



October 2025

Moray Housing Land Audit 2024/25



moray
council





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1. Introduction and Overview

Purpose

- 1.1. The Housing Land Audit (HLA) provides an overview of Moray's housing land supply as at 31 March 2025. It is used to monitor and support housing delivery and provides a comparison of supply with the Local Housing Land Requirement (LHLR) of 5,732 units¹.
- 1.2. 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 LHLR. The LHLR 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 3,450 units for Moray.
- 1.3. The HLA 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. This should be read in conjunction with the Moray Housing Delivery Pipeline.
- 1.4. HLA Guidance was published by the Scottish Government on 20 January 2025 to support a consistent approach to the method and presentation of HLA. The HLA 2024/25 implemented a number of these changes based on the Scottish Government HLA Feedback Paper from August 2023. Moray Council moved to a financial year audit in 2024, therefore completions for 2023/24 also include calendar months January to March 2023 (identified by an asterisk). The key change made this year has been modifications to the definitions for the land supply categories (see Paragraph 1.10).
- 1.5. The HLA is made up of two parts: the HLA Report, which provides an analysis of the housing land supply and the HLA Schedule, which collates detailed information for each site. A spreadsheet of the HLA Schedule is available on request.

Methodology and Consultation

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

¹ Moray Local Development Plan 2027: Evidence Report (April 2024)

- 1.9. A draft HLA was made available on the Moray Council website for consultation and notification was sent to Homes for Scotland (HfS), Cairngorms National Park Authority (CNPA), Scottish Water, BT, Scottish and Southern Electricity Networks (SSEN) as well as developers, agents and landowners. Responses to the draft HLA were considered by Moray Council in December 2025.

Land Supply Definitions

- 1.10. There are three categories of land supply identified within the audit:

Deliverable	Sites which are free from constraints and can be realistically programmed in the short/medium/long term. These sites contribute towards meeting the LHLR.
Deliverable with Constraints	Sites with one or more constraints that may be considered deliverable if action to overcome the constraint can be identified or if they are constrained only by a lack of market demand. These sites contribute towards meeting the LHLR.
Constrained	Sites with constraints which, at the base date of the audit, have no known prospect of being resolved. These sites do not contribute towards meeting the LHLR.

- 1.11 Deliverability factors (constraints) that could constrain the deliverability of the site include:

- Land use status.
- Ownership (includes programming/LONGs).
- Physical conditions (e.g. slope, aspect, flood risk, contamination and pipelines).
- Infrastructure (as defined under 'Infrastructure first' in NPF4²).
- Financial (e.g. construction costs, deficit funding and marketability).



² NPF4 Annex F – Glossary of definitions

2. Completions

2.1. Table 1 identifies previous completion rates and compares actual completions to the previous year's projected programming.

	2015	2016	2017	2018	2019	2020	2021	2022	23/24*	24/25
Programmed	348	365	412	337	304	303	416	500	464	358
Actual	337	335	350	358	414	231	398	418	459	305
Difference (%)	-3.2	-8.2	-15	+6.2	+36.1	-23.4	-4.3	-16.4	-1.08	-14.8

Table 1: Programmed and Actual Housing Completions

2.2 In 2024/25, there were 305 actual completions compared to the projected 358 units. This is a difference of 14.8%. This was primarily due to projected completions in Buckie not materialising, with one of the housebuilders having liquidated.

2.3 Table 2 identifies projected completion rates for the initial ten-year deliverable 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. This is due to historical accuracies demonstrating that projections can be unrealistic, particularly after Year 3, compared to actual completions (as demonstrated in Table 1 above).

24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
403	439	387	546	492	555	509	516	489	471

Table 2: Projected completion rates

3. Housing Land Supply (as at 31 March 2025)

Total Site Capacity

3.1. Previously referred to as 'Established Land Supply', the total site capacity is the overall number of units still to be built on each site as at the audit base date of 31 March 2025. The number of units within each of the land supply categories is summarised in Table 3a and a comparison of the total site capacity with previous years is shown in Table 3b.

Site Capacity Status	Units
Deliverable	4,935
Deliverable with Constraints	909
Total Deliverable	5,844
Constrained	6,365
Total	12,209

Table 3a: Total Site Capacity as at 31 March 2025

2021	2022	2023	2024/25	2025/26
12,346	12,192	11,770	12,461	12,209

Table 3b: Comparison of Total Site Capacity

3.2 The Total Site Capacity in 2025/26 is 12,209 units. This includes extensive areas of LONG-term land which function as a reserve and can be released should a shortfall be projected.

Total Deliverable Site Capacity

3.3 Previously referred to as 'Effective Land Supply', the Total Deliverable Site Capacity is the total capacity of 'Deliverable' and 'Deliverable with Constraints' sites. In 2025/26, the total deliverable site capacity is 5,844 units and is shown in Table 4.

2021	2022	2023	2024/25	2025/26
5,508	5,365	5,022	5,303	5,844

Table 4: Comparison of Total Deliverable Site Capacity (previously Effective Land Supply)

Deliverable Site Capacity

3.4 The Deliverable Site Capacity in 2025/26 is 4,935 units and the 10-year programming of delivery for the MLDP area is shown in Table 5.

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
403	439	352	402	366	450	362	348	329	286

Table 5: Deliverable Site Capacity programmed rates

Deliverable with Constraints Site Capacity

3.5 The Deliverable with Constraints Site Capacity at 2025/26 is 909 units. The 10-year programming of delivery for the MLDP area is showing Table 6.

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
0	0	17	67	80	102	137	106	46	69

Table 6: Deliverable with Constraints Site Capacity programmed rates

Constrained Site Capacity

3.6 The Constrained Site Capacity is shown in Table 7a.

2021	2022	2023	2024/25	2025/26
6,838	6,827	6,748	7,158	6,365

Table 7a: Comparison of Constrained Site Capacity

3.7 A total of 6,365 units is constrained in 2025/26 - a reduction from 7,158 in 2024/25 which reflects the continued more proactive approach being taken to overcome constraints and explore ways of unlocking sites. Table 7b below summarises the constrained sites and the nature of the constraint. The table shows that the majority of these sites are constrained through ownership. LONG sites can only be considered deliverable when the required triggers for release of LONG sites have been met and the site is free of, or there is a commitment to overcoming, the constraints listed in paragraph 1.11.

Constraint	No. of Units	No. of Sites
Financial	240	4
Infrastructure	193	8
Ownership	1,905	17
Ownership (Programming (LONG))	3,825	8
Physical Conditions	202	6
Total	6,365	43

Table 7b: Analysis of Constraints

3.8 Land supply (site capacity) which is only constrained by marketability are now categorised as Deliverable with Constraints and are no longer included in the Constrained Site Capacity.

4. Small Sites

- 4.1. 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 8 identifies previous completion rates.

2020	2021	2022	2023/24*	2024/25
N/A	50	70	73	60

Table 8: Small Sites completion rates

- 4.2. A programmed supply for small housing sites is provided in this audit based on the average of the last 5 years of small site completions and rural communities' contribution agreed with Homes for Scotland. This will be monitored and reviewed on an annual basis.

5. Brownfield Sites

- 5.1. 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 9a and b identifies previous and projected completion rates on brownfield sites.

	2020	2021	2022	2023/24*	2024/25
Brownfield sites completions	15	55	10	18	4
Percentage of total completions 2020 - 2024/25			5.6%		

Table 9a: Brownfield sites completion rates

	2025/26	2026/27	2027/28	2028/29	2029/30
Brownfield sites projected completions	26	57	22	28	37
Percentage of total projected completions 2025-2030			7.5%		

Table 9b: Brownfield sites projected completion rates

- 5.2. 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.

6. Windfall Sites

- 6.1. 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. Windfall completions can make a significant contribution to the land supply.
- 6.2. Tables 10a and b set out the previous and projected completion rates on windfall sites.

2020	2021	2022	2023/24*	2024/25
22	47	14	14	13

Table 10a: Windfall site completion rates

2025/26	2026/27	2027/28	2028/29	2029/30
39	59	15	20	23

Table 10b: Windfall site projected completion rates

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



7. Long-Term Housing Designation

- 7.1. Long-term (LONG) 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.
- 7.2. 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 10-year total deliverable site capacity (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. 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.
- 7.3. 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 deliverable site capacity. A shortfall of deliverable housing land in one of the 8 main towns should be met through a LONG-term release in the same town.
- 7.4. Where a decision is made to release LONG term land and there is more than one LONG term site is 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.
- 7.5. Outwith the eight 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 deliverable site capacity.	No requirement to release.
Buckie	South West	Total deliverable site capacity of 761 units in LHMA, projected 10-year completions of 650 units.	Part of the site received planning permission in 2024/25. No requirement to release remainder of site (see para 8.3).
Burghead	Clarkly Hill	Total deliverable site capacity of 2,766 units in LHMA, projected 10-year completions of 84 units.	No requirement to release.
Elgin	North East	Total deliverable site capacity of 2,766 units in LHMA, projected 10-year completions of 1,691 units.	No requirement to release.
Elgin	South	Total deliverable site capacity of 2,766 units in LHMA, projected 10-year completions of 1,691 units.	Amendment to Elgin South phasing approved in 2021. No requirement to release.
Fochabers	Ordiquish Road East	Total deliverable site capacity of 2,205 units in LHMA, projected 10-year completions of 78 units.	No requirement to release.
Forres	Lochyhill	Total deliverable site capacity of 1,135 units in LHMA, projected 10-year completions of 563 units.	No requirement to release.
Keith	Nursery Field	Total deliverable site capacity of 210 units in LHMA, projected 10-year completions of 166 units.	Site released in 2023.
Urquhart	Meft Road	Total deliverable site capacity of 2,205 units in LHMA, projected 10-year completions of 24 units.	No requirement to release.

Table 11: LONG Term Sites

8. Housing Land Requirement & Total Deliverable Site Capacity

8.1. The Council's HNDA 2017 has informed the housing land supply and housing completions targets set out in the MLDP2020. 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 total deliverable site capacity target - 500 units

8.2. Using these figures gives a 10-year completion target of 4,400 units and a 10-year total deliverable site capacity target of 5,000 units.

	Site Capacity	No. of years supply
Total	12,209	24.4
Total Deliverable	5,844	11.6
Constrained	6,365	12.7

Table 12a: Site Capacity and Supply

LHMA	10 year total deliverable site capacity target (10 x 500)	10 year total deliverable site capacity 2025-2034	10 year completion target (10 x 440)	10 year projected completions	Comments
Buckie	727	893	4,400	1,005	Deficit of deliverable site capacity.
Elgin	2,728	2,898		2,325	Surplus of deliverable site capacity.
Forres	741	1,267		757	Surplus of deliverable site capacity.
Keith	427	342		286	Surplus of deliverable site capacity.
Speyside	377	444		434	Surplus of deliverable site capacity.
Total	5,000	5,844		4,807	Surplus of deliverable site capacity.

Table 12b: Deliverable Site Capacity and completion targets by LHMA.

- 8.3 Whilst it appears there is a deficit of deliverable site capacity in the Buckie HMA, projections include sites which are currently constrained. The increase in projected completions reflects the focus of projects such as the Growth Deal Housing Mix in overcoming constrained development in the coastal settlements.
- 8.4 The totals of the total deliverable, constrained and total site capacities are set out in Table 12c below.

2020	2021	2022	2023	2024/25	2025/26	
Total Deliverable	5,638	5,508	5,365	5,022	5,303	5,844
Constrained	6,890	6,838	6,827	6,748	7,158	6,365
Total Site Capacity	12,528	12,346	12,192	11,770	12,461	12,209

Table 12c: Moray Total Site Capacity 2025/26

TOWN	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
ABERLOUR	0	41	33	2	2	1			30			
ALVES												250
ARCHIESTOWN				1		4	3	4	3	4	3	18
BUCKIE		26	35	67	73	44	72	76	77	105	75	451
BURGHEAD				8	8	14	8	12	14	10	10	130
CRAIGELLACHIE					12							10
CULLEN					20	12	12	11				
CUMMINGSTON	0	0	1	0	1	0	1					
DALLAS								2	2	2		4
DUFFTOWN							20	25	20	20	20	
DYKE			1	0	1	0	1					5
ELGIN	138	162	188	109	180	171	205	132	171	188	185	4625
FINDHORN	9	9	11	2	1							
FINDOCHTY						12	16	16	16			
FOCHABERS	2	5	8	8	8	8	3	8	10	10	10	97
FORRES	75	41	58	34	64	63	63	82	52	42	64	1070
GARMOUTH / KINGSTON								2	2	2	2	2
HOPEMAN	6	10	8	8	8	8	8	8	8	3		
KEITH		30		6	6	16	36	26	26	10	10	115
KINLOSS	0	1	2	3	5	3	5	3	3	3	2	
LHANBRYDE			12	20	42	27						
LOSSIEMOUTH	18	18	18	17	12	12	12	12	12	17	17	76
MOSSTODLOCH												420
NEWMILL												10
PORTGORDON				10	10	10	10	10	10			
PORTKNOCKIE				12	12	12	12	12				
RAFFORD				12								
REMAINDER OF MORAY	60	60	60	60	60	60	60	60	60	60	60	60
ROTHES					15	15				10	10	20
ROTHIEMAY												35
TOMINTOUL				4	4		4	4				
URQUHART			4	4	2		4	4		3	3	4
Total	308	403	439	387	546	492	555	509	516	489	471	7,402

9. Glossary

Constrained site

Sites with constraints which, at the base date of the audit, have no known prospect of being resolved. These sites do not contribute towards meeting the LHLR.

Deliverable site

Sites which are free from constraints and can be realistically programmed in the short/medium/long term. These sites contribute towards meeting the LHLR.

Deliverable with constraints site

Sites with one or more constraints that may be considered deliverable if action to overcome the constraint can be identified or if they are constrained only by a lack of market demand. These sites contribute towards meeting the LHLR.

Deliverable housing pipeline

The expected sequencing of the Local Housing Land Requirement over the short (1-3 years), medium (4-6 years) and long-term (7-10 years), as set out in the Local Development Plan Delivery Programme.

Delivery Programme

A document which sets out how the Local Development Plan will be delivered.

Evidence Report

Supporting document to the Local Development Plan which summarises the evidence base for proposals and policies set out in the development plan.

Housing Land Audit (HLA)

Annual audit which monitors the delivery of housing land, including past completions and future programming.

Housing Needs and Demand Assessment (HNDA)

A tool used to estimate housing need and demand across various housing tenures to inform the development of the Local Housing Strategy and Local Development Plan.

Local Housing Market Area (LHMA)

A geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.

Local Housing Strategy (LHS)

Strategy that sets out the outcomes that the Council and its partners want to achieve, and the action they will take, to address housing need and demand in their areas.

Local Development Plan (LDP)

A plan in which it is set out, for land in the part of the district to which it relates:

- a spatial strategy, being a detailed statement of the planning authority's policies and proposals as to the development and use of the land;
- such other matters as may be prescribed; and
- any other matter which the planning authority consider it appropriate to include.

Local Housing Land Requirement (LHLR)

The amount of land required for housing, as identified by the LDP. The LHLR is expected to exceed the 10-year Minimum All-Tenure Housing Land Requirement (MATHLR) set out in the National Planning Framework.

Minimum All-Tenure Housing Land Requirement (MATHLR)

The minimum amount of land, by reference to the number of housing units, that is to be provided by each planning authority in Scotland for a 10-year period, as set out in NPF4 Annex E. The MATHLR is expected to be exceeded in the LDP's LHLR.

National Planning Framework (NPF) 4

A long-term plan looking to 2045 that guides spatial development, sets out national planning policies, designates national developments and highlights regional spatial priorities.

The following definitions and classification in the schedules apply:

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 field).

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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DELIVERABLE 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		
M/AR/R/15/02	20/R2	SOUTH LANE	Mr Robert Gordon & Mr Alan Williams		4		
M/AR/R/15/03	20/R3	WEST END	Mrs Anne Ogg		6		
M/AR/R/15/04	20/R4	SOUTH OF VIEWMOUNT	Mr Robert Gordon		10		
Total Town Units					40	Total Town Site	4
BUCKIE							
M/BC/R/035	15/R2	PARKLANDS	MPD Homes	MPD Homes	5		
M/BC/R/041	20/OPP7	MILLBANK GARAGE	MPD Homes	MPD Homes	20		
M/BC/R/20/07	20/R7	LAND AT MUIRTON	Mr Alan Durno		140		
M/BC/R/20/08	20/R8	LAND AT BARHILL ROAD	Mr Michael Watt	Springfield Properties Plc	250		
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					526	Total Town Site	6
BURGHEAD							
M/BH/R/006	20/R1	NORTH QUAY	Unknown (A) and Margery Bray (B)		14		
M/BH/R/04	20/R2	CLARKLY HILL	Tulloch of Cummingston	Tulloch of Cummingston	80		

DELIVERABLE 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	3		
					Total Town Units	3	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

DELIVERABLE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
ELGIN							
M/EL/R/07/05	20/R3	BILBOHALL SOUTH	Grampian Housing A.	Grampian Housing A.	102		
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		MPD 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		106		
M/EL/R/20/19	20/R19	EASTER LINKWOOD AND LINKWOOD	Mr Ian Robertson	Springfield Properties Plc	609		
M/EL/R/20/20	20/R20	GLASSGREEN, ELGIN SOUTH	Springfield Properties Plc	Springfield Properties Plc	6		
M/EL/R/21/L2	20/LONG2	ELGIN SOUTH (GRASSGREEN, BURNSIDE & CEMETERY)	Springfield Properties Plc	Springfield Properties Plc	584		
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	173		
M/EL/R/23/03	20/R11	FINDRASSIE (D PARCEL)	Pitgaveny Estate	Robertson Residential Group	266		
M/EL/R/23/W1	20/ENV6	OLDMILLS ROAD	Tulloch of Cummingston	Tulloch of Cummingston	12		
M/EL/R/25/01		SOUTH STREET	Moray Council/Robertson Group	Moray Council/Robertson Group	38		
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					2118	Total Town Site	16
FINDHORN							
M/FH/R/009	20/R1	HEATHNEUK	Mr Tim Clark		2		
M/FH/R/11		NORTH WHINS		Duneland Ltd	20		
M/FH/R/20/RC	20/RC	RESIDENTIAL CARAVANS			1		
Total Town Units					23	Total Town Site	3

DELIVERABLE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
FINDOCHTY							
M/FN/R/009	20/R1	MORVEN CRESCENT	Seafield Estate		60		
Total Town Units					60	Total Town Site	1
FOCHABERS							
M/FO/R/07/01	20/R1	ORDIQUISH ROAD	Bob Milton Properties	Bob Milton Properties	40		
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					140	Total Town Site	3
FORRES							
M/FR/R/060	20/OPP1	CAROLINE STREET	AES Solar		48		
M/FR/R/07/03	20/R2	FERRYLEA	Springfield Properties Plc	Springfield Properties Plc	79		
M/FR/R/07/08	20/R4	MANNACHIE	Tulloch of Cummingston	Tulloch of Cummingston	40		
M/FR/R/15/10	20/R6	DALLAS DHU	Altyre Estate		136		
M/FR/R/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		
Total Town Units					1067	Total Town Site	7
HOPEMAN							
M/HP/R/15/R1	20/R1	MANSE ROAD	Tulloch of Cummingston	Tulloch of Cummingston	69		
Total Town Units					69	Total Town Site	1

DELIVERABLE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
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/15/036	20/OPP3	NEWMILL SOUTH ROAD	ACE Roofing (Keith)		12		
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		138-140 MID STREET	Mr Barry Fettes		4		
Total Town Units					200	Total Town Site	6
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	24		
Total Town Units					101	Total Town Site	2
LOSSIEMOUTH							
M/LS/R/023	20/R3	INCHBROOM	Tulloch of Cummingston	Tulloch of Cummingston	17		
M/LS/R/039		WEST BASIN, LOSSIEMOUTH MARINA		Oakbank Homes	21		
M/LS/R/07/01	20/R1	SUNBANK/KINNEDAR	Tulloch of Cummingston	Tulloch of Cummingston	185		
Total Town Units					223	Total Town Site	3

DELIVERABLE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
PORTGORDON							
M/PG/R/07/04	20/R1	WEST OF REID TERRACE	Colin Murray Developments		60		
					Total Town Units	60	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	LDP	SITES BELOW 5 HOUSES	PRIVATE	PRIVATE	660		
					Total Town Units	660	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
ROTHIEMAY							
M/RT/R/001	20/R1	CASTLE TERRACE	Mr Robert Thain		10		
					Total Town Units	10	Total Town Site 1

DELIVERABLE HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
TOMINTOUL							
M/TO/R/21/01	CNPA21/H1	CONGLASS LANE	Crown Estate Scotland		8		
M/TO/R/21/02	CNPA21/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	Findrassie Developments Ltd	Findrassie Developments Ltd	10		
M/UR/R/20/02	20/R2	STATION ROAD	Mr Ian Dean		8		
Total Town Units					18	Total Town Site	2
Total Deliverable Housing Land Supply					5844	Total Sites	75

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	Ownership
					Total Town Units	250	Total Town Sites 1
BUCKIE							
M/BC/R/015	20/R3	RATHBURN (N)	Reidhaven Estate		60	Constrained	Infrastruture
M/BC/R/07/07	20/R4	RATHBURN (S)	Reidhaven Estate		60	Constrained	Ownership
M/BC/R/07/10	20/R5	HIGH STREET (E)	J.M. Watt		200	Constrained	Financial
M/BC/R/20/09	20/R9	SITE AT ARDACH HEALTH CENTRE	Moray Council		5	Constrained	Ownership
M/BC/R/20/LG1	20/LONG1	LAND TO SOUTH WEST OF BUCKIE	Mr Michael Watt	Springfield Properties Plc	250	Constrained	Ownership
					Total Town Units	575	Total Town Sites 5
BURGHEAD							
M/BH/R/012	20/OPP1	WEST FORESHORE	Moray Council/ToC/John Gordon	Tulloch of Cummingston	40	Constrained	Physical Conditions
M/BH/R/20/LNG	20/LONG1	LONG1 CLARKLY HILL	Tulloch of Cummingston	Tulloch of Cummingston	80	Constrained	Ownership
					Total Town Units	120	Total Town Sites 2
CRAIGELLACHIE							
M/CR/R/001	20/R1	EDWARD AVENUE	Bacardi		5	Constrained	Physical Conditions
M/CR/R/004	20/R2	FORMER BREWERY, SPEY ROAD	Bacardi		5	Constrained	Ownership
					Total Town Units	10	Total Town Sites 2
DALLAS							
M/DA/R/001	20/R1	DALLAS SCHOOL WEST	Dallas Estate		6	Constrained	Infrastruture
M/DA/R/002	20/R3	FORMER FILLING STATION	Mr Ian Thomson		4	Constrained	Financial
					Total Town Units	10	Total Town Sites 2

CONSTRAINED HOUSING LAND SUPPLY

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
DYKE							
M/DY/R/15/02	20/R2	SOUTH DARKLASS ROAD	Mr Grant Davidson		5	Constrained	Infrastructure
Total Town Units					5	Total Town Sites	1
ELGIN							
M/EL/R/048	20/R1	BILBOHALL NORTH	Robertson Residential Group	Robertson Residential Group	40	Constrained	Infrastructure
M/EL/R/07/06	20/R4	SOUTH WEST OF ELGIN HIGH SCHOOL	Mr Dean Andersson		107	Constrained	Physical Conditions
M/EL/R/081		NEWFIELD HOUSE, LOSSIEMOUTH ROAD	Mr Ian Aitkenhead		12	Constrained	Infrastructure
M/EL/R/082	20/R21	PALMERS CROSS	Edgar Road Properties Ltd		20	Constrained	Ownership
M/EL/R/088	20/R16	BARMUCKITY	Mr Ian Robertson	Springfield Properties Plc	190	Constrained	Ownership
M/EL/R/094	20/R14	SPYNIE HOSPITAL	NHS Grampian		50	Constrained	Ownership
M/EL/R/15/LNE	20/LONG1	LONG1 A/B NORTH EAST	Pitgaveny Estate		1800	Constrained	Ownership
M/EL/R/20/05	20/R5	BILBOHALL WEST	Mr Dean Anderson		50	Constrained	Ownership
M/EL/R/20/12	20/R12	FINDRASSIE (R12 PARCEL)	Pitgaveny Estate		150	Constrained	Ownership
M/EL/R/20/L2	20/LNG2	ELGIN SOUTH LONG2		Springfield Properties Plc	1000	Constrained	Ownership
M/EL/R/23/04	20/R11	FINDRASSIE (W PARCEL)	Pitgaveny Estate		260	Constrained	Ownership
M/EL/R/23/05	20/R11	FINDRASSIE (N PARCEL)	Pitgaveny Estate		519	Constrained	Ownership
Total Town Units					4198	Total Town Sites	12
FOCHABERS							
M/FO/R/15/LG	20/LONG	ORDIQUISH ROAD EAST LONG	Crown Estate Scotland		35	Constrained	Ownership
Total Town Units					35	Total Town Sites	1

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
FORRES							
M/FR/R/057	20/OPP4	AUCTION MART, TYTLER STREET		Cairn Housing Associaion	24	Constrained	Financial
M/FR/R/07/11	20/LONG1	LOCHYHILL LONG1	White Family		400	Constrained	Ownership
M/FR/R/15/08	20/R5	BALNAGEITH	Tulloch of Cummingston	Tulloch of Cummingston	12	Constrained	Financial
M/FR/R/15/11	20/R7	PILMUIR ROAD WEST	G & AG Proctor		40	Constrained	Physical Conditions
M/FR/R/23/03	20/R3	LOCHYHILL (AREA C)	White Family	Robertson Residential Group	90	Constrained	Ownership
Total Town Units					566	Total Town Sites	5
GARMOUTH/KINGSTON							
M/GM/R/15/01	20/R1	SOUTH OF INNES ROAD			10	Constrained	Infrastruture
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	Infrastruture
M/KH/R/20/08	20/R7	DENWELL ROAD			5	Constrained	Physical Conditions
Total Town Units					81	Total Town Sites	3
MOSSTODLOCH							
M/MS/R/15/02	20/R2	GARMOUTH ROAD	Crown Estate Scotland		60	Constrained	Ownership
M/MS/R/20/03	20/OPP1	BALNACOUL	Forestry and Land Scotland		10	Constrained	Ownership
M/MS/R/20/MU	20/MUL1	SOUTH OF A96	Crown Estate Scotland		350	Constrained	Ownership
Total Town Units					420	Total Town Sites	3

CONSTRAINED HOUSING LAND SUPPLY

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 Sites	1
ROTHES							
M/RS/R/15/02	20/R2	GREEN STREET	Mr Stewart Meldrum		40	Constrained	Ownership
Total Town Units					40	Total Town Sites	1
ROTHIEMAY							
M/RT/R/07/02	20/R2	ANDERSON DRIVE	Mrs H. Mackenzie		5	Constrained	Physical Conditions
M/RT/R/15/03	20/R3	DEVERONSIDE ROAD	The Church of Scotland		20	Constrained	Infrastruture
Total Town Units					25	Total Town Sites	2
URQUHART							
M/UR/R/20/L1	20/LNG1	MEFT ROAD LONG1	Rattray Family		10	Constrained	Ownership
Total Town Units					10	Total Town Sites	1
Total Constrained Housing Land Supply					6365	Total Sites	43

ABERLOUR

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
0	2	2	2	2	1						

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	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
24/00376		Full	Approved	30/05/2025		Plot 5
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		Full	Approved	11/11/2013		Extend planning consent (07/01651)
13/01618		Full	Approved	31/10/2013		Extend planning consent (07/01634)
07/01651	7	Full	Appeal	05/09/2008		Approved on appeal

ABERLOUR

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
	39	31						30			

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☒
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:	Deliverable	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	50
		Unknown	30

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
24/00043	31	Full	Approved	17/06/2024		Phase 2
23/00494	39	Full	Approved	21/12/2023		Phase 1
21/00348		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

ALVES

Projected Completions:

2024/25 2025/26 2026/27 2027/28 2028/29 2029/30 2030/31 2031/32 2032/33 2033/34 2034/35 2035+ 250

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Programming (LONG) and ownership		
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

ARCHIESTOWN

Projected Completions:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
					3	3	3	3	3	3	2

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2007	Effective Land:	2007
Dispute:	Agreed	Windfall:	No
Owner:	Mr Edward Aldridge	Developer:	

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

Capacity:	Projected 10yr Completions	18	Total Units	20	
Units Not Built	20	Effective Land	20	Constrained Land	0

Extra Information:

Easting:	323338	Northing:	844111
Primary School:	Knockando Primary School	Ward:	Speyside Glenlivet
Secondary School:	Speyside High School	Area (Ha):	1.28



Tenure:

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

ARCHIESTOWN

Projected Completions:												
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+	
			1		1		1		1			

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Financial	Land Use Type:	Agricultural Land
Constraint Notes:	Marketability		
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:	Deliverable with Constraints	LOCATION:	SOUTH LANE

Capacity:	Projected 10yr Completions	4	Total Units	4	
Units Not Built	4	Effective Land	4	Constrained Land	0

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			

ARCHIESTOWN

[illegible]

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Financial	Land Use Type:	Agricultural Land
Constraint Notes:	Marketability		
Established Land:	2015	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Mrs Anne Ogg	Developer:	

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

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

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

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

[illegible]

ARCHIESTOWN

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
											10

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Financial	Land Use Type:	Agricultural Land
Constraint Notes:	Marketability		
Established Land:	2015	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Mr Robert Gordon	Developer:	

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

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

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



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

BUCKIE

Projected Completions:

[illegible]

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Infrastructure	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			Total Units	60
Units Not Built	60	Effective Land	0	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
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BUCKIE

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
							1	2	2		

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	☐	House Programme:	☐
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:	Deliverable	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		

BUCKIE

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
6				5	5	4					

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2010	Effective Land:	2024
Dispute:	Agreed	Windfall:	Yes
Owner:	MPD Homes	Developer:	MPD Homes

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

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

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:

[illegible]

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Prprogramming (R5 to be 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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
										10	190

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Financial	Land Use Type:	Agricultural Land
Constraint Notes:	Marketability		
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	10	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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
			20	20	20	20	20	20	20		

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☒
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2020	Effective Land:	2020
Dispute:		Windfall:	No
Owner:	Mr Alan Durno	Developer:	

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

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	23/06/2023		Phase 1

BUCKIE

Projected Completions:												
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+	
20	35	30		16	35	35	35	44				

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	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	29/09/2023		Appeal [PPA-300-2069] upheld (Phase 1)
23/02231	95	Full	Pending			Phase 1 (174 units total)

BUCKIE

Projected Completions:

[illegible]

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	
Constraint Notes:	Programming		
Established Land:	2020	Effective Land:	2020
Dispute:	Agreed	Windfall:	No
Owner:	Moray Council	Developer:	

LPR:	20/R9	SITE REF:	M/BC/R/20/09
Supply Type:	Constrained	LOCATION:	SITE AT ARDACH HEALTH CENTRE

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

Extra Information:

Easting:	342444	Northing:	864944
Primary School:	Cluny Primary School	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	0.38



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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BUCKIE

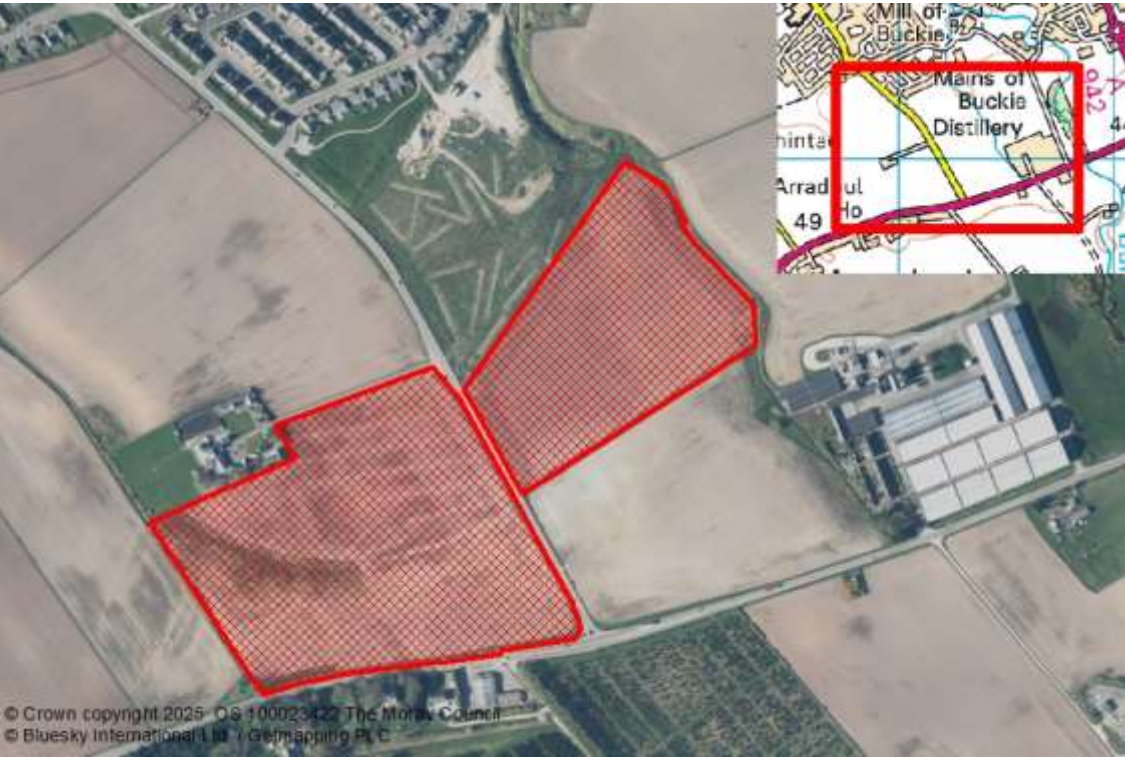
Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
			15	45					19	45	126

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Programming (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:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
						10	20	20	20	20	10

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land: 2020

Dispute:	Agreed
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Owner:

Green/Brown: Green

House Programme: ☐

Land Use Type: Agricultural Land

Effective Land: 2020

Windfall: No

Developer:

LPR:	20/MU
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Supply Type:	Deliverable
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SITE REF: M/BC/R/20/MU

LOCATION:	HIGH STREET (W)
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Capacity:	Projected 10yr Completions	90	Total Units	100
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Units Not Built	100	Effective Land	100	Constrained Land	0
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Extra Information:

Easting: 342970 Northing: 864255

Primary School: Cluny Primary School Ward: Buckie

Secondary School: Buckie High School Area (Ha): 12.4

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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BUCKIE

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
		2	3	3	3						

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2020	Effective Land:	2020
Dispute:	Agreed	Windfall:	Yes
Owner:	Mr Fredrick Parkes	Developer:	

LPR:	20/R10	SITE REF:	M/BC/R/20/W1
Supply Type:	Deliverable	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	Northing:	864638
Primary School:	Cluny Primary School	Ward:	Buckie
Secondary School:	Buckie High School	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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
6						4		4			

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:			
Established Land:	2001	Effective Land:	2001
Dispute:	Agreed	Windfall:	No
Owner:	Unknown (A) and Margery Bray Developer:		

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

Capacity:	Projected 10yr Completions	14	Total Units	14	
Units Not Built	14	Effective Land	14	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	10	Flat	14
Affordable	4		

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
18/00359		Full	Expired	05/09/2019		Renewal of 15/00221
15/00221		Full	Expired	21/04/2015		Renewal of 11/00065
11/00065	6	Full	Expired	29/03/2012		Site B

BURGHEAD

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
											40

Planning:			
Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Physical Conditions	Land Use Type:	Industry
Constraint Notes:	Contamination and ownership		
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	Expired	13/08/1998		

BURGHEAD

Projected Completions:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
			8	8	8	8	8	10	10	10	10

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	LOCATION:	CLARKLY HILL

Capacity:	Projected 10yr Completions	70	Total Units	80	
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:

[illegible]

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Programming (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	80
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:

[illegible]

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Physical Conditions	Land Use Type:	Agricultural Land
Constraint Notes:	Protected water supply		
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

CRAIGELLACHIE

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
12											

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		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:	Deliverable	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	Expired	16/01/2010		
08/01973	4	Full	Expired	16/01/2010		

CRAIGELLACHIE

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
											5

Planning:			
Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Industry
Constraint Notes:	Operational requirements		
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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
0	0	1	0	1	0	1					

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	LOCATION:	SEAVIEW ROAD

Capacity:	Projected 10yr Completions	3	Total Units	4	
Units Not Built	3	Effective Land	3	Constrained Land	0

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

Tenure:		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 2025

Projected Completions:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
							2	2	2		

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Infrastructure	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

DALLAS

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
											4

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Financial	Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:	Marketability		
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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
5											

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	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

Projected Completions:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
						20	20	20	20	20	

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land: 2015

Dispute: Agreed

Owner: Mr James Wiseman

Green/Brown: Green

House Programme: ☒

Land Use Type: Agricultural Land

Effective Land: 2020

Windfall: No

Developer:

LPR:	20/R1
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Supply Type:	Deliverable
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SITE REF: M/DF/R/15/03

LOCATION:	HILLSIDE FARM
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Capacity:

Capacity:	Projected 10yr Completions	100	Total Units	100
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Units Not Built	100	Effective Land	100	Constrained Land	0
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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:

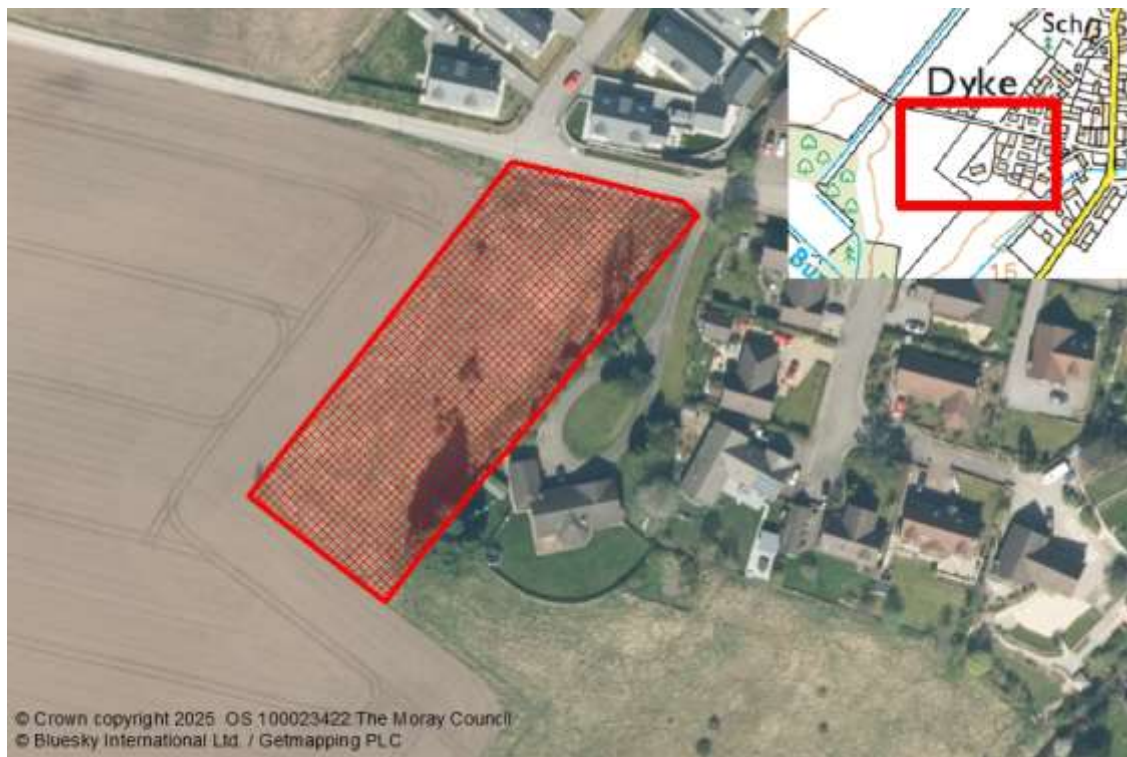
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Infrastructure	Land Use Type:	Agricultural Land
Constraint Notes:	Road infrastructure		
Established Land:	2015	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Mr Grant Davidson	Developer:	

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

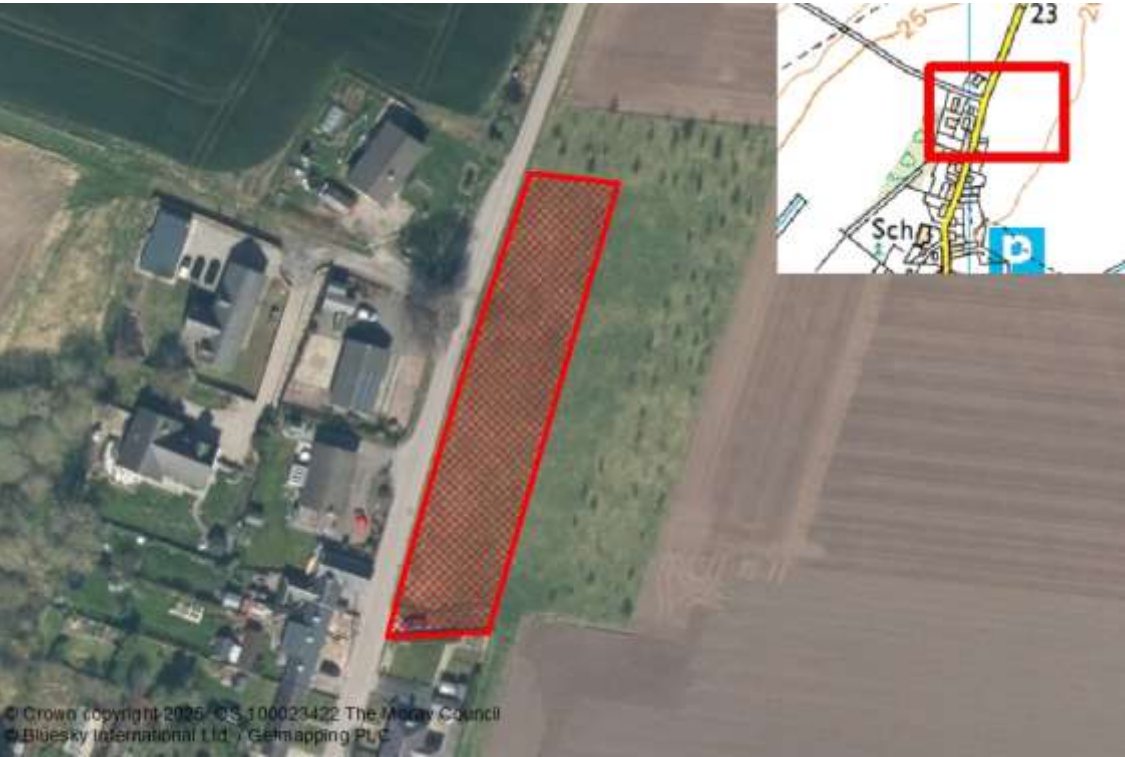
Projected Completions:												
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+	
	1	0	1	0	1							

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2020	Effective Land:	2020
Dispute:	Agreed	Windfall:	No
Owner:	Ms Ros Davidson	Developer:	

LPR:	20/R3	SITE REF:	M/DY/R/20/03
Supply Type:	Deliverable	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	Northing:	858718
Primary School:	Dyke Primary School	Ward:	Forres
Secondary School:	Forres Academy	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		

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
				25	15						

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Infrastrcture	Land Use Type:	Agricultural Land
Constraint Notes:	Road infrastructure		
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:	Constrained	LOCATION:	BILBOHALL NORTH

Capacity:	Projected 10yr Completions	40	Total Units	80	
Units Not Built	40	Effective Land	0	Constrained Land	40

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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
							22		40	40	

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☒
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:	Deliverable	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

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
											107

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Physical Conditions	Land Use Type:	Agricultural Land
Constraint Notes:	Topography		
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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
				4	8						

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	☐	House Programme:	☐
Constraint Type:	Infrastrcture	Land Use Type:	Commercial
Constraint Notes:	Active travel		
Established Land:	2011	Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:	Mr Ian Aitkenhead	Developer:	

LPR:		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:	Seafield 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		Permission commenced

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
											20

Planning:			
Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Residential
Constraint Notes:	Ownership and marketability		
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	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		Full	Expired	22/12/2014		Extend 11/01882
11/01882		Full	Expired	17/01/2012		Extend 06/02897
06/02897	29	Outline	Approved	18/03/2009		
17/01933	28	Outline	Withdrawn			

ELGIN

The Moray Council Housing Land Audit 2025

Projected Completions:

[illegible]

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Programming		
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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
8											

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	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		Blibohall Masterplan (Phase 1 - 194 units total)
19/00930	380					PAN for Bilbohall Masterplan

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
							10	20	20		

Planning:			
Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:	Operational requirements		
Established Land:	2019	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	NHS Grampian	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	Northing:	863952
Primary School:	Bishopmill Primary School	Ward:	Elgin City North
Secondary School:	Elgin Academy	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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
									5	30	50

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	LOCATION:	KNOCKMASTING WOOD

Capacity:	Projected 10yr Completions	35	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 2016
05/00758	80	Full	Withdrawn			
19/00930	380	Full				PAN for Bilbohall Masterplan

ELGIN

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
0	2	2	2	2	2						

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	MPD Homes

LPR:	20/R9	SITE REF:	M/EL/R/15/13
Supply Type:	Deliverable	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
23/00649	1	Full	Approved	24/08/2023		
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		

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
			10	25	25	10					

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	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

ELGIN

Projected Completions:

[illegible]

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Programming (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:	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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
28			47			31					

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☒
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:	Deliverable	LOCATION:	EDGAR ROAD

Capacity:	Projected 10yr Completions	106	Total Units	106	
Units Not Built	106	Effective Land	106	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	106	Flat	46
		House	60

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00905	84	Full	Approved	21/04/2022		Bilbollah Masterplan (Phase 1 - 194 units total)
15/00607		Full	Approved	24/06/2015		Deposit of excavated material
19/00930	380					PAN for Bilbollah Masterplan
24/00705	106	Full	Approved			Phase 1 revised layout (increase of 22 units) - approved subject to S75

ELGIN

Projected Completions:

[illegible]

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Programming		
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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ELGIN

The Moray Council Housing Land Audit 2025

Projected Completions:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
											150

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Programming		
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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Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
				45	45	70	70	70	45	45	219

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable with Constraints	LOCATION:	EASTER LINKWOOD AND LINKWOOD

Capacity:	Projected 10yr Completions	390	Total Units	675
Units Not Built	609	Effective Land	609	Constrained Land

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, B + C]
16/01244		Full	Approved	10/05/2018		Elgin South Masterplan [Phase 1 - 870 units total]

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
10	6										

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☒
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:	Deliverable	LOCATION:	GLASSGREEN, ELGIN SOUTH

Capacity:	Projected 10yr Completions	6	Total Units	197
Units Not Built	6	Effective Land	6	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	132	Flat	58
Affordable	65	House	139

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
21/01163	10	Full	Approved	21/07/2023		Phase 2 (10 units)
21/00206		Full	Approved	13/01/2023		Variation to phasing and layout (increase in units [5])
21/00304		Full	Approved	13/01/2023		Variation to layout (reduction in units [11])
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

ELGIN

Projected Completions:

[illegible]

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Programming (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			Total Units	1000
Units Not Built	1000	Effective Land	0	Constrained Land	1000

Extra Information:

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



Tenure:

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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ELGIN

Projected Completions:										
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35 2035+
43	68	54	40	68	54	41				259

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	LOCATION:	ELGIN SOUTH (GRASSGREEN, BURNSIDE & CEMETERY)

Capacity:	Projected 10yr Completions	325	Total Units	627
Units Not Built	584	Effective Land	584	Constrained Land 0

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	45
Affordable	157	House	117
		Unknown	465

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
24/00866	176	Full	Approved	31/03/2025		Variation of house types (Phase 2 - private to care (reduction of 10 units])
21/01163	186	Full	Approved	21/07/2023		Glassgreen Village (Phase 2)
20/01731		Full	Withdrawn			North Burnside
23/01440		Full	Pending			Variation of house types (Phase 2 - reduction in units [14])
24/01437	204	Full	Pending			Phase 3

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
24											

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☒
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:	Deliverable	LOCATION:	BAIN AVENUE

Capacity:	Projected 10yr Completions	24	Total Units	24	
Units Not Built	24	Effective Land	24	Constrained Land	0

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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
81	67	55	47	4							

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☒
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:	Deliverable	LOCATION:	FINDRASSIE (E PARCEL)

Capacity:	Projected 10yr Completions	173	Total Units	419	
Units Not Built	173	Effective Land	173	Constrained Land	0

Extra Information:			
Easting:	321601	Northing:	864744
Primary School:	Seafield 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	36
Affordable	106	House	383

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
23/02239	148	Full	Approved	23/10/2024		AMC (17/00834 and 19/01085) [Phases E3/4]
23/01167		Full	Approved	30/11/2023		Variation of house types
22/01385	158	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]

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Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
					15	30	30	30	30	30	101

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	LOCATION:	FINDRASSIE (D PARCEL)

Capacity:	Projected 10yr Completions	165	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 2025

Projected Completions:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
								20	40	40	160

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Programming		
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	100	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

Projected Completions:

[illegible]

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Programming		
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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ELGIN

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
		6	6								

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
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:	20/ENV6	SITE REF:	M/EL/R/23/W1
Supply Type:	Deliverable	LOCATION:	OLDMILLS ROAD

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

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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
	19	19									

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Brown
Adopted Local Plan:	☐	House Programme:	☐
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2018	Effective Land:	2018
Dispute:	Agreed	Windfall:	Yes
Owner:	Moray Council/Robertson Grou	Developer:	Moray Council/Robertson Group



LPR:		SITE REF:	M/EL/R/25/01
Supply Type:	Deliverable	LOCATION:	SOUTH STREET

Capacity:	Projected 10yr Completions	38	Total Units	38	
Units Not Built	38	Effective Land	38	Constrained Land	0

Extra Information:			
Easting:	321559	Northing:	862760
Primary School:	West End Primary School	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	0.3

Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Affordable	38	Flat	38

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
24/00300	38	Full	Approved	30/05/2024		
17/00963		Full	Approved	01/03/2018		CoU nightclub to 14 serviced apartments

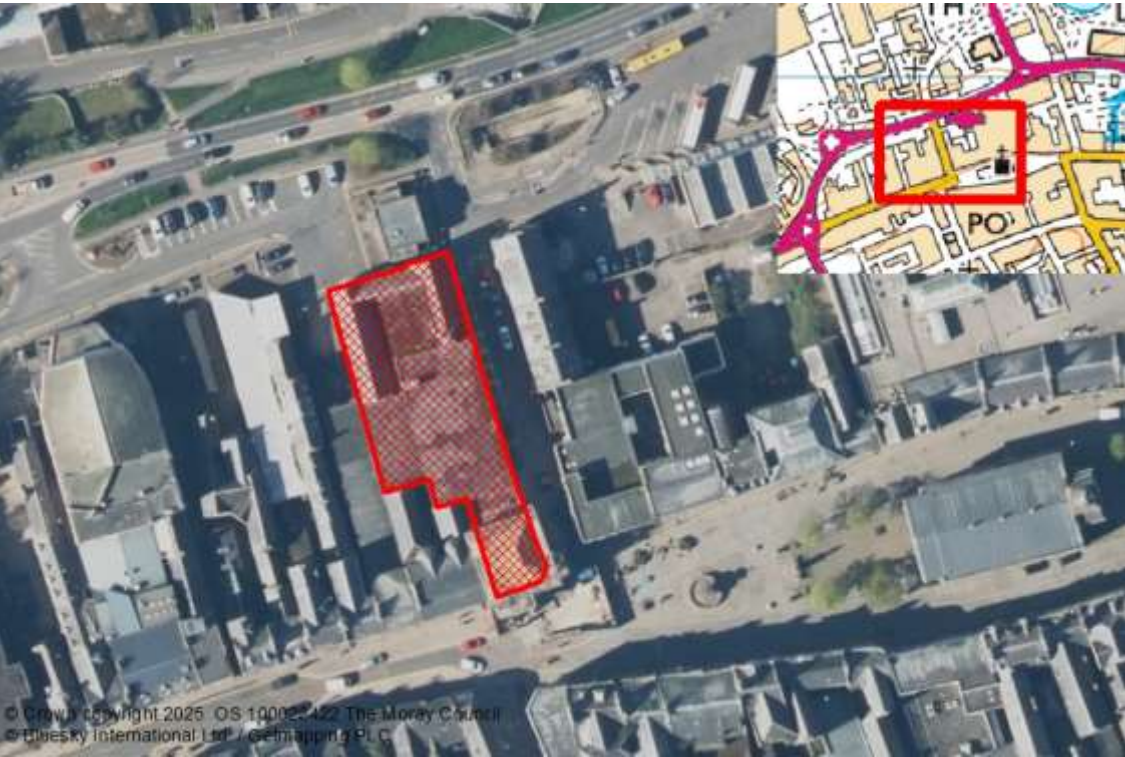
Projected Completions:												
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+	
4			7		7		7					

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
4											

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	LOCATION:	42 BATCHEN STREET

Capacity:	Projected 10yr Completions	4	Total Units	4	
Units Not Built	4	Effective Land	4	Constrained Land	0

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	Notes
20/00282	4	Full	Approved	11/09/2020		Conversion of shop storage to 4 x flats

FINDHORN

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
0	0	1	0	1							

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:	Mr Tim Clark	Developer:	

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

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

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



Tenure:		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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
9	9	9	2								

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Green
Adopted Local Plan:	☐	House Programme:	☐
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2019	Effective Land:	2020
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	Duneland Ltd

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

Capacity:	Projected 10yr Completions	20	Total Units	38	
Units Not Built	20	Effective Land	20	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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
0	0	1									

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	Residential
Constraint Notes:			
Established Land:	2019	Effective Land:	2019
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	20/RC	SITE REF:	M/FH/R/20/RC
Supply Type:	Deliverable	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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
				12	16	16	16				

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Financial	Land Use Type:	Agricultural Land
Constraint Notes:	Marketability		
Established Land:	2003	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Seafield Estate	Developer:	

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

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

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

FOCHABERS

Projected Completions:										
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35 2035+
2	5	8	8	8	8	3				

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2007	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:	Bob Milton Properties	Developer:	Bob Milton Properties



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

Capacity:	Projected 10yr Completions	40	Total Units	49	
Units Not Built	40	Effective Land	40	Constrained Land	0

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

Tenure:		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 2025

Projected Completions:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
							8	10	10	10	12

Planning:

Planning Consent:	None
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Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land: 2008

Dispute:	Agreed
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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
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Supply Type:	Deliverable
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SITE REF:	M/F0/R/07/02
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LOCATION: ORDIQUISH ROAD WEST

Capacity:	Projected 10yr Completions	38	Total Units	50	
Units Not Built	50	Effective Land	50	Constrained Land	0

Extra Information:

Easting: 334242 Northing: 858100

Primary School: Milne's Primary School Ward: Fochabers Lhanbryde

Secondary School: Milne's High School Area (Ha): 2.32

Tenure:

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:

2024/25 2025/26 2026/27 2027/28 2028/29 2029/30 2030/31 2031/32 2032/33 2033/34 2034/35 2035+ 35

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Programming (LONG)		
Established Land:	2015	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Crown Estate Scotland	Developer:	

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

Capacity:	Projected 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

Projected Completions:

[illegible]

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Financial	Land Use Type:	Agricultural Land
Constraint Notes:	Marketability		
Established Land:	2020	Effective Land:	2020
Dispute:	Agreed	Windfall:	No
Owner:	Crown Estate Scotland	Developer:	

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

Capacity:	Projected 10yr Completions		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

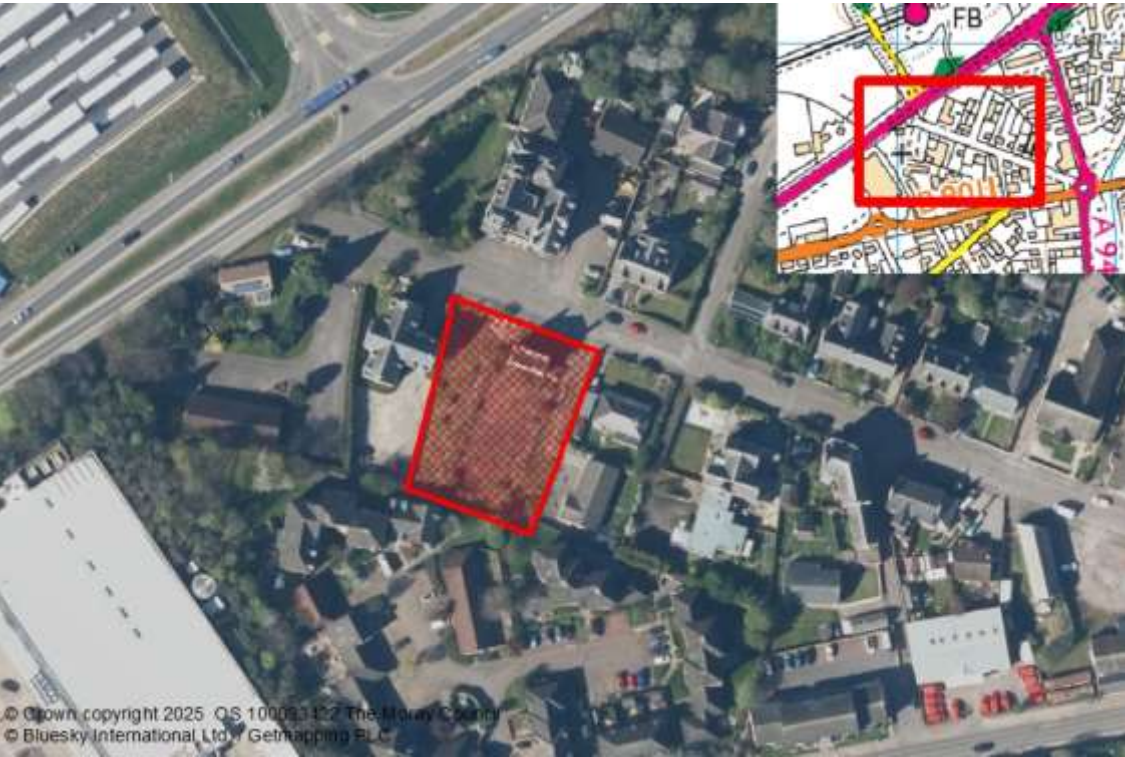
Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
								12	12		

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☒
Constraint Type:	Financial	Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2011	Effective Land:	2011
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	Cairn Housing Associaion

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

Capacity:	Projected 10yr Completions	24	Total Units	24	
Units Not Built	24	Effective Land	0	Constrained Land	24

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:												
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+	
												2424

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Physical Conditions	Land Use Type:	Commercial
Constraint Notes:	Contamination		
Established Land:	2019	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	AES Solar	Developer:	

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

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

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:												
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+	
75	40	39										

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	LOCATION:	FERRYLEA

Capacity:	Projected 10yr Completions	79	Total Units	572	
Units Not Built	79	Effective Land	79	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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
			6	6	6	6	6	10			

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Physical Conditions	Land Use Type:	Woodlands
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Tulloch of Cummingston	Developer:	Tulloch of Cummingston

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

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

Extra Information:			
Easting:	303514	Northing:	857451
Primary School:	Applegrove Primary School	Ward:	Forres
Secondary School:	Forres Academy	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:

[illegible]

Planning:

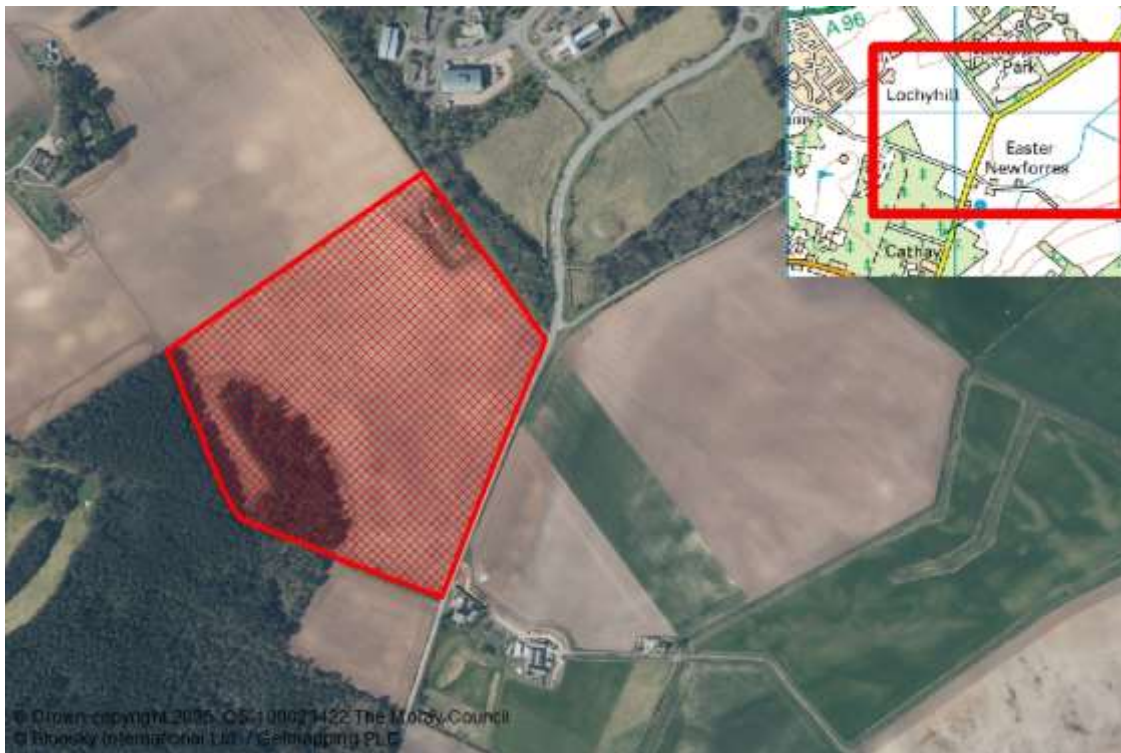
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Programming (LONG)		
Established Land:	2007	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	White Family	Developer:	

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
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FORRES

Projected Completions:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
			3	3	3	3					

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Financial	Land Use Type:	Agricultural Land
Constraint Notes:	Marketability		
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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
		18	24	24	24	24	22				

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☒
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	Altyre Estate	Developer:	

LPR:	20/R6	SITE REF:	M/FR/R/15/10
Supply Type:	Deliverable	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	Flat	8
Affordable	34	House	31
		Unknown	97

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
24/01087	34	Full	Pending			Dallas Dhu Masterplan Phase 1
25/00279	5	Full	Pending			

FORRES

Projected Completions:

[illegible]

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Physical Conditions	Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:	Contamination and ownership		
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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
				30	30	30	30	30	30	30	50

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	LOCATION:	LOCHYHILL (AREA A)

Capacity:	Projected 10yr Completions	210	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:	☒	House Programme:	☐
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/23/02
Supply Type:	Deliverable	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:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Programming		
Established Land:	2007	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	White Family	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	0	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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
1	1	1	1								

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	☐	House Programme:	☐
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:	Deliverable	LOCATION:	CHAPELTON FARM

Capacity:	Projected 10yr Completions	4	Total Units	4	
Units Not Built	4	Effective Land	4	Constrained Land	0

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	1	Full	Approved	19/04/2010		Plot 2
09/00980	1	Full	Approved	11/03/2010		Plot 1
25/00303	2	Full	Pending			Plots 3 & 4

GARMOUTH/KINGSTON

Projected Completions:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
							2	2	2	2	2

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Infrastructure	Land Use Type:	Agricultural Land
Constraint Notes:	Infrastrucutre and ownership		
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	8	Total Units	10
Units Not Built	10	Effective Land	0	Constrained Land

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:												
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+	
6	10	8	8	8	8	8	8	8	3			

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☒
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:	Deliverable	LOCATION:	MANSE ROAD

Capacity:	Projected 10yr Completions	69	Total Units	75	
Units Not Built	69	Effective Land	69	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
24/01356	1	Full	Approved	24/12/2024		Variation of house type (increase of 1 unit) [Phase 1]
20/00278	48	Full	Approved	31/03/2022		Phase 1
19/00783	75					PAN for residential development and nursing/retirement home

KEITH

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
							6	6	6	6	12

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Ownership and marketability		
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	24	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	21	Full	Approved	22/02/2008		1 x Full, 20 x Outline
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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
6											

Planning:			
Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	Residential
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Mr and Mrs N. Howie	Developer:	

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

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

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			
22/00939	3	Full	Withdrawn			

KEITH

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
26						16		16			

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☒
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:	Deliverable	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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
				6	6						

Planning:			
Planning Consent:	Outline	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Financial	Land Use Type:	Commercial
Constraint Notes:	Marketability		
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:	Deliverable with Constraints	LOCATION:	NEWMILL SOUTH ROAD

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

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:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
								4	4	4	58

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:	LONG released in 2023		
Established Land:	2020	Effective Land:	2023
Dispute:	Agreed	Windfall:	No
Owner:	Moray Council	Developer:	

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

Capacity:	Projected 10yr Completions	12	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:												
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+	
4												

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	☐	House Programme:	☐
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2019	Effective Land:	2019
Dispute:	Agreed	Windfall:	Yes
Owner:	Mr Barry Fettes	Developer:	

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

Capacity:	Projected 10yr Completions	4	Total Units	4	
Units Not Built	4	Effective Land	4	Constrained Land	0

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



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	4	Flat	4

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
20/00161	4	Full	Approved	14/10/2020		
19/00750		Full	Approved	06/08/2019		Inc. retail

KINLOSS

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
		2	0	2	0	2					

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	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	Approved	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:												
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+	
0	1											

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2013	Effective Land:	2019
Dispute:	Agreed	Windfall:	No
Owner:	MPD Homes	Developer:	MPD Homes

LPR:	20/R2	SITE REF:	M/KN/R/009
Supply Type:	Deliverable	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	Northing:	861832
Primary School:	Kinloss Primary School	Ward:	Forres
Secondary School:	Forres Academy	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

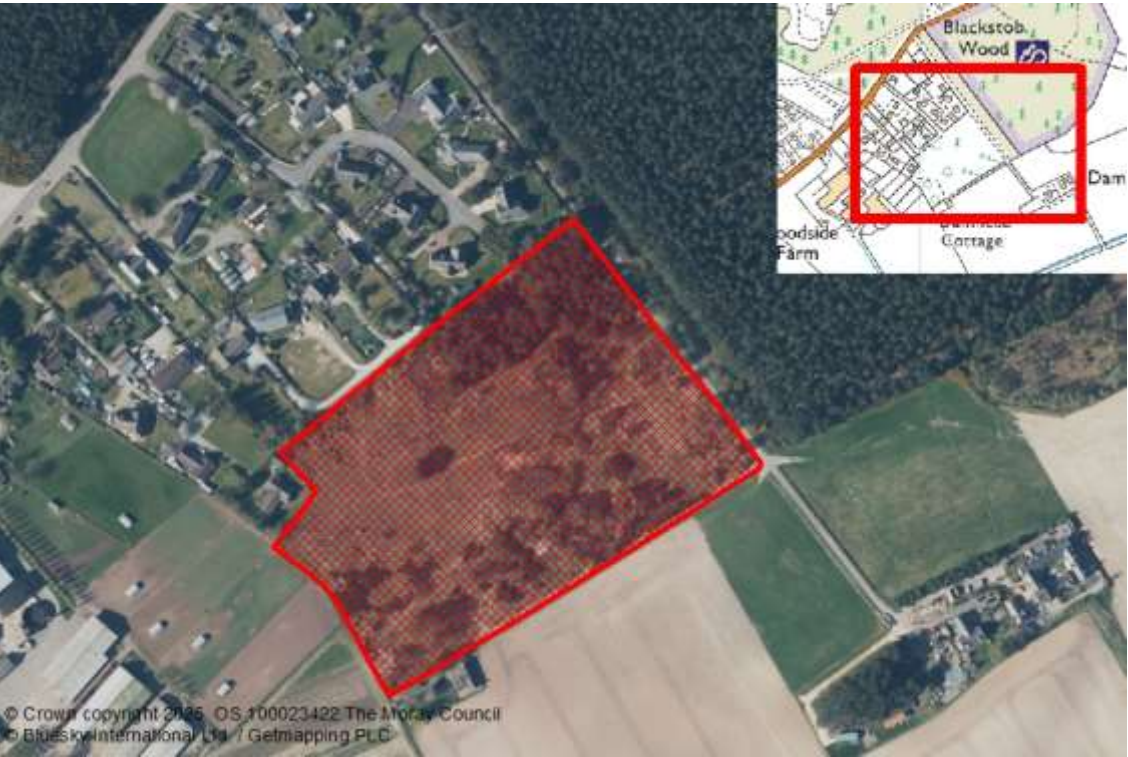
Projected Completions:												
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+	
			3	3	3	3	3	3	3	2		

Planning:			
Planning Consent:	Outline	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	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
23/01408		Full	Approved	26/02/2025		Deletion of condition (17 - RCC)
19/00260	23	Outline	Approved	15/12/2020		
18/00346	19	Outline	Withdrawn			

LHANBRYDE

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
			20	30	27						

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☒
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:	Deliverable	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
23/02157		Full	Approved	26/07/2024		Variation of codition [19 - footpath]
19/01080	77	Full	Approved	14/04/2021		
18/01190						PAN

LHANBRYDE

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
		12	0	12							

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	Agricultural Land
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:	Deliverable	LOCATION:	GARMOUTH ROAD

Capacity:	Projected 10yr Completions	24	Total Units	24	
Units Not Built	24	Effective Land	24	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
Affordable	24	Flat	8
		House	16

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	24	Full	Approved	04/04/2022		Dev includes 8 specialist care units and staff block

LOSSIEMOUTH

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
4	6	6	5								

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	LOCATION:	INCHBROOM

Capacity:	Projected 10yr Completions	17	Total Units	83	
Units Not Built	17	Effective Land	17	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	63	Flat	24
Affordable	20	House	59

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
24/01596		Full	Approved	19/12/2024		Variation to house type (Plot 42)
23/00983	83	Full	Approved	21/06/2024		Variation to layout (Phase 2B - increase in units [8])
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)

LOSSIEMOUTH

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
									5	5	11

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Brown
Adopted Local Plan:	☐	House Programme:	☐
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2005	Effective Land:	2008
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	Oakbank Homes

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

Capacity:	Projected 10yr Completions	10	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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
14	12	12	12	12	12	12	12	12	12	12	65

Planning:			
Planning Consent:	Detail/Under Construction	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	LOCATION:	SUNBANK/KINNEDAR

Capacity:	Projected 10yr Completions	120	Total Units	278	
Units Not Built	185	Effective Land	185	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:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
											60

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	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			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
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MOSSTODLOCH

Projected Completions:

[illegible]

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Commercial
Constraint Notes:	Operational requirements		
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:

[illegible]

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Programming		
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	0	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:

[illegible]

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Leased on long-term tenancy agreement(s)		
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

Projected Completions:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
			10	10	10	10	10	10			

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Financial	Land Use Type:	Agricultural Land
Constraint Notes:	Marketability		
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:	Deliverable with Constraints	LOCATION:	WEST OF REID TERRACE

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

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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
			12	12	12	12	12				

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Seafield Estate	Developer:	

LPR:	20/R1	SITE REF:	M/PK/R/004
Supply Type:	Deliverable	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
04/00799		Outline	Refused			
10/00418						Screening opinion

RAFFORD

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
12											

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
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:	Deliverable	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

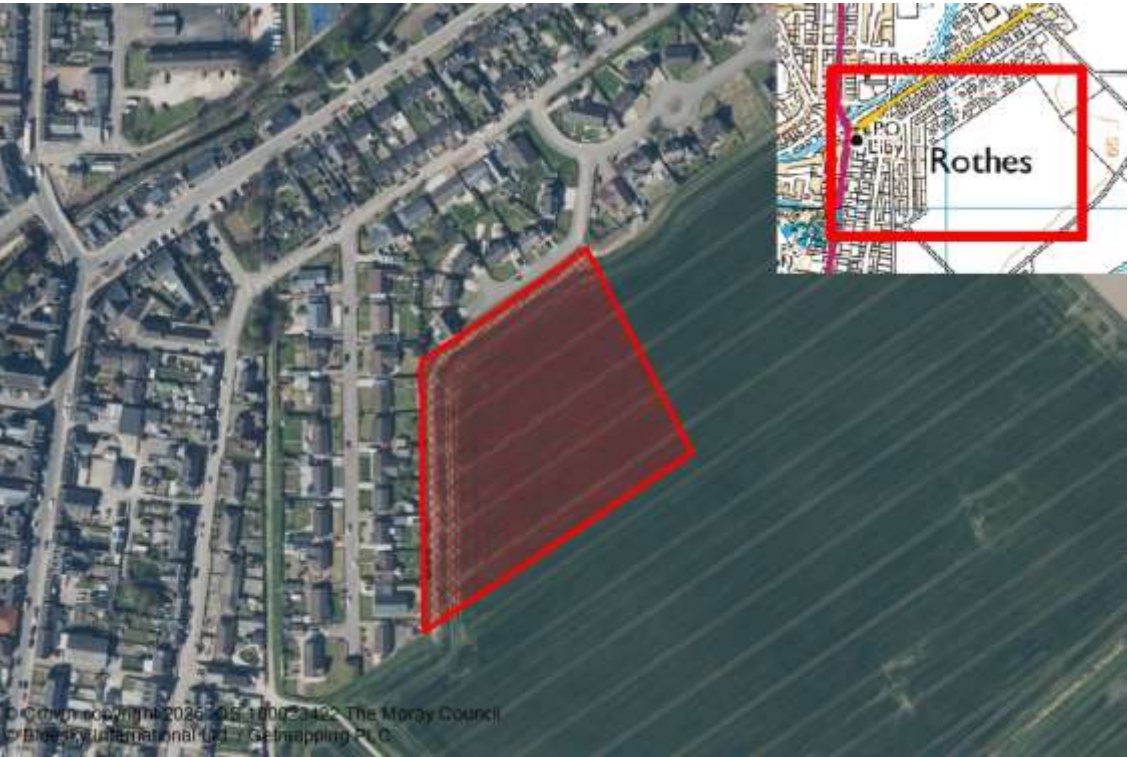
Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
				15	15						

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2007	Effective Land:	2007
Dispute:	Agreed	Windfall:	No
Owner:	Mr & Mrs Scott	Developer:	

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

Capacity:	Projected 10yr Completions	30	Total Units	30	
Units Not Built	30	Effective Land	30	Constrained Land	0

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



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	22	Unknown	30
Affordable	8		

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

ROTHES

Projected Completions:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
									10	10	20

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Building
Constraint Notes:	Operational farm buildings		
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	20	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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
											10

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Financial	Land Use Type:	Agricultural Land
Constraint Notes:	Marketability		
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:	Deliverable with Constraints	LOCATION:	CASTLE TERRACE

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

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

Projected Completions:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
											5

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Physical Conditions	Land Use Type:	Agricultural Land
Constraint Notes:	Flood risk and marketability		
Established Land:	2007	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Mrs H. Mackenzie	Developer:	

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

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

Extra Information:			
Easting:	354630	Northing:	848690
Primary School:	Rothiemay Primary School	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	0.61



Tenure:		Unit Type:	
Tenure Type	Units	Unit Type	Units
Market	5	Unknown	5

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

ROTHIEMAY

Projected Completions:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
											20

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Infrastructure	Land Use Type:	Agricultural Land
Constraint Notes:	Road access and marketability		
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		Total Units	20
Units Not Built	20	Effective Land	0	Constrained Land 20

Extra Information:

Easting:	354666	Northing:	848375
Primary School:	Rothiemy 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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
			4	4							

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☐	House Programme:	☐
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:	CNPA21/H1	SITE REF:	M/TO/R/21/01
Supply Type:	Deliverable	LOCATION:	CONGLASS LANE

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

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:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
						4	4				

Planning:

Planning Consent: None

Adopted Local Plan: ☐

Constraint Type:

Constraint Notes:

Established Land: 2021

Dispute: Agreed

Owner: Crown Estate Scotland

Green/Brown: Green

House Programme: ☐

Land Use Type: Agricultural Land

Effective Land: 2021

Windfall: No

Developer:



LPR:	CNPA21/H2	SITE REF:	M/T0/R/21/02
Supply Type:	Deliverable	LOCATION:	LECHT DRIVE

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

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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
		4	4	2							

Planning:			
Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2008	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:	Findrassie Developments Ltd	Developer:	Findrassie Developments Ltd

LPR:	20/R1	SITE REF:	M/UR/R/20/01
Supply Type:	Deliverable	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:

2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
						4	4				

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2020	Effective Land:	2020
Dispute:	Agreed	Windfall:	No
Owner:	Mr Ian Dean	Developer:	

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

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

Extra Information:

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



Tenure:

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:											
2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
									3	3	4

Planning:			
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	☒	House Programme:	☐
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Programming (LONG)		
Established Land:	2008	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Rattray Family	Developer:	

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

Capacity:	Projected 10yr Completions	6	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