

SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

- R1 North Quay, Harbour
Capacity 12 units
- R2 Redcraig Hotel (S)
Capacity 19 units
- R3 St Aethans Road
Capacity 2 units
- R5 Redcraig Hotel (N)
Capacity 2 units

TOURISM

- T1 Caravan Site

New sites considered and **PREFERRED** for designation

RESIDENTIAL

- R4 Clarkly Hill
Capacity 60 units, will require sensitive treatment

OPPORTUNITY SITES

- OPP1 Formerly R4, suitable for a range of uses, and designation amended to "opportunity"

TOURISM

- T2 Extension to caravan site

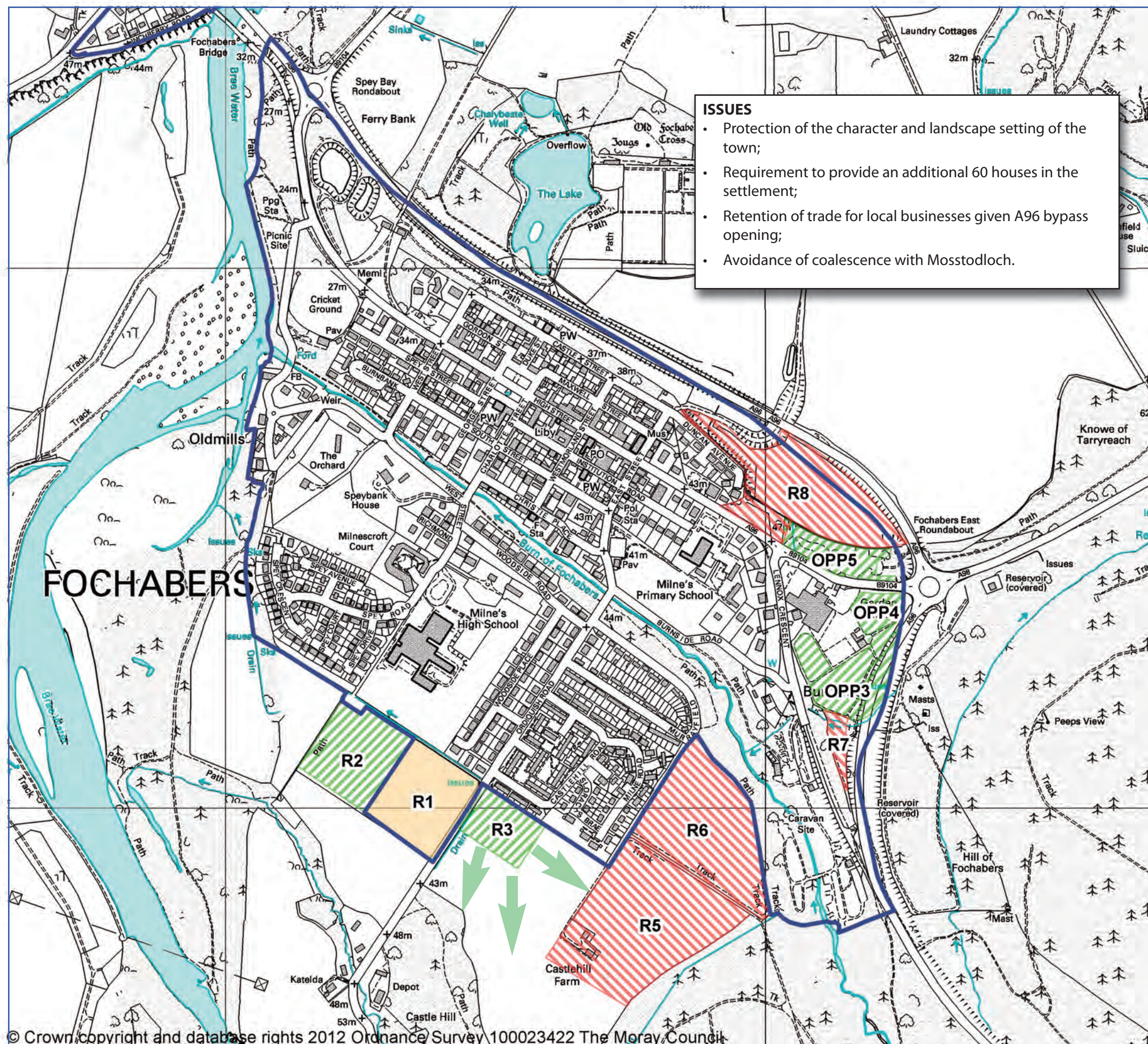
New sites considered and **NOT PREFERRED** for designation

RESIDENTIAL

- R6 Fraser Road
Put forward for residential use, is not considered suitable due to the landscape impact.

SETTLEMENT BOUNDARY





SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

R1 Ordiquish Road
Capacity 50 houses

New sites considered and PREFERRED for designation

RESIDENTIAL

R2 LONG Ordiquish Road brought forward, capacity 40 houses
R3 Ordiquish Road, part of bid site supported for 20 houses with potential for longer term growth and infrastructure connection in to adjacent land to encourage high quality layout for development

The presence of a garden centre, planning consent for a garage, bid for hotel/opportunity site all provide potential for a cluster of business/commercial uses at a prominent, marketable gateway location and are supported as an opportunity site (excluding residential use).

OPPORTUNITY SITES

OPP3 High Street/Lennox Crescent
Bid for housing not supported but considered suitable for commercial development
OPP4 High Street
Bid for housing not supported but considered suitable for commercial development given site has planning consent for garage/petrol sales
OPP5 High Street
Four different bids submitted for mix of uses. Residential not supported but considered suitable for commercial development.

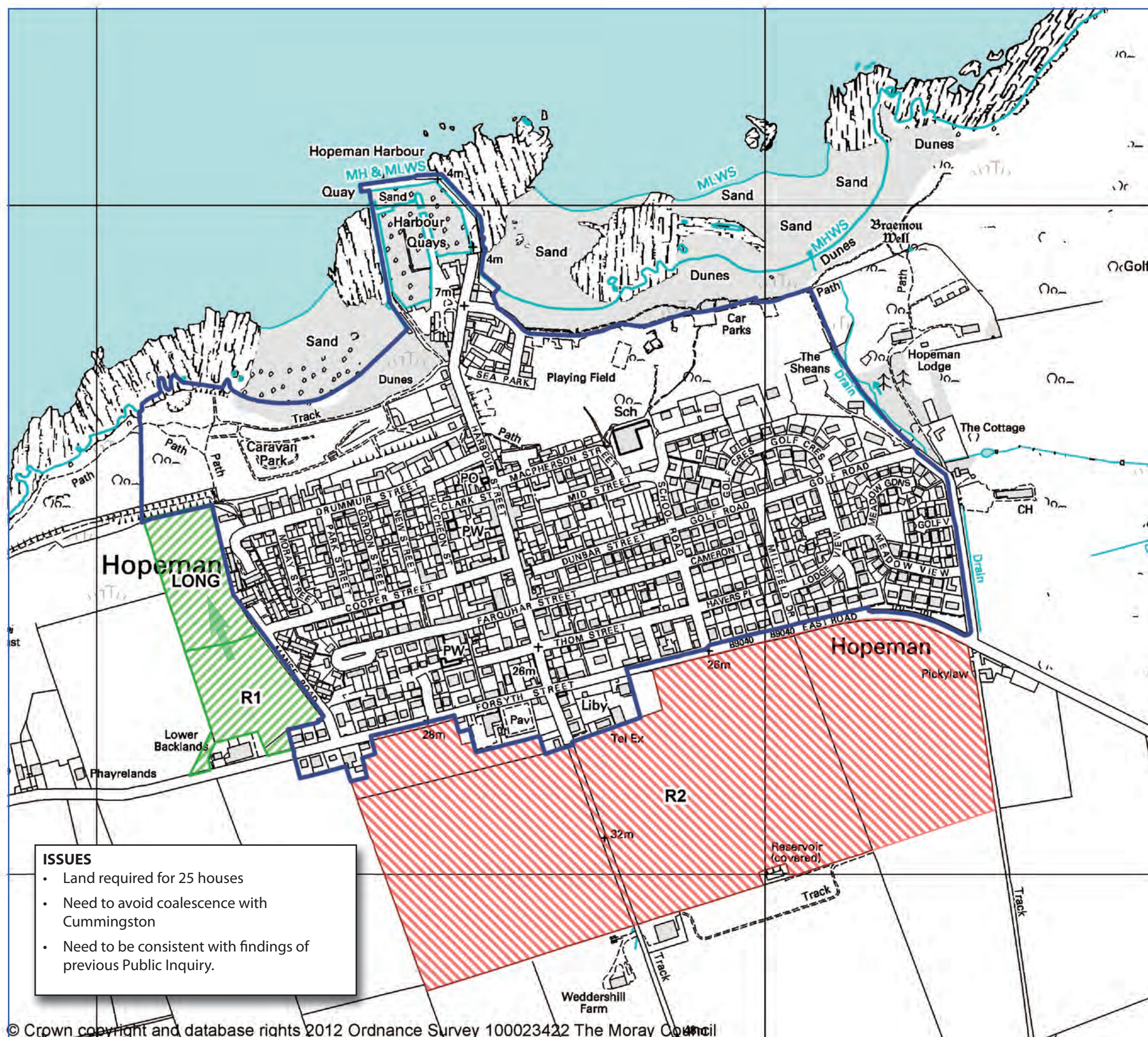
New sites considered and NOT PREFERRED for designation

RESIDENTIAL

R5 Milne Road
Detrimental impact on landscape setting of the town and other preferred options
R6 Murrayfield
Access issues and given steeply sloping site visibility in the landscape and unsustainable construction works necessary for development
R7 Lennox Crescent
Visibility from main transport routes, remoteness from village hub and other preferred options
R8 East of Duncan Avenue
Impact on character of settlement and other preferred options

SETTLEMENT BOUNDARY

LONG TERM DIRECTION



SETTLEMENT KEY

New sites considered and PREFERRED for designation

R1 + LONG Site for 25 units in the short term and the northern part to be developed in the LONG term

New sites considered and NOT PREFERRED for designation

RESIDENTIAL

R2 Hopeman South
Put forward for residential use. Hopeman is a third tier settlement and large scale expansion is not supported by the settlement hierarchy. Site was not supported following the Public Local Inquiry into the Moray Local Plan 2008.

SETTLEMENT BOUNDARY

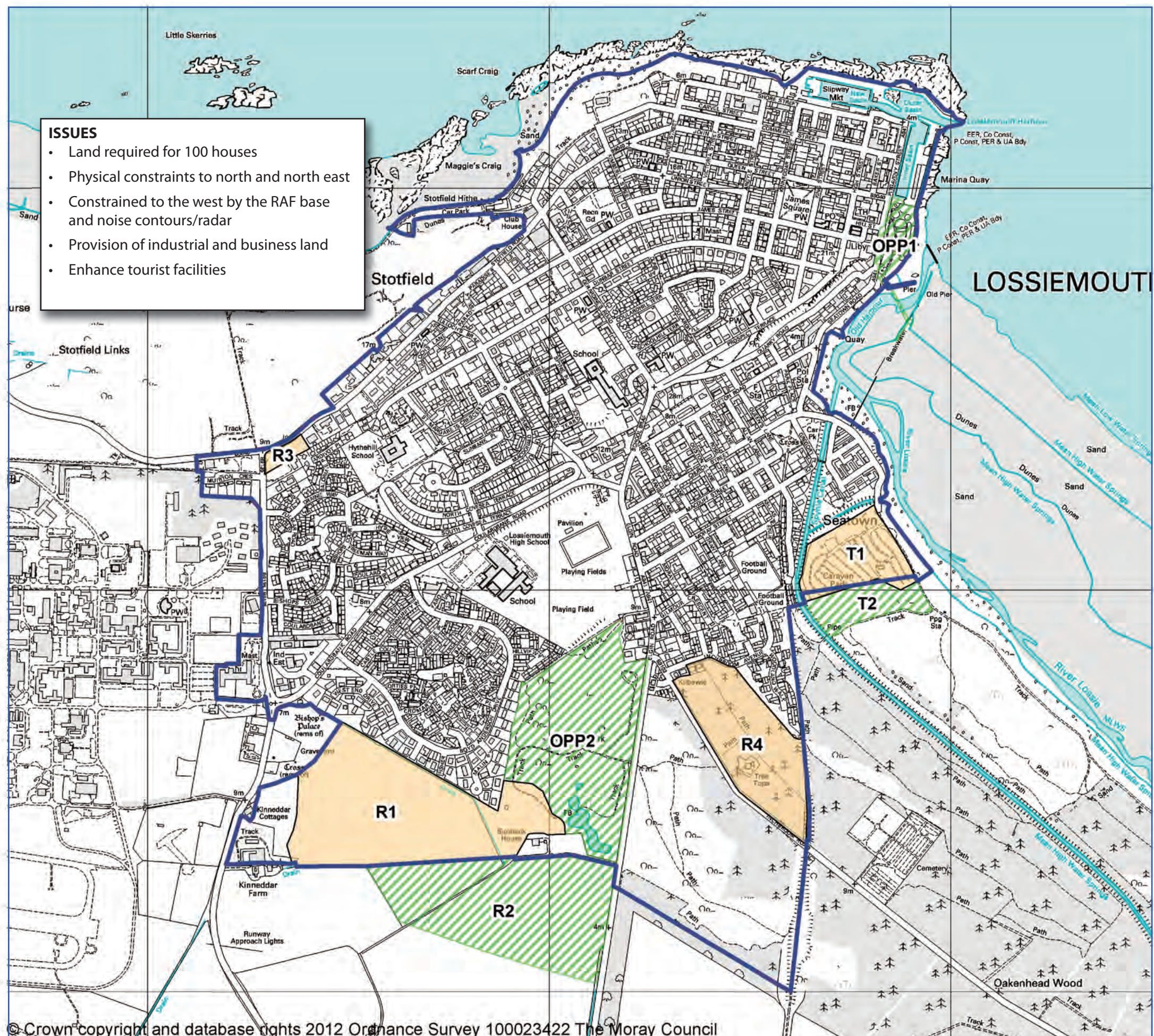


LONG TERM DIRECTION



ISSUES

- Land required for 25 houses
- Need to avoid coalescence with Cummingston
- Need to be consistent with findings of previous Public Inquiry.



SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

R1 Stynie Road, planning consent for 59 houses

New sites considered and PREFERRED for designation

RESIDENTIAL

R8A Garmouth Road
Part of site supported for 60 residential units with potential for longer term growth and infrastructure connections to adjacent land to encourage high quality layout of development

INDUSTRIAL/BUSINESS

IND4 South of A96 Bypass
Part of bid site supported to provide opportunities for local businesses to relocate or expand. Balance to be shown as LONG. Access to be from road to south

IND5 North of Baxters
Bid site supported for industrial expansion to allow for potential growth of Baxters

New sites considered and NOT PREFERRED for designation

RESIDENTIAL

R3 Pinewood Road
Not supported for residential development as poor layout is a prospect due to shape of site. Garden encroachment has been allowed and others may follow. Remainder of site continues to provide environmental/recreational value and should be retained, and serve as buffer with development proposed to north

R4 East of B9015
Not supported for residential as site is at odds with general settlement pattern where development has taken place to north of de-trunked A96, is visible from A96 bypass and there are more appropriate sites in Mosstodloch that are preferred.

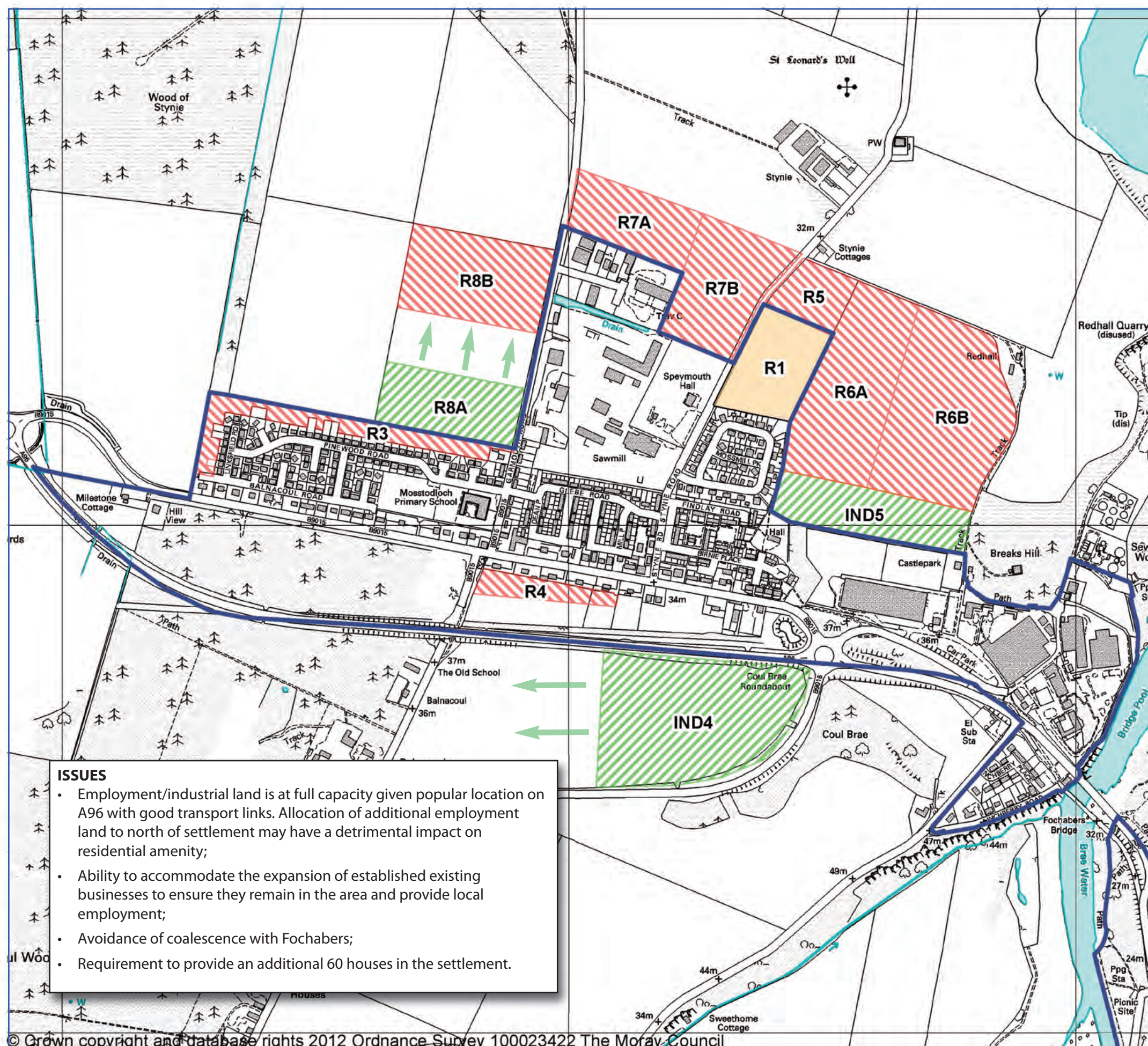
As third tier settlement, there is no intention of expanding Mosstodloch beyond this level. Reasons for not supporting these sites below include:

- scale of development not required
- remoteness from village hub
- other preferred sites

R5 Stynie Road
R6A/B East of Stynie Road
R7A/B West of Stynie Road
R8B Garmouth Road

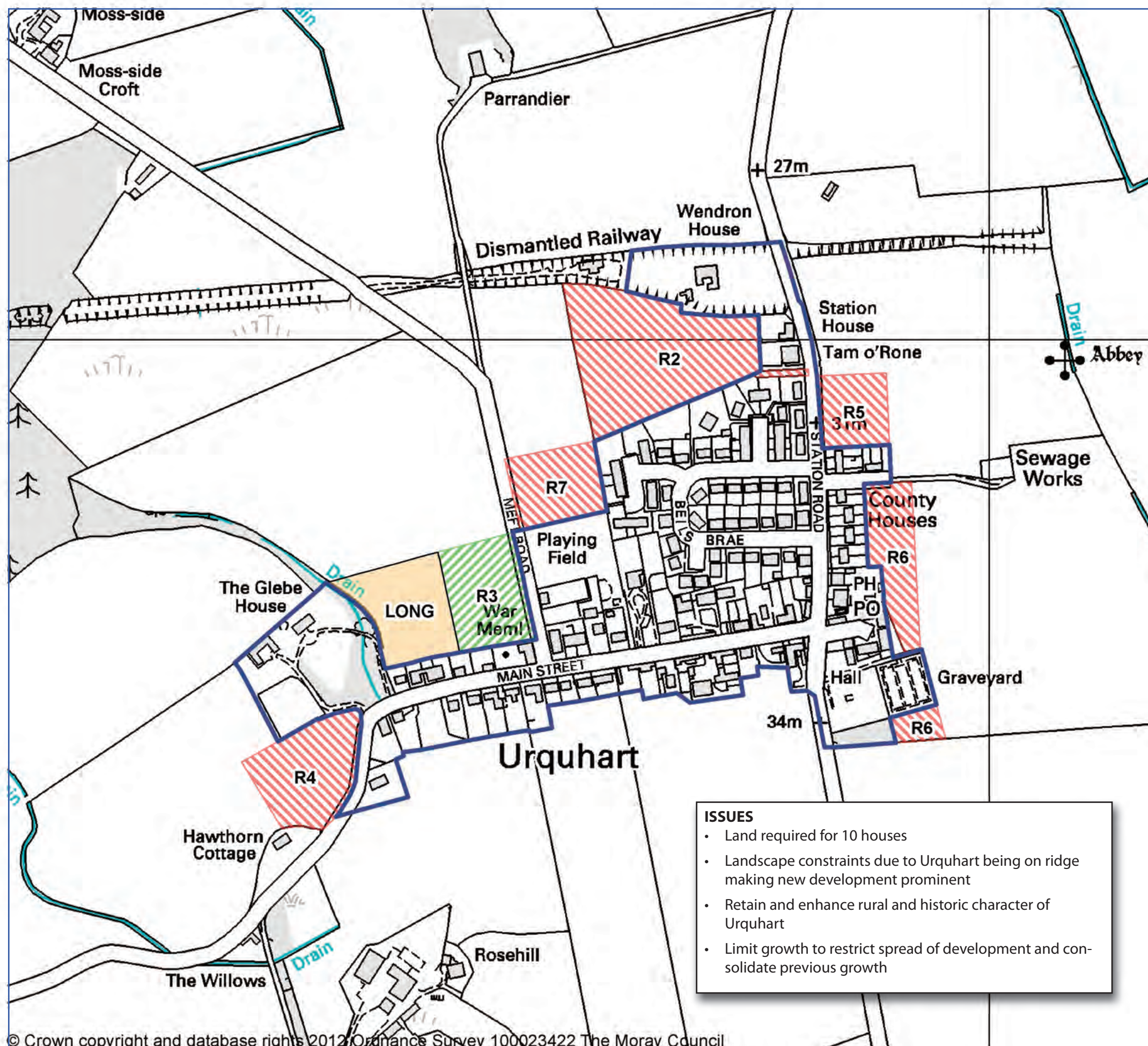
SETTLEMENT BOUNDARY

LONG TERM DIRECTION



ISSUES

- Employment/industrial land is at full capacity given popular location on A96 with good transport links. Allocation of additional employment land to north of settlement may have a detrimental impact on residential amenity;
- Ability to accommodate the expansion of established existing businesses to ensure they remain in the area and provide local employment;
- Avoidance of coalescence with Fochabers;
- Requirement to provide an additional 60 houses in the settlement.



SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

LONG Meft Road
10 units carried forward (see R3 below for 10 units being brought forward)

New sites considered and **PREFERRED** for designation

RESIDENTIAL

R3 Meft Road West
Capacity 10 units (previously LONG in 2008 Plan)

New sites considered and **NOT PREFERRED** for designation

RESIDENTIAL

R2 Station Road West
Poor road access; impact of scale on character; better alternatives

R4 Main Street (Hawthorn Cottage/Manse)
Adverse impact on landscape, character and setting; poor road access

R5 Station Road East
Prominent site; better alternatives

R6 Station Road East of County Houses
Poor road access; better alternatives

R7 Meft Road East
Poor road access; adverse visual impact; better alternatives

SETTLEMENT BOUNDARY

