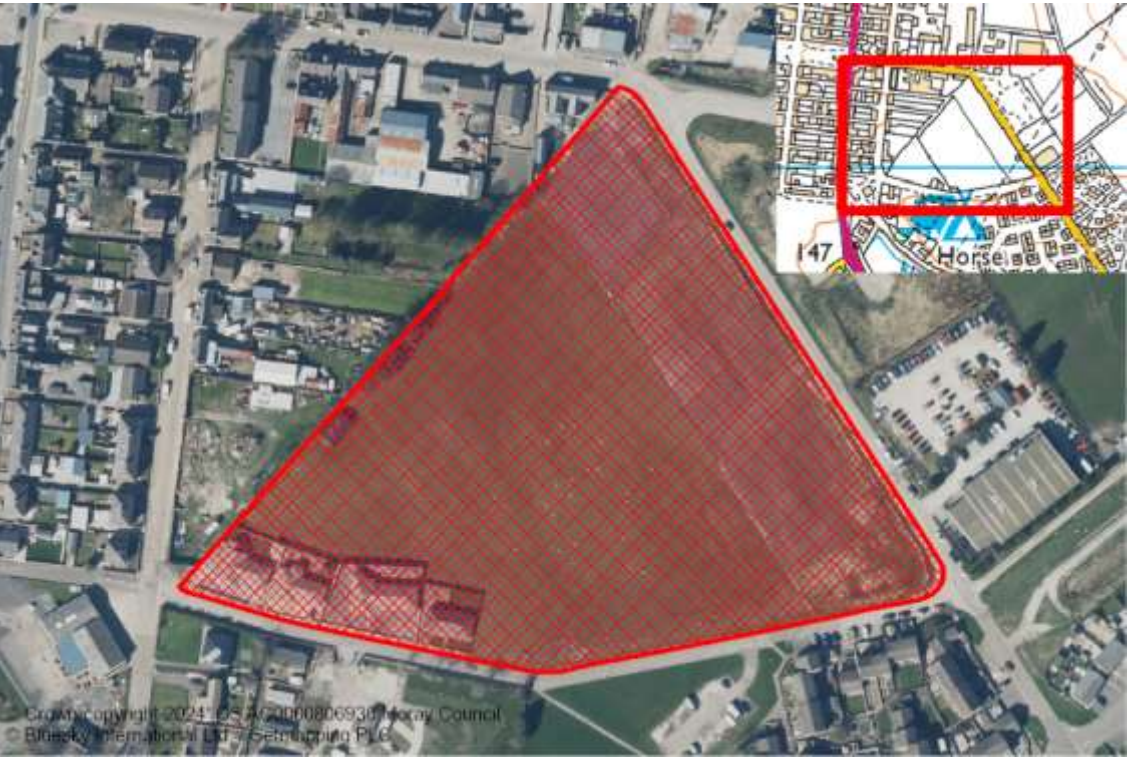
Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
								6	6	6	18	

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:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Various	Developer:	

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

Capacity:	Projected 10yr Completions	18	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	30	House	4
Affordable	10	Unknown	36

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

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
6												

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land:

Dispute: Agreed

Owner: Mr and Mrs N. Howie

Green/Brown: Brown

House Programme: ☐

Land Use Type: Residential

Effective Land:

Windfall: No

Developer:

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

Capacity:	Projected 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	4	Unknown	6
Affordable	2		

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

KEITH

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
33		26		16		16					

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:	2007	Effective Land:	2013
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 10yr Completions	58	Total Units	122	
Units Not Built	58	Effective Land	58	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Affordable	122	Flat	40
		House	82

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

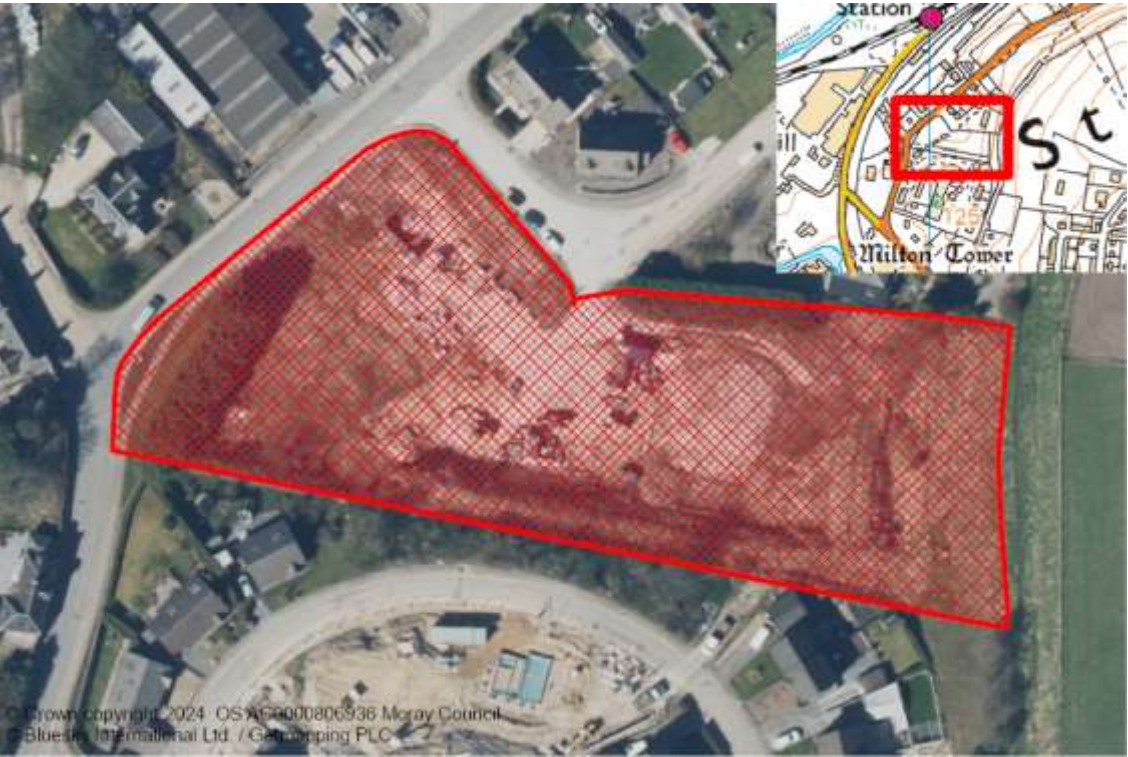
Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
					6	6						

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:	Agreed	Windfall:	No
Owner:	ACE Roofing (Keith)	Developer:	

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

Capacity:	Projected 10yr Completions	12	Total Units	7	
Units Not Built	12	Effective Land	0	Constrained Land	12

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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	9	Unknown	12
Affordable	3		

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

KEITH

Projected Completions:

[illegible]

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:	LONG released in 2023		
Established Land:	2020	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Moray Council	Developer:	

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

Capacity:	Projected 10yr Completions	8	Total Units	70	
Units Not Built	70	Effective Land	70	Constrained Land	0

Extra Information:

Easting:	343114	Northing:	849706
Primary School:	Keith Primary School	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	2.55



Tenure:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	52	Unknown	70
Affordable	18		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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KEITH

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
						10	20	20			

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:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	20/MU	SITE REF:	M/KH/R/20/MU
Supply Type:	Effective	LOCATION:	BANFF ROAD SOUTH

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

Extra Information:

Easting:	343860	Northing:	850947
Primary School:	Keith Primary School	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	16.7



Tenure:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	37	Unknown	50
Affordable	13		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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KEITH

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
		4	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:	2019	Effective Land:	2019
Dispute:	Agreed	Windfall:	Yes
Owner:	Mr Barry Fettes	Developer:	

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

Capacity:	Projected 10yr Completions	7	Total Units	7
Units Not Built	7	Effective Land	7	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	7	Flat	7

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		Inc. retail

KINLOSS

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
1	1	1	1	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:	Woodlands
Constraint Notes:			
Established Land:	2007	Effective Land:	2017
Dispute:	Agreed	Windfall:	No
Owner:	Seapark Estate Ltd	Developer:	

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

Capacity:	Projected 10yr Completions	6	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	6	House	6

Planning Applications:					
Application	Units	Type	Decision	Decision Date	Aff Type Notes
21/01836		Full	Approved	18/08/2023	Residential and storage caravans during construction [Plot 1]
23/00463		Full		18/08/2023	Plot 5
22/00158		Full	Approved	17/08/2023	Plots 3+6
22/00421		Full	Approved	16/08/2023	Plot 2
23/00462		Full	Approved	16/08/2023	Plot 4
17/00780		Full	Approved	05/12/2017	Plot 1
15/01605	6	Outline	Approved	03/08/2007	

KINLOSS

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
5	1											

Planning:

Planning Consent: Detail

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land: 2013

Dispute: Agreed

Owner: MPD Homes

Green/Brown: Green

House Programme: ☐

Land Use Type:

Effective Land: 2019

Windfall: No

Developer: MPD Homes

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

Capacity:	Projected 10yr Completions	1	Total Units	6
Units Not Built	1	Effective Land	1	Constrained Land 0

Extra Information:

Easting: 306150

Primary School: Kinloss Primary School

Secondary School: Forres Academy

Northing: 861832

Ward: Forres

Area (Ha): 0.6



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	6	House	6

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
22/00389		Full	Approved	22/07/2022		Rotation of house position (Plot 1)
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

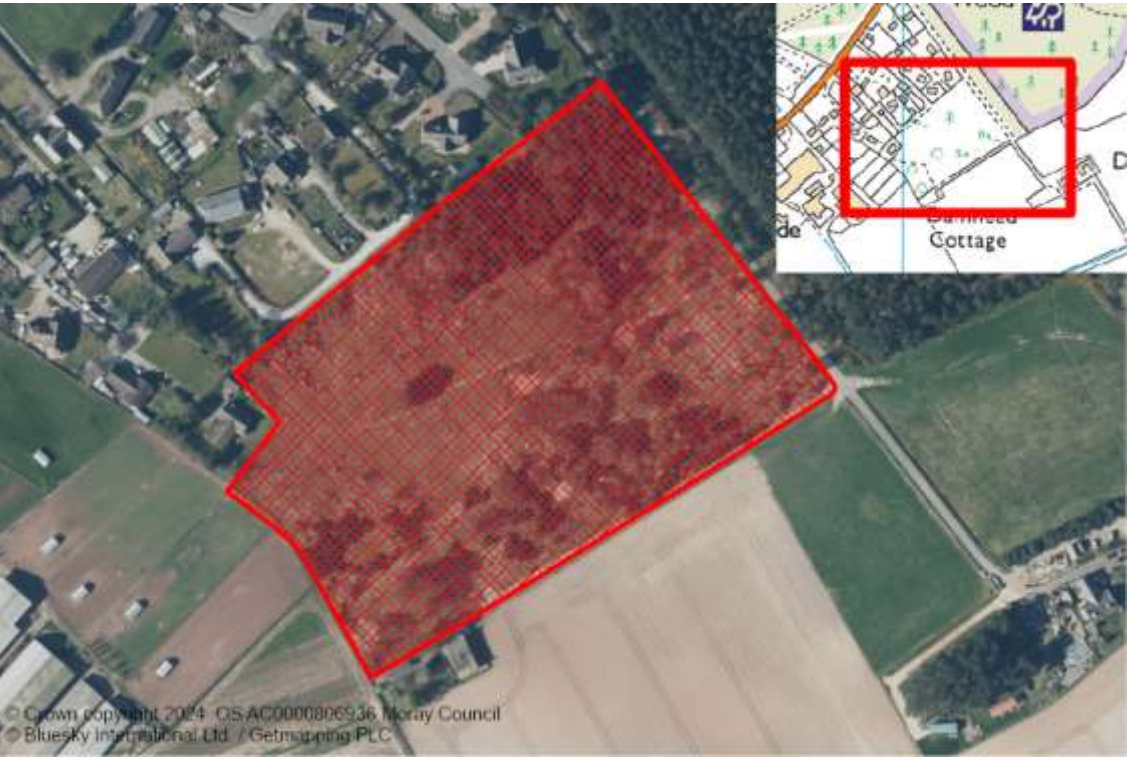
Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
		3	3	3	3	3	3	3	2		

Planning:			
Planning Consent:	Outline	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:	2007	Effective Land:	2020
Dispute:	Agreed	Windfall:	No
Owner:	The Rhind 2008 Discretionary T Developer:		

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

Capacity:	Projected 10yr Completions	23	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	23	House	23

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/00260	23	Outline	Approved	15/12/2020		
18/00346	19	Outline	Withdrawn			
23/01408		Full	Pending			Deletion of condition (17 - RCC)

LHANBRYDE

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
		20	30	27							

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:			
Established Land:	2007	Effective Land:	2021
Dispute:	Agreed	Windfall:	No
Owner:	Springfield Properties Plc	Developer:	Springfield Properties Plc

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

Capacity:	Projected 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	58	Flat	8
Affordable	19	House	69

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/01080	77	Full	Approved	14/04/2021		
18/01190						PAN
23/02157		Full	Pending			Variation of condition [19 - footpath]

LHANBRYDE

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
			10	11	11						

Planning:

Planning Consent: None

Green/Brown: Green

Adopted Local Plan: ☒

House Programme: ☐

Constraint Type:

Land Use Type:

Constraint Notes:

Established Land: 2020

Effective Land: 2020

Dispute: Agreed

Windfall: No

Owner: Moray Council

Developer: Grampian Housing Association

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

Capacity:	Projected 10yr Completions	32	Total Units	32
Units Not Built	32	Effective Land	32	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	8	Flat	8
Affordable	24	House	24

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
22/00863		Full	Approved	26/08/2022		Variation of roof forms and windows
20/01615	32	Full	Approved	04/04/2022		

LOSSIEMOUTH

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
7	7	6										

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 10yr Completions	13	Total Units	75	
Units Not Built	13	Effective Land	13	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	57	Flat	18
Affordable	18	House	57

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
19/01178	75	Full	Approved	06/11/2020		Variation to layout and house types (increase in units (4))
20/00265		Full	Approved	04/11/2020		Variation of conditions (Upgrade of junction)
16/01656	71	Full	Approved	17/01/2017		Subdivision of plot (increase in units (1))
14/01836	70	Full	Approved	28/01/2015		Variation to layout and house types (increase in units (1))

LOSSIEMOUTH

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
		9	9	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:	2005	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 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	30	Flat	30

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

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
20	14	12	12	12	12	12	12	12	12	12	77	

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:	2007	Effective Land:	2017
Dispute:	Agreed	Windfall:	No
Owner:	Tulloch of Cummingston	Developer:	Tulloch of Cummingston

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

Capacity:	Projected 10yr Completions	122	Total Units	278	
Units Not Built	199	Effective Land	199	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	208	Flat	95
Affordable	70	House	183

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
22/00161	275	Full	Approved	07/02/2023		Variation to layout (increase in units (10))
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		

MOSSTODLOCH

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
							10	10	10	10	20

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:	
Dispute:	Agreed	Windfall:	No
Owner:	Crown Estate Scotland	Developer:	

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

Capacity:	Projected 10yr Completions	40	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	45	Unknown	60
Affordable	15		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes



MOSSTODLOCH

Projected Completions:

[illegible]

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:	
Dispute:	Agreed	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 10yr 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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	7	Unknown	10
Affordable	3		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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MOSSTODLOCH

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
											350

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:	Agreed	Windfall:	No
Owner:	Crown Estate Scotland	Developer:	

LPR:	20/MUL1	SITE REF:	M/MS/R/20/MU
Supply Type:	Constrained	LOCATION:	SOUTH OF A96

Capacity:	Projected 10yr Completions	Total Units	350
Units Not Built	350	Effective Land	Constrained Land 350

Extra Information:

Easting:	333026	Northing:	859605
Primary School:	Mosstodloch Primary School	Ward:	Fochabers Lhanbryde
Secondary School:	Milne's High School	Area (Ha):	22.3



Tenure:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	262	Unknown	350
Affordable	88		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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NEWMILL

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
											10

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:	Leased on agricultural tenancies		
Established Land:	2003	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Newmill Estate	Developer:	

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

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

Extra Information:

Easting:	343411	Northing:	852366
Primary School:	Newmill Primary School	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	0.36



Tenure:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	7	Unknown	10
Affordable	3		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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PORTGORDON

The Moray Council Housing Land Audit 2024

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
				10	10	10	10	10	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:	2007	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Colin Murray Developments	Developer:	

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

Capacity:

Capacity:	Projected 10yr Completions	60	Total Units	60	
Units Not Built	60	Effective Land	30	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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	45	Unknown	60
Affordable	15		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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PORTKNOCKIE

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
			12	12	12	12	12	12				

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:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Seafeld Estate	Developer:	



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

Capacity:	Projected 10yr Completions	60	Total Units	60
Units Not Built	60	Effective Land	60	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	45	Unknown	60
Affordable	15		

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

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
12											

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:	2007	Effective Land:	2011
Dispute:	Agreed	Windfall:	No
Owner:	Finderne Development Trust	Developer:	

LPR:	20/R1	SITE REF:	M/RF/R/07/01
Supply Type:	Effective	LOCATION:	BROCHLOCH

Capacity:	Projected 10yr Completions	12	Total Units	12
Units Not Built	12	Effective Land	12	Constrained Land 0

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



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Affordable	12	House	12

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
24/00528	12	Full	Pending			

ROTHES

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
								10	10	20	

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:	Agricultural Building
Constraint Notes:	Operational farm building		
Established Land:	2015	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Mr Stewart Meldrum	Developer:	

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

Capacity:	Projected 10yr Completions	40	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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	30	Unknown	40
Affordable	10		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ROTHIEMAY

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
											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:	Agricultural Land
Constraint Notes:			
Established Land:	2003	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Mr Robert Thain	Developer:	



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

Capacity:	Projected 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	12	House	12

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 (07/02477)
11/00991	12	Outline	Approved	19/08/2011		Renewal of 07/02477
07/02477	12	Outline	Approved	17/07/2008		
14/00626		Full	Withdrawn			

ROTHIEMAY

The Moray Council Housing Land Audit 2024

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
					5	5	5	5			

Planning:

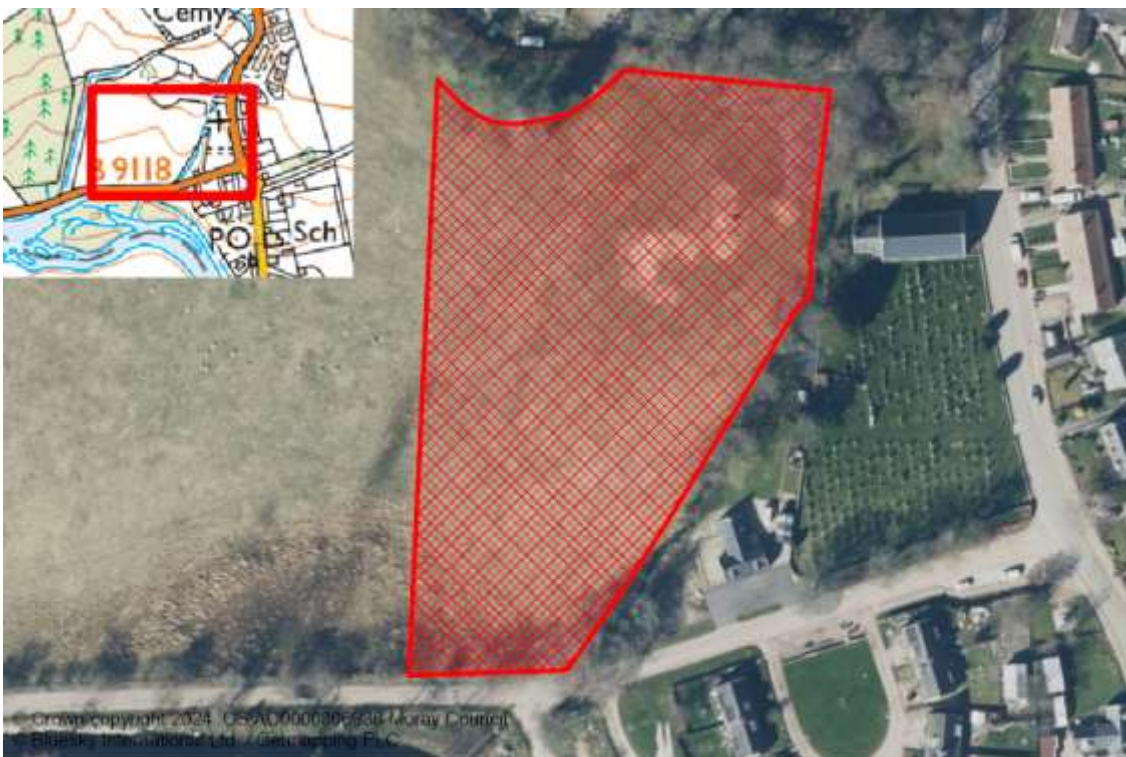
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner: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

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

Capacity:	Projected 10yr Completions	20	Total Units	20
Units Not Built	20	Effective Land	0	Constrained Land 20

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:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	15	Unknown	20
Affordable	5		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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TOMINTOUL

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
			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:	2021	Effective Land:	2021
Dispute:	Agreed	Windfall:	No
Owner:	Crown Estate Scotland	Developer:	

LPR:	21/H1	SITE REF:	M/T0/R/21/01
Supply Type:	Effective	LOCATION:	CONGLASS LANE

Capacity:	Projected 10yr Completions	8	Total Units	8
Units Not Built	8	Effective Land	8	Constrained Land

Extra Information:

Easting:	316655	Northing:	819218
Primary School:	Tomintoul Primary School	Ward:	Speyside Glenlivet
Secondary School:	Speyside High School	Area (Ha):	0.5



Tenure:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	6	Unknown	8
Affordable	2		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

TOMINTOUL

Projected Completions:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
						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:	2021	Effective Land:	2021
Dispute:	Agreed	Windfall:	No
Owner:	Crown Estate Scotland	Developer:	

LPR:	21/H2	SITE REF:	M/T0/R/21/02
Supply Type:	Effective	LOCATION:	LECHT DRIVE

Capacity:	Projected 10yr Completions	8	Total Units	8
Units Not Built	8	Effective Land	8	Constrained Land

Extra Information:

Easting:	317144	Northing:	818525
Primary School:	Tomintoul Primary School	Ward:	Speyside Glenlivet
Secondary School:	Speyside High School	Area (Ha):	1.1



Tenure:

Unit Type:

Tenure Type	Units	Unit Type	Units
Market	6	Unknown	8
Affordable	2		

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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URQUHART

Projected Completions:											
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+
		3	4	3							

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:	Rattray Family	Developer:	EPC Grampian

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

Capacity:	Projected 10yr 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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	10	House	10

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00120	10	Full	Approved	17/02/2022		

URQUHART

Projected Completions:												
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034+	
							3	3	4			

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:	2008	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Rattray Family	Developer:	EPC Grampian

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

Capacity:	Projected 10yr Completions	10	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:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	7	Unknown	10
Affordable	3		

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00120		Full	Approved	17/02/2022		Small release of LONG to accommodate development on R1