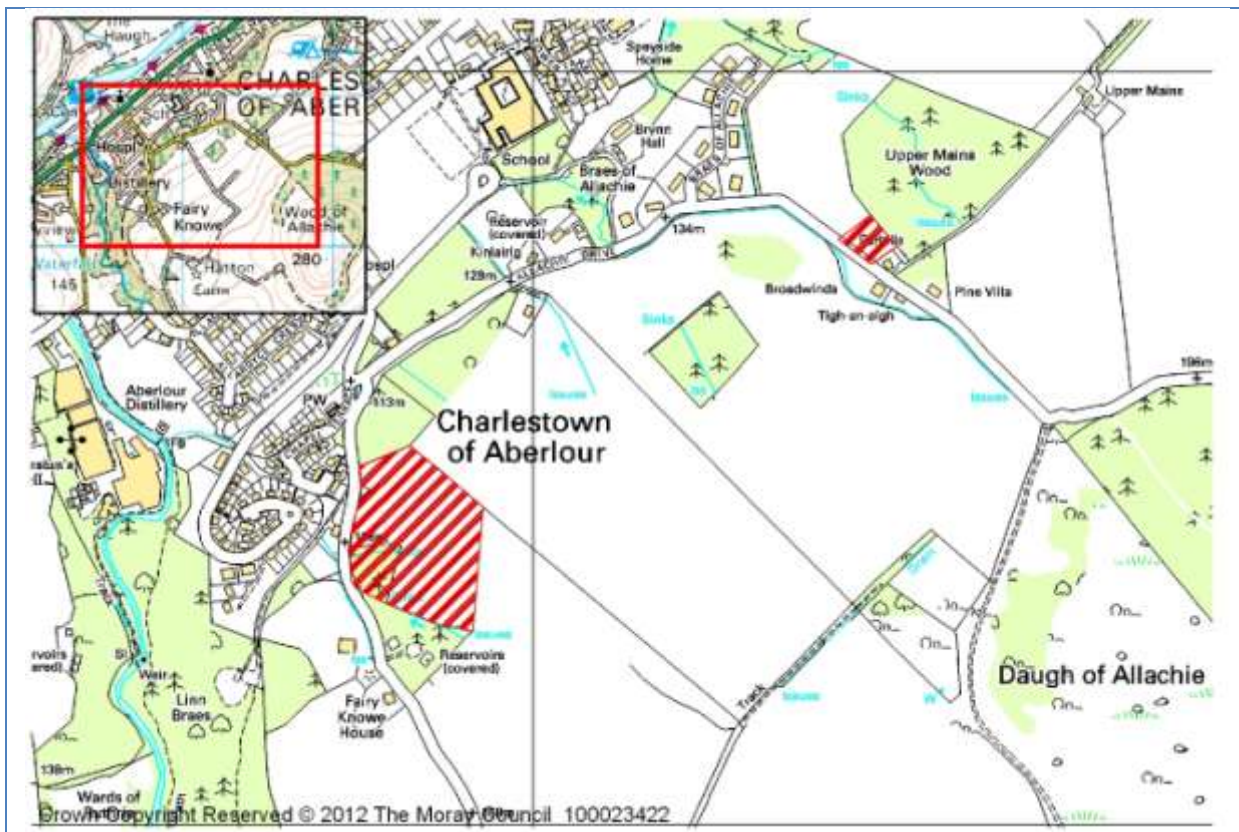


<b>Settlement</b>	<b>Aberlour</b>
<b>Site Address</b>	Braes of Allachie
<b>Ref Number</b>	R5, R2A
<b>Bid Summary</b>	Allocation of an additional two sites at Braes of Allachie. Site A for 50 houses and Site B for 2 houses.
<b>Site Description</b>	Site A is an irregular shaped site of 3.19 ha on the slopes of the Braes of Allachie. The land is characterised as rough agricultural/ grazing land. Site B is a small almost rectangular piece of ground immediately adjacent to the existing R2 designation and is a relatively flat area of agricultural grazing ground. Access to both sites is proposed directly off the public road.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside



<b>Transportation</b>	The whole Braes of Allachie area is accessed via a long winding and narrow road with few passing places and an extremely tight bend where it joins Chapel Terrace. The development of existing designations at Braes of Allachie requires significant improvements to existing infrastructure and a Transport Assessment. The current road infrastructure is not suitable for any development until the issues have been resolved. The addition of these sites (Area A and B) without a second access and
-----------------------	---

	<p>the existing constraints, which the applicant/owner of the existing designation has not been able to overcome, make these new sites virtually undeliverable and absolutely unacceptable in transportation terms. Whilst site B (for only 2 units) is less onerous in transportation terms, no further development should take place from this road until the issues at the junction with Chapel Terrace are resolved and any other improvements required for development proposals have been provided.</p>
<b>Planning History</b>	<p>Site A – 07/00588/OUT – Outline to erect 1 dwellinghouse at Daugh of Allachie – Application withdrawn.  07/01794/OUT – Outline to erect 1 dwellinghouse on site at Daugh of Allachie – Refused as the development is located immediately outwith the settlement boundary and would lead to the erosion in the distinction between the built up area and the countryside. The development does not adopt a dispersed pattern of development, detracting from the rural character of this part of the countryside and set a precedent for other similar applications to be submitted in the locality, which would be contrary to development plan policies.</p> <p>Site B 03/01671-1672/OUT – Erecting dwellings at Plots 1 &amp; 2 Braes of Allachie - The proposal would not be positioned sensitively along with an established group of buildings, would not reflect the established settlement pattern or blend unobtrusively with its surrounds and would involve a build-up of residential development such that the character would become more that of a suburban cluster of buildings.</p>
<b>Environmental Health</b>	<p>No comments have been made in terms of noise or contaminated land issues.</p>
<b>Flooding</b>	<p>SEPA - Site A – FRA needed if watercourse to be affected by development, however, if avoided and buffer provided, FRA probably not needed. Development proposals should include buffer zones to allow for the development of natural processes. Careful consideration of surface water drainage is required due to surface water flooding of sewage system. Flood Team - There is no known fluvial flood risk at this location. Surface water/overland flow will need to be addressed by the developer. There is a Flood Prevention Scheme below this location which is not designed to take surface flow from these fields and as a result surface water flooding can occur. SUDS and construction phase surface water management required so as not to have adverse impact on existing properties. Developer to consider the impact that this development may have on existing FPS as there is a likelihood of debris being washed into the FPS especially during the construction phase.</p>
<b>Landscape</b>	<p>The sites are on the slopes of Braes of Allachie on the southern edge of Aberlour. The sites occupy an elevated position but are separated from the bulk of the existing settlement by the steep wooded slopes. Site A is promoting development on progressively steeper land that is not considered appropriate for development. The ENV 6 designation and proposed structural planting</p>

	effectively create an outer limit for the settlement edge. Site A would promote development beyond this. Site B is nestled between R2 and an existing house and should be accommodated without impact on the landscape.
<b>Biodiversity/Natura</b>	Site A – River Spey SAC – sufficient information will be required at the applications stage to confirm that adequate protection measures are able to be implemented to protect the water environment. Potential to include housing and surface design ideas to reduce surface water run off. Optimise the extent of green areas that can absorb rainwater. Potential to introduce native tree planting to enhance residential area and encourage birdlife.
<b>Water/Waste water</b>	Site A & B – Proposed development may have minor implications for the Burn of Aberlour and River Spey which already have point source pollution from sewage. Available capacity at STW may be an issue. Site B – May have minor implications for Burn of Aberlour and River Spey which already have point source pollution from sewage. Scottish Water - Water supply Badentinan 74/WWT Aberlour 30. Site A has a 150mm water main running through edge of site.
<b>Cultural Heritage</b>	Taking into consideration the topography of the site there is potential for archaeological remains within these bid areas. Site A - An archaeological evaluation should be undertaken prior to development commencing within this bid site. Site B - No archaeological mitigation would be required within this bid site.
<b>Overall SEA Assessment</b>	The site is in close proximity to the River Spey SAC however there is no significant environmental impact identified.
<b>Overall Planning Assessment</b>	Site A –is unacceptable in on roads grounds. The development is also considered inappropriate in landscape terms as it promotes development beyond an outer limit to the settlement that will be created when the long designation is implemented. Site B – the site is for an additional two houses, this could be accommodated within the R2 designation or considered for development in its own right. The uptake of housing land in Aberlour has been limited and many sites are constrained by various technical issues impeding take up of sites. There may be a case for the identification of a small site to meet local demand. Transportation consider ANY new development from Allachie Drive to be unacceptable until the visibility issues at the junction of Allachie Drive with Chapel Terrace have been delivered and thereafter improvements to the road width and provision of footways on Allachie Drive have been delivered at the appropriate levels of development commencing ( in order to provide adequate provision for non motorised access to the development).
<b>Other</b>	The site layout and orientation should maximise the opportunities for passive solar gain and installation of renewable technologies.

<b>Settlement</b>	<b>Aberlour</b>
<b>Site Address</b>	Land at Speyview, Aberlour.
<b>Ref Number</b>	R6
<b>Bid Summary</b>	Designate area of land to the south west of Aberlour to accommodate 25 houses and indicate a longer term area for the expansion of Aberlour
<b>Site Description</b>	The site is large agricultural field with an undulating topography, defined by existing housing, public roads and post and wire fencing. Access would be directly off the A95 or public road if proven suitable.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside

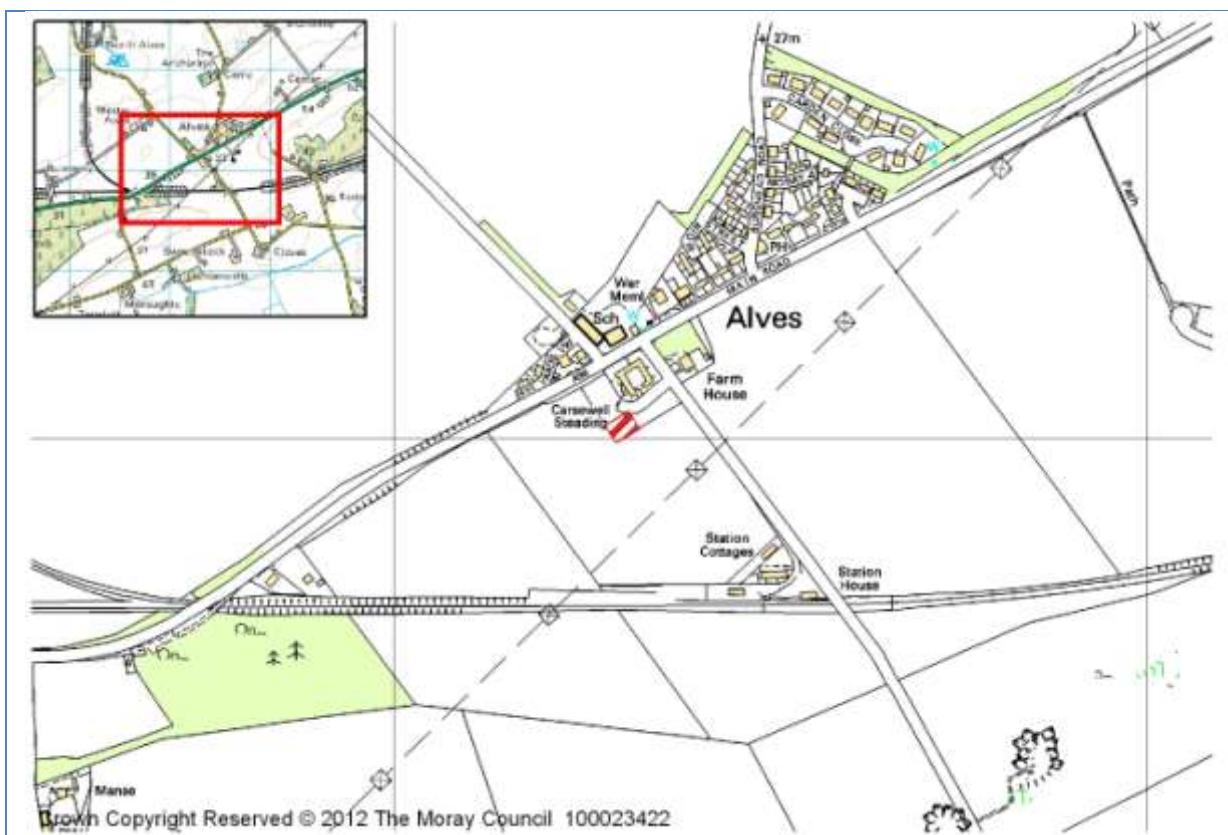


<b>Transportation</b>	Transport Scotland – 25 houses would not have a material impact on the A95. The issue is how access is taken. New junctions onto the trunk Road are not normally acceptable. Direct access should be avoided as far as practicable, with access taken from a secondary access road unless there is no alternative. Both accesses onto the A95 are poor and have stop signs rather than Give Way that indicates that there are visibility problems. Some improvement to these junctions is likely. Transportation Section – connections onto the U100aH Dowans Road and C59H Ruthrie
-----------------------	---

	Road require third party land. Dowans Road has significant level differences between the road and the site. The use of Ruthrie Road between Dowans Road and A95 by additional traffic is not acceptable due to narrow width, restricted forward visibility, gradients etc. Transport Assessment/Transportation Statement required.
<b>Planning History</b>	No history of planning applications on the site.
<b>Environmental Health</b>	The contaminated land section has raised no comments in relation to the proposal. No issues raised in terms of noise.
<b>Flooding</b>	Flood Team – There is no known fluvial flood risk to this site, however should it be developed there may be a requirement to prepare a flood risk assessment relating to the open ditch that passes through the site and this ditch should be incorporated into the site in accordance with Scottish Planning Policy. Watercourses should not be culverted as part of a new development unless there is no practical alternative and existing culverts should be opened whenever possible. SNH – the slopes above Aberlour drain a lot of rainwater off the hillside down into the village before reaching the Spey. Surface water flooding has been an issue in Aberlour. Potential to include housing and surface design ideas to reduce surface water run off. Optimise the extent of green areas that can absorb rainwater. Retaining rainwater through means of greywater use in houses and use of water butts can help to store water and release it more slowly.
<b>Landscape</b>	The site has an undulating topography and the development of the site will have to undertaken sensitively to avoid skyline positions and impact upon the amenity of existing nearby properties. There are areas of the site that are relatively flat and this is where housing should be accommodated. The site is open agricultural land and lacks any landscape coverage to assist in integrating the development. Structural landscaping will be required to provide a landscape setting for the development and boundary treatments will be important. SNH – This could be quite a sensitive area in terms of change in the landscape housing could have. It would be good to ensure that the landscaping for the whole of the area can be established during the initial phase to reduce the impact of subsequent phases.
<b>Biodiversity/Natura</b>	The site drains to the main stem of the River Spey. A habitats regulations assessment will be necessary and will need to establish whether drainage proposals will be appropriate through design, layout and use of SUDs to ensure water quality in the SAC is unaffected. There is a small section of plantation woodland, depending upon species of conifer red squirrels could be present. A survey may be required if trees are not removed. The site would need to be checked for badger presence.
<b>Water/Waste water</b>	Water supply- Badentinan 74 Waste Water Treatment Aberlour 30.

<b>Cultural Heritage</b>	Taking into consideration the archaeological sites within the vicinity the topography and relationship of the site to the River Spey, there is potential for buried archaeological remains and therefore an archaeological evaluation of 7-10% would be required prior to any development commencing.
<b>Overall SEA Assessment</b>	Potential impact on natura interest not considered to pose risk of significant environmental impact.
<b>Overall Planning Assessment</b>	It has proven problematic to identify sites for housing in Aberlour due to topographic and roads infrastructure constraints. Aberlour is recognised as an important centre in Speyside that should accommodate further growth. The LONG site at Braes of Allachie will take up some of the demand but an additional site is still required. The site at Speyview is identified as the only potential area for the future expansion of Aberlour, despite the sense of detachment from the centre of Aberlour, and difficulty of achieving good connectivity. The viability of this site will be determined by whether or not safe and suitable access can be achieved.
<b>Other</b>	Electricity pylons on site. The site layout and orientation should maximise the opportunities for passive solar gain and installation of renewable technologies. Larger designations should fully investigate the opportunities for district heating systems.

<b>Settlement</b>	<b>Alves</b>
<b>Site Address</b>	Carsewell steading
<b>Ref Number</b>	R1
<b>Bid Summary</b>	Proposed extension of settlement boundary to include one additional plot at the R1 Carsewell development
<b>Site Description</b>	Site is immediately adjacent to the settlement boundary and has an access point available to it.
<b>Greenfield/ Brownfield</b>	Brownfield- part of former steading
<b>Current Zoning</b>	None

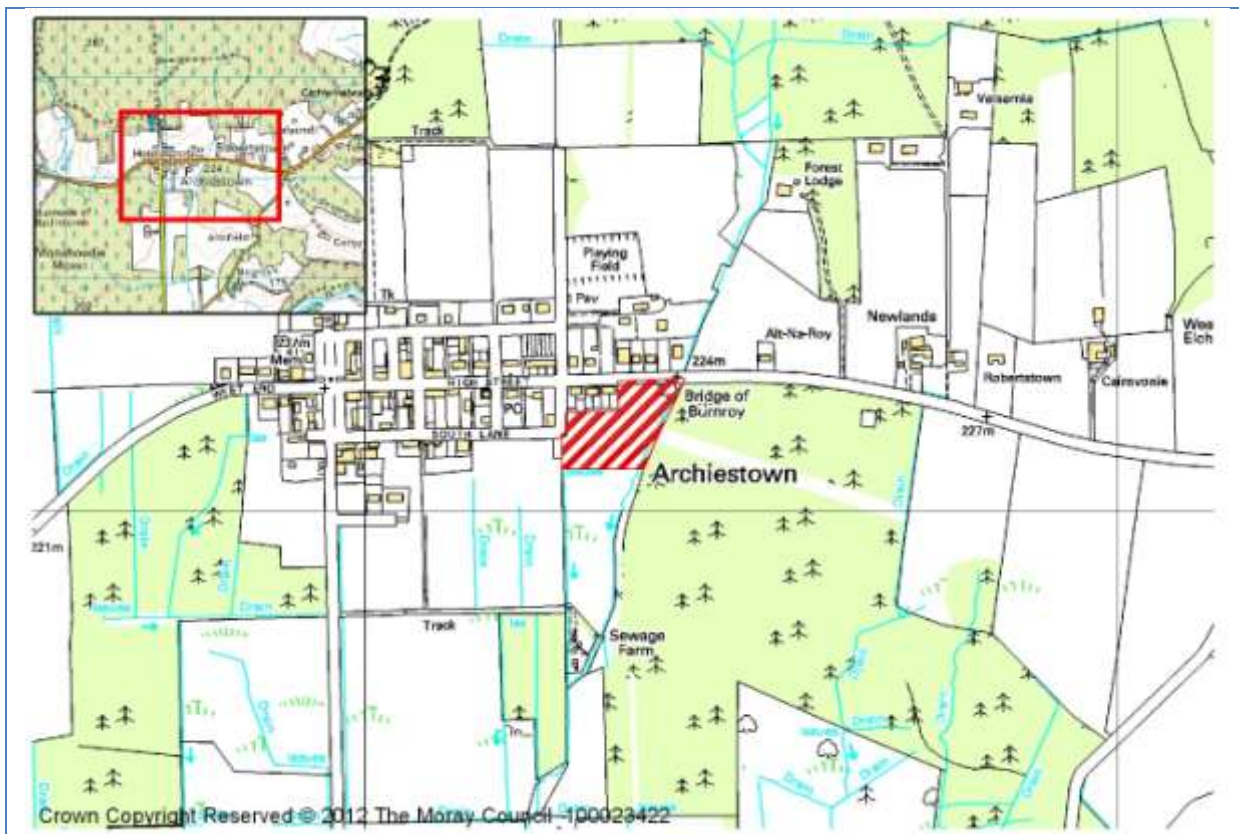


<b>Transportation</b>	No comments
<b>Planning History</b>	R1 has consent for conversion from farm steading to residential use and has been developed.
<b>Environmental Health</b>	No comments
<b>Flooding</b>	Not at risk of flooding

<b>Landscape</b>	No Comments
<b>Biodiversity/Natura</b>	No Comments
<b>Water/Waste water</b>	No comments
<b>Cultural Heritage</b>	No comments
<b>Other</b>	<a href="#">Click here to enter text.</a>
<b>Overall SEA Assessment</b>	No significant environmental issues arising
<b>Overall Planning Assessment</b>	The proposal represents a logical extension to site R1.



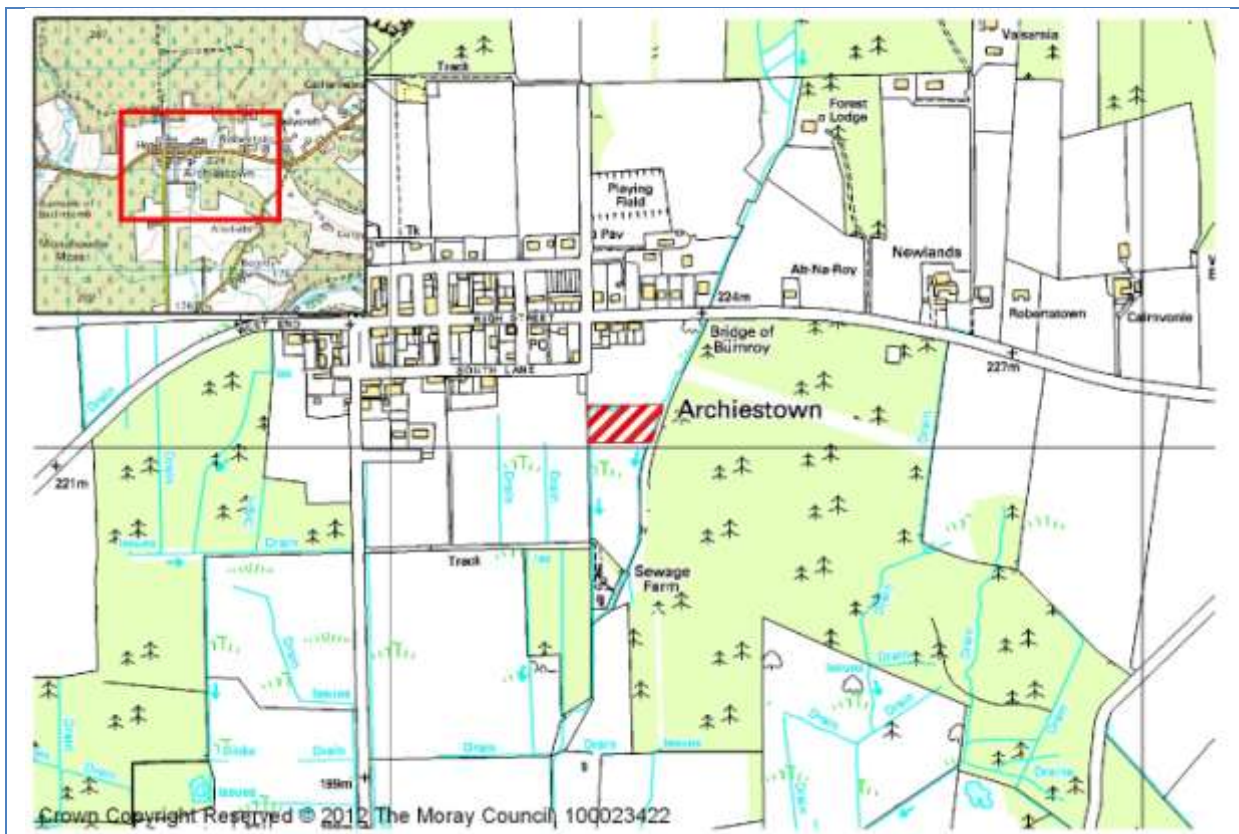
<b>Settlement</b>	<b>Archiestown</b>
<b>Site Address</b>	Site R1 Archiestown
<b>Ref Number</b>	R1
<b>Bid Summary</b>	Retention of Site R1 - Archiestown
<b>Site Description</b>	Irregular shaped 1.27 ha site on the eastern edge of Archiestown that wraps around existing local authority housing. The site sits at a lower level than the road the allocation has a backdrop of mature trees. Access is gained via directly off the public road.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Designated within Moray Local Plan 2008



<b>Transportation</b>	Access onto the B9012 must achieve required visibility splays of 2.4m (minimum) X 70 m to the west and 2.4 m (minimum) X 160m to the east which requires land outside the bid site. Extension of footway along site frontage and extension of street lighting is also required.
<b>Planning History</b>	No recent planning history on the R1 site.
<b>Environmental Health</b>	No comments raised in terms of contaminated land or noise issues.

<b>Flooding</b>	SEPA - FRA needed if watercourse to be affected by development, however, if avoided and buffer provided, FRA probably not needed. The watercourse is steep so not likely to be a major problem on this site. Flood team - No known fluvial flood risk at this location.
<b>Landscape</b>	The site is relatively flat and sits at a lower level than the public road. There is a backdrop of mature coniferous trees to help the development integrate. Given the site's location on the eastern approach, consideration should be given to landscaping to soften an otherwise hard edge to the village.
<b>Biodiversity/Natura</b>	River Spey SAC – sufficient control of surface water run off during construction required to avoid impacts on the SAC interests. The watercourse should be provided with a buffer zone. Watercourse could be used by otters very occasionally but this is unlikely to be an issue in this case. Potential to include housing and surface design ideas to reduce surface water run off. Optimise the extent of green areas that can absorb rainwater. Potential to introduce native tree planting to enhance residential area and encourage birdlife.
<b>Water/Waste water</b>	Development proposals should include buffer zones to allow for the development of natural processes. Potential STW capacity issue. Water supply Badentianan indicative capacity 74 units. Waste water treatment Archiestown available capacity 28 units. Flood Team - SUDS and construction phase surface water management plan required.
<b>Cultural Heritage</b>	No archaeological mitigation would be required within this bid site. The site is in close proximity to the Archiestown conservation area and there is specific reference to the inclusion of lanes to reflect the existing grid pattern of the village.
<b>Overall SEA Assessment</b>	No issues that are considered to have a significant environmental impact.
<b>Overall Planning Assessment</b>	The site is allocated within the current local plan and it is considered the most suitable site for development and designed to reflect the character and appearance of the village. The site is considered capable of being extended to accommodate a further 5 – 6 houses.
<b>Other</b>	The site layout and orientation should maximise opportunities for passive solar gain and installation of renewable technologies

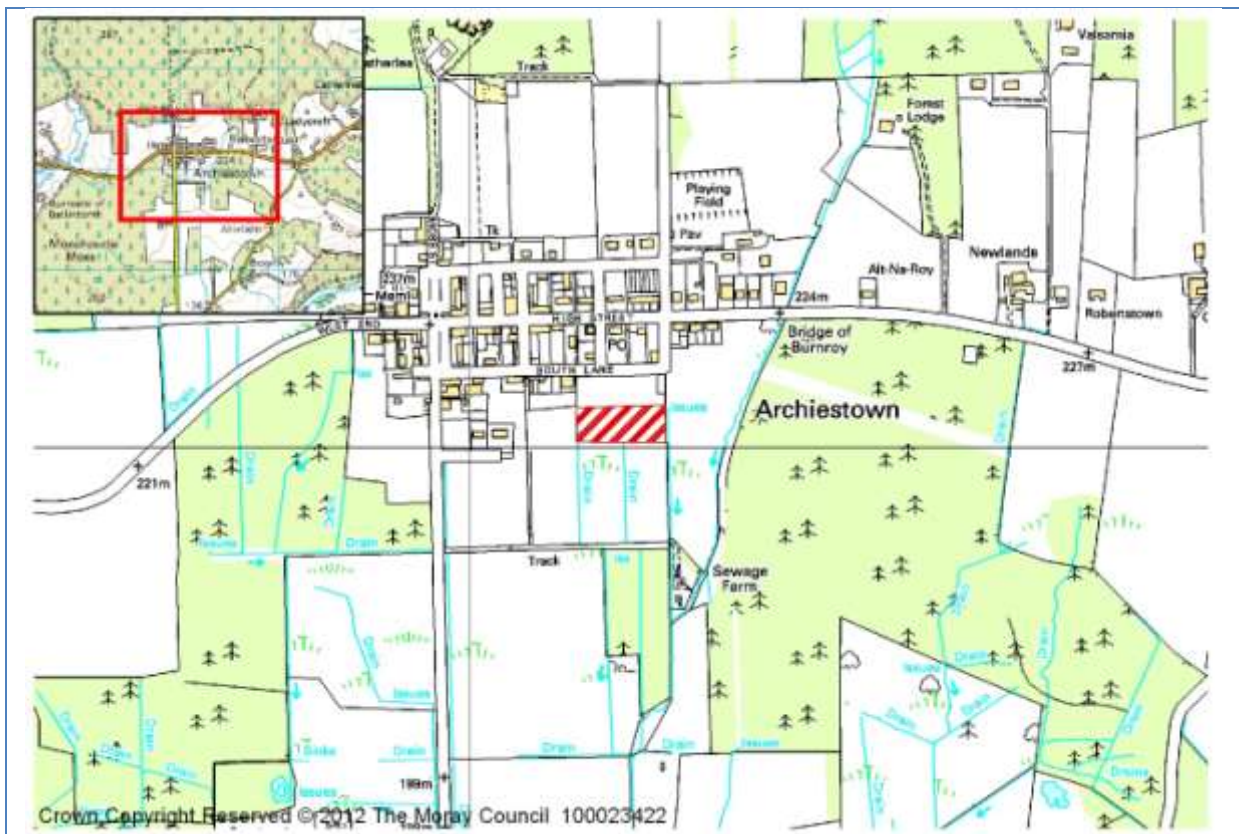
<b>Settlement</b>	<b>Archiestown</b>
<b>Site Address</b>	R4 South Lane, Archiestown
<b>Ref Number</b>	R1A
<b>Bid Summary</b>	Extension to existing housing designation to accommodate a further 5 houses
<b>Site Description</b>	The site forms part of a larger area of agricultural land immediately south of Archiestown. The site is partly defined by post and wire fencing and a field drain. Access would be taken via South Lane
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside



<b>Transportation</b>	Access to this site would be through R1 Archiestown onto the B9012 must achieve required visibility splays of 2.4 m (minimum) X 70m to the west and 2.4m (minimum) X160m to the east which requires land outside of the bid site. Extension of footway along site frontage and extension of street lighting also required.
<b>Planning History</b>	No planning history on the site.
<b>Environmental Health</b>	No comments raised in terms of contaminated land or noise.

<b>Flooding</b>	The site is not shown as flooding on the SEPA indicative flood maps. Flood Team - There is no known fluvial flood risk to this site. Drainage Impact Assessment may be required to ensure that there is no increased flood risk to neighbouring property. SUDS required as part of development.
<b>Landscape</b>	The land is relatively flat before sloping gently downwards from north to south. The new development will be viewed in the main in the context of the village townscape. Consideration could be given to landscaping to soften the southern edge of the site when approaching from Carron.
<b>Biodiversity/Natura</b>	Drainage issues will be a relevant consideration at the plan stage. The site could include wet ground and problems with ground and surface water. Nearby ditches drain to the River Spey SAC so it will be important to ensure that measures can be taken to ensure water quality is not affected downstream.
<b>Water/Waste water</b>	Water supply Badetinan – indicative capacity 74 units. Waste water treatment Archiestown – indicative capacity 28 units.
<b>Cultural Heritage</b>	The site is in close proximity to the Archiestown conservation area. There is reference within the existing designation to incorporating lanes into the development and retaining the traditional grid pattern.
<b>Overall SEA Assessment</b>	No issues identified that would significantly impact on the environment.
<b>Overall Planning Assessment</b>	Part of this area of land is already designated for housing in the Moray Local Plan 2008. The additional land proposed for inclusion is of a similar character and appearance. The site offers the opportunity to respect the traditional grid layout of the village.
<b>Other</b>	Energy is an important consideration for areas off the mains gas network. The layout, orientation and design of the development should maximise opportunities for passive solar gain and the installation of renewable technologies.

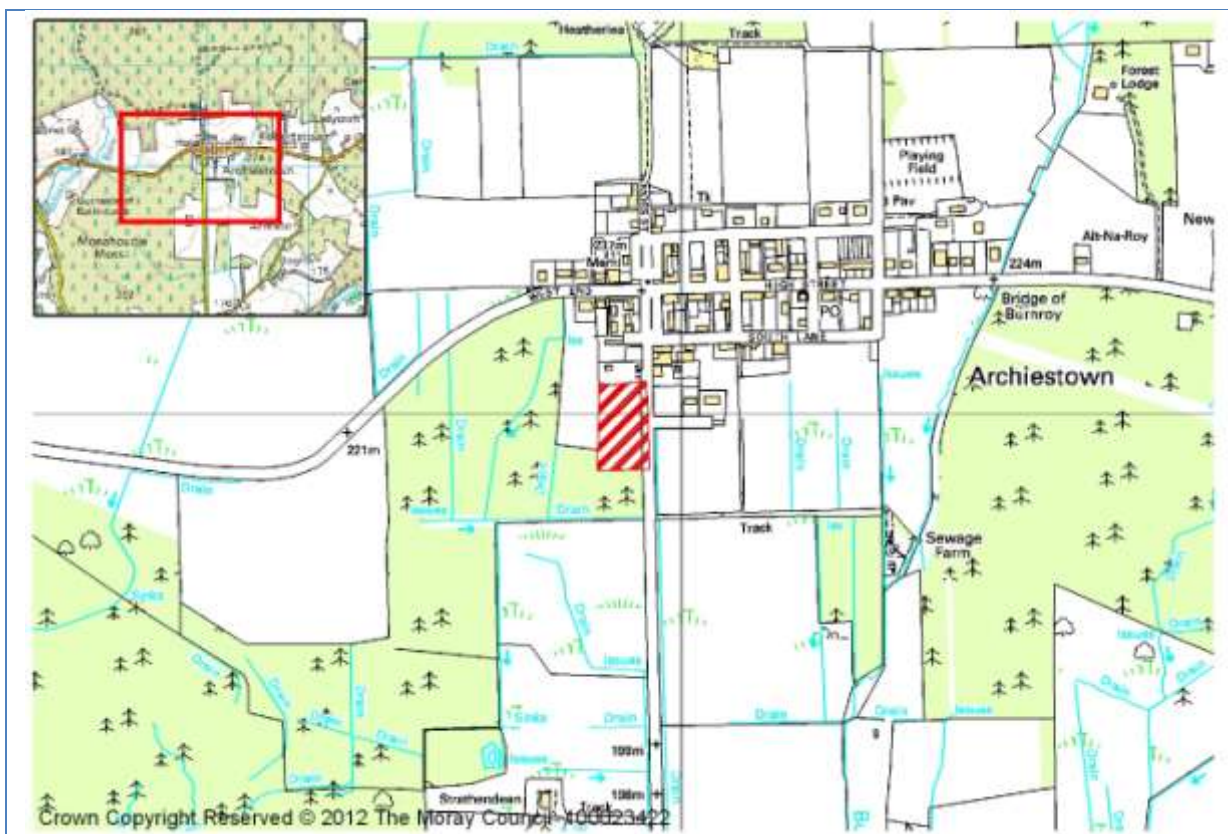
<b>Settlement</b>	<b>Archiestown</b>
<b>Site Address</b>	R4 South Lane, Archiestown
<b>Ref Number</b>	R2A
<b>Bid Summary</b>	Extension to existing housing designation to accommodate a further 5 houses
<b>Site Description</b>	The site forms part of a larger area of agricultural land immediately south of Archiestown. The site is partly defined by post and wire fencing and a field drain. Access would be taken via South Lane
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside



<b>Transportation</b>	Access to site is through the existing R4 Archiestown designation, extension of existing “grid” road network, connection to other adjacent sites is advised.
<b>Planning History</b>	No recent planning history on the site.
<b>Environmental Health</b>	No comments raised in terms of contaminated land or noise.

<b>Flooding</b>	The site is not shown as flooding on the SEPA indicative flood maps. Flood team – There is no known fluvial flooding.
<b>Landscape</b>	The land is relatively flat before sloping gently downwards from north to south. The new development will be viewed in the main in the context of the village townscape. Consideration could be given to landscaping to soften the southern edge of the site when approaching from Carron.
<b>Biodiversity/Natura</b>	Drainage issues will be a relevant consideration. The sites could include wet ground and problems with ground and surface water. Nearby ditches drain to the River Spey SAC so it will be important to ensure that measures can be taken to ensure water quality is not affected.
<b>Water/Waste water</b>	Water supply Badetinan – indicative capacity 74 units. Waste water treatment Archiestown – indicative capacity 28 units.
<b>Cultural Heritage</b>	The site is in close proximity to the Archiestown conservation area. There is reference within the existing designation to incorporating lanes into the development and retaining the traditional grid pattern. There are no archaeological sites within the identified site. No archaeological mitigation would be required for this site.
<b>Overall SEA Assessment</b>	No issues identified that would significantly impact on the environment.
<b>Overall Planning Assessment</b>	Part of this area of land is already designated for housing in the Moray Local Plan 2008. The additional land proposed for inclusion is of a similar character and appearance. The site offers the opportunity to respect the traditional grid layout of the village.
<b>Other</b>	Energy is an important consideration for areas off the mains gas network. The layout, orientation and design of the development should maximise opportunities for passive solar gain and the installation of renewable technologies.

<b>Settlement</b>	<b>Archiestown</b>
<b>Site Address</b>	Land to the South West of Archiestown
<b>Ref Number</b>	R3
<b>Bid Summary</b>	Designate housing site to accommodate up to 5 houses
<b>Site Description</b>	Rectangular 7,350 sq m site of agricultural grazing land located on the south eastern edge of Archiestown. The site is defined by post and wire fencing and commercial forestry. Access is gained via the public road.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside

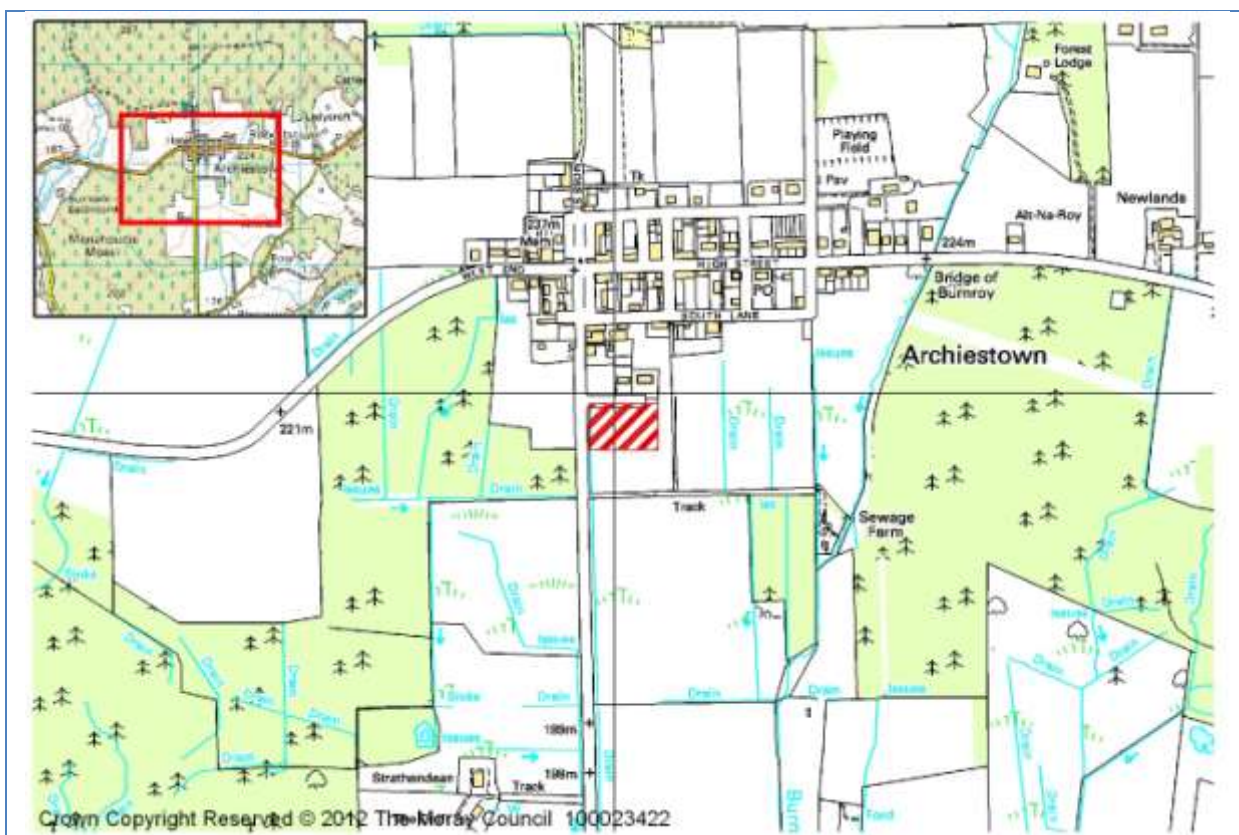


<b>Transportation</b>	Footway connections required northwards from site to the Square. Visibility splays may require third party land, minimum required 2.4m X 70m to north, 2.4m X 60m to the south.
<b>Planning History</b>	No planning history.
<b>Environmental Health</b>	No comments made in respect of contaminated land or noise.

<b>Flooding</b>	The site is not shown as flooding on the SEPA indicative flood maps.
<b>Landscape</b>	The site sits at a lower level than the existing housing and slopes from north to south. There is commercial woodland providing a backdrop to the site. This should be supplemented with planting within the site so the development blends in sensitively.
<b>Biodiversity/Natura</b>	Drainage issues will be a relevant consideration at the plan stage. Sites could include wet ground and problems with ground and surface water. Nearby ditches do drain to the SAC so it will be important to ensure that measures are taken to ensure water quality is not affected downstream.
<b>Water/Waste water</b>	Water supply Badentinan – indicative capacity 74 units. Waste water treatment – Archiestown 28 units.
<b>Cultural Heritage</b>	The site is in close proximity to the Archiestown Conservation Area and this should be reflected in the quality of design on site. There are no known archaeological sites within the identified site. No archaeological mitigation would be required for this site.
<b>Overall SEA Assessment</b>	No issues considered to have a significant environmental impact.
<b>Overall Planning Assessment</b>	The site is a natural extension to Archiestown where development has evolved along roads and lanes in the village. The site is enclosed to a certain extent by a plantation of conifers that help the development to integrate sensitively.
<b>Other</b>	Energy is an important consideration for areas off the mains gas supply network. The layout, orientation of the development should be designed to maximise the opportunities for solar passive gain and the installation of renewable technologies.



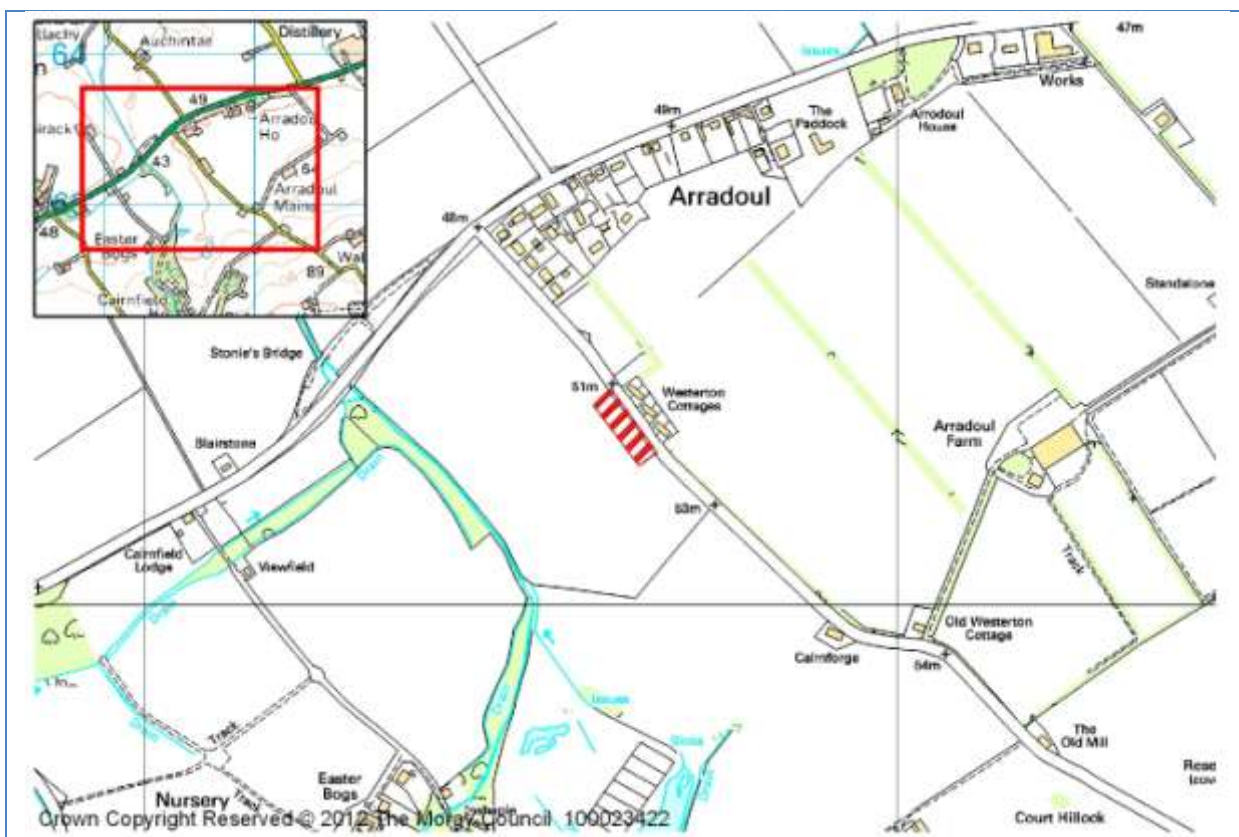
<b>Settlement</b>	<b>Archiestown</b>
<b>Site Address</b>	Land to the South of Viewmount, Archiestown
<b>Ref Number</b>	R4
<b>Bid Summary</b>	Designate site for residential development to accommodate up to 5 houses.
<b>Site Description</b>	Rectangular 6,500 sq m area of paddock located on the southern edge of Archiestown. The site is defined by post and wire fencing and access via the public road.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside



<b>Transportation</b>	Footway connections required northwards from site to the Square. Visibility splays may require third party land, minimum required 2.4m X 70m to north, 2.4m X160 m to south.
<b>Planning History</b>	No recent planning history on site.
<b>Environmental Health</b>	No comments raised in terms of noise or contaminated land.
<b>Flooding</b>	The site is not shown as flooding on the SEPA indicative flood maps.

<b>Landscape</b>	The site is relatively flat and sits slightly higher than surrounding land. There are no natural features on site to assist the development to blend in however, it will be viewed in the context of the village townscape. Landscaping is suggested to reduce the impact from the south approaching from the Carron direction.
<b>Biodiversity/Natura</b>	Drainage issues will be a relevant consideration. The sites could include wet ground and problems with ground and surface water. Nearby ditches do drain to the River Spey SAC so it will be important to ensure that measures can be taken to ensure water quality is not affected downstream.
<b>Water/Waste water</b>	Water supply Badentinan – indicative capacity 74 units. Waste water treatment Archiestown indicative capacity 28 units.
<b>Cultural Heritage</b>	The site is in close proximity to the Archiestown conservation area. There is reference within the settlement text to incorporating lanes into development and retaining the traditional grid pattern. There are no known archaeological sites within the identified site. No archaeological mitigation would be required for this site.
<b>Overall SEA Assessment</b>	No issues raised that are considered to have a significant environmental impact.
<b>Overall Planning Assessment</b>	The site provides a logical extension to Archiestown that respects the traditional grid layout of the village. The site offers additional choice within the village with the advantage of direct access onto the public road for a small scale well designed development.
<b>Other</b>	Energy is an important consideration for areas off the mains gas supply network. The layout and orientation and design of the development should maximise the opportunities for passive solar gain and the installation of renewable technologies.

<b>Settlement</b>	<b>Arradoul</b>
<b>Site Address</b>	West of Western Cottages, Arradoul
<b>Ref Number</b>	SITE 2
<b>Bid Summary</b>	Residential designation for up to 8 dwellings
<b>Site Description</b>	Rectangular shaped area of rough ground part of which is being used for domestic purposes housing caravan and cars. Access is proposed via the public road.
<b>Greenfield/ Brownfield</b>	Greenfield site
<b>Current Zoning</b>	Countryside

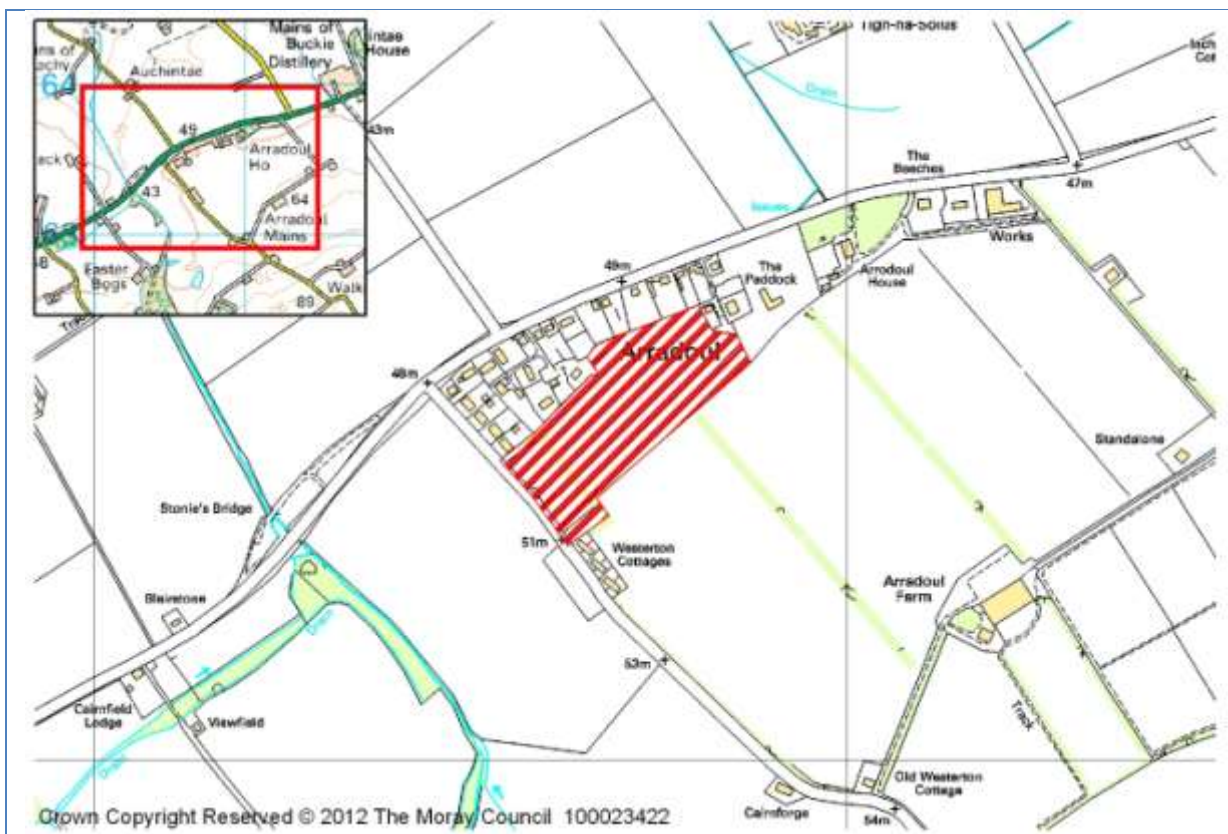


<b>Transportation</b>	The required footway provision needs third part land to connect into existing provision, road widening/passing also requires third party land.
<b>Planning History</b>	11/00672/PPP – Erect two dwellinghouses. Refused on following grounds. The resultant build-up of development located outwith and opposite an existing group of properties would lead to a suburban form of development that would detract from the character and appearance of the surrounding area. This site has an open setting with no existing natural backdrop or means of enclosure that would result in an overtly prominent development detrimental to the rural character of the surrounding area. These

	<p>reasons for refusal were upheld at the Moray Local Review body.</p> <p>10/00726/PPP – Erect seven dwellinghouses. Application withdrawn</p> <p>Planning Application of Interest</p> <p>08/01468/FUL – Erect dwelling approved. No objection by roads as not proposing an additional access onto A98. Poor ground conditions overcome by the submission of engineer’s porosity test.</p>
<b>Environmental Health</b>	No comments have been raised in terms of noise or contaminated land issues.
<b>Flooding</b>	SEPA - Problems have been report in the past with run –off from adjacent land affecting housing in Arradoul. This needs to be taken into account and a drainage plan will be needed to ensure this is dealt with adequately and does not increase risk of flooding elsewhere. Flood Team – No known fluvial flood risk, however there is a problem with surface water flooding in the field which threatens the existing properties. The developer should mitigate any adverse effects so as to not increase flood risk to existing properties. A Flood Risk Assessment may be required. Drainage should not increase flood risk to neighbouring property. SUDS and construction phase surface water management plans are required. If soakaways are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic site infiltration tests may not be provide an accurate indication of ground suitability for soakaways to
<b>Landscape</b>	The site is relatively flat and sited immediately opposite and existing row of semi detached cottages. The site is bounded by post and wire fencing but lacks existing landscape features or landscape cover that would allow the development to integrate sensitively into its setting.
<b>Biodiversity/Natura</b>	SNH has made no comment.
<b>Water/Waste water</b>	SEPA - no public sewer in the area. Effluent disposal for multi-house developments will require considerable investigative work. Scottish Water – water supply Turriff 275/WWT Arradoul <10. There is limited WWTW, Scottish Water to be contacted regarding options and growth requirements. Developer advised to contact Scottish Water as WWTW outfall runs right through the proposed site.
<b>Cultural Heritage</b>	No archaeological mitigation would be required within this bid site.
<b>Overall SEA Assessment</b>	No significant environmental impact identified.

<p><b>Overall Planning Assessment</b></p>	<p>Development in Arradoul is constrained by access and drainage issues which would require to be resolved prior to any site being taken forward. Drainage issues in particular require significant investigative work. There are a number of bid sites proposed in the vicinity of Arradoul. The simplest means of designating housing land would be to extend the Arradoul rural community boundary. This proposal introduces development on the opposite side of the road from Westerton Cottages and Arradoul itself. Although adjacent to existing dwellings the housing is a significant distance from the rural community boundary and considered detached from it in relation to other bids submitted. Development in this location may be constrained by the requirements for third party land to provide the required road improvements.</p>
<p><b>Other</b></p>	<p>The proposal lies within proximity of a high pressure gas pipeline, which may affect the extent of development that can be considered. The site layout and orientation should be designed to maximise opportunities for passive solar gain and the installation of renewables.</p>

<b>Settlement</b>	<b>Arradoul</b>
<b>Site Address</b>	Site adjacent to Westerton Cottages, Arradoul
<b>Ref Number</b>	SITE 3
<b>Bid Summary</b>	Residential designation for 17 dwellinghouses
<b>Site Description</b>	Irregular shaped site that fills the gap between Arradoul and Westerton Cottages then stretches beyond the stand of trees and runs behind the existing houses that front the A98 meeting the boundary of "The Paddock". The ground is agricultural in character and part of it is currently used as padock. Access is gained via the public road to Walkerdale.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside



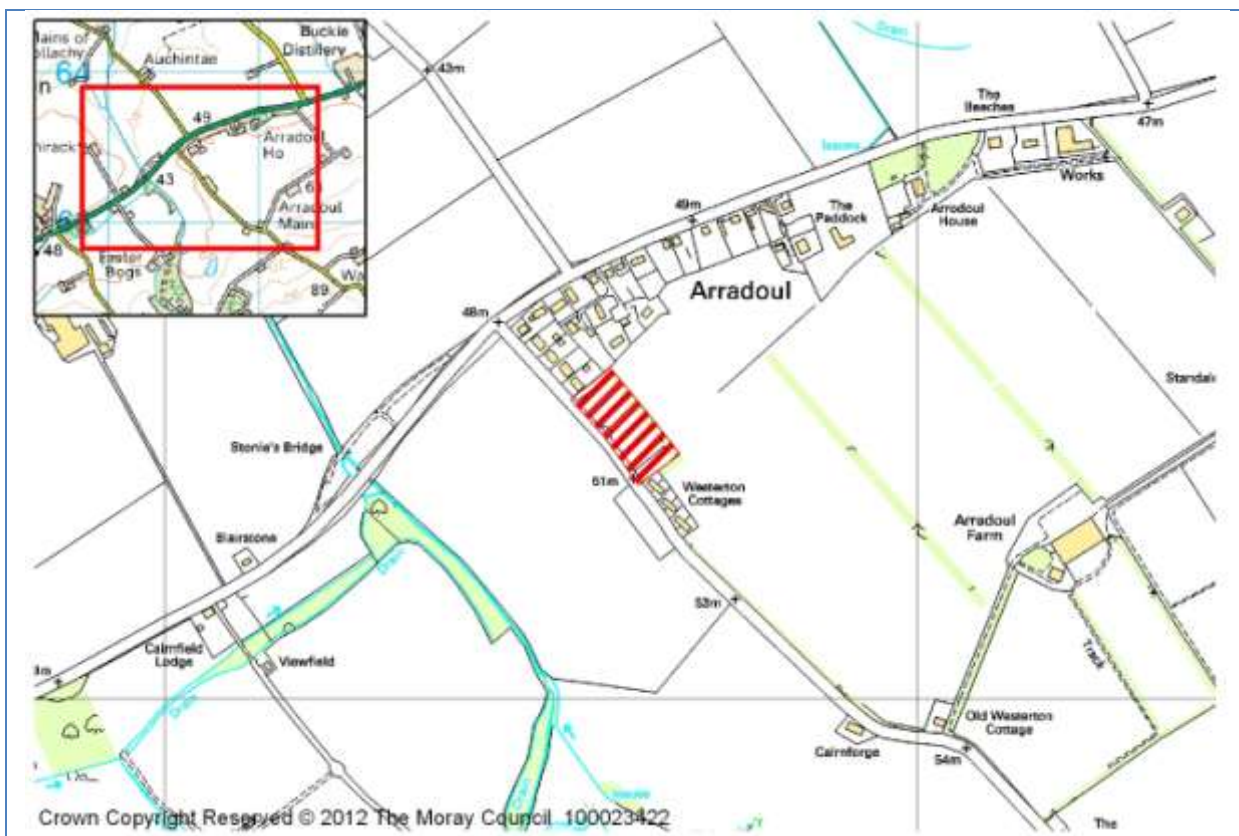
<b>Transportation</b>	Visibility splays and access could be achieved, but required road widening and footway provision need third party land to connect into existing widening and footway to northwest and southeast of the site.
<b>Planning History</b>	Planning Application of Interest 08/01468/FUL – Erect dwelling approved. No objection by roads as not proposing an additional access onto A98. Poor ground

	conditions overcome by the submission of engineer's porosity test.
<b>Environmental Health</b>	No comments have been raised in terms of noise and contaminated land issues.
<b>Flooding</b>	SEPA - Problems have been reported in the past with run-off from adjacent land affecting houses in Arradoul. A drainage plan will be needed to ensure this is dealt with appropriately and does not increase the risk of flooding elsewhere. Flood Team – No known fluvial flood risk, however there is a problem with surface water flooding in the field which threatens the existing properties. The developer should mitigate any adverse effects so as to not increase flood risk to existing properties. A Flood Risk Assessment may be required. The proposals suggest using an existing SUDS system the developer would need to provide evidence that the existing system had enough capacity for this increase.
<b>Landscape</b>	The site is relatively flat and contained by housing to the north. The existing stand of trees on site should be retained and additional planting to the southern boundary would be sought to assist the development in integrating sensitively.
<b>Biodiversity/Natura</b>	There are existing stands of trees on the site that if retained there would be no survey requirements
<b>Water/Waste water</b>	No public sewers in the area. Effluent disposal from multi-house developments will require considerable investigative work. Scottish Water - water supply Turriff 275/ WWT private.
<b>Cultural Heritage</b>	Taking into consideration the site of a now demolished prehistoric stone circle to the north of this area, there is potential for archaeological remains within this bid site. Therefore an archaeological watching-brief would be required within this bid site prior to/at the outset of development commencing
<b>Overall SEA Assessment</b>	No significant environmental impact identified.
<b>Overall Planning Assessment</b>	Development in Arradoul is constrained by access and drainage issues which would require to be resolved prior to any site being taken forward. Drainage issues in particular require significant investigative work. There are a number of bid sites proposed in the vicinity of Arradoul. The simplest means of designating housing land would be to extend the Arradoul rural community boundary. This proposal is for an additional 17 dwellings immediately to the south of the community, which would result in a significant addition to Arradoul. Development of the site would also introduce housing at the rear of existing properties fronting onto the A98. This is reflective of the character of the western end of the rural community where there have been a number of plot subdivisions. This would result in a settlement pattern that does not perpetuate the linear development of Arradoul along the roadside. Given the scale of development proposed consideration should be given to a phased development. Development may be

	constrained by the requirements for third party land to provide adequate visibility splays.
<b>Other</b>	The site layout and orientation should be designed to maximise the opportunities for solar passive gain and installation of renewable technologies.



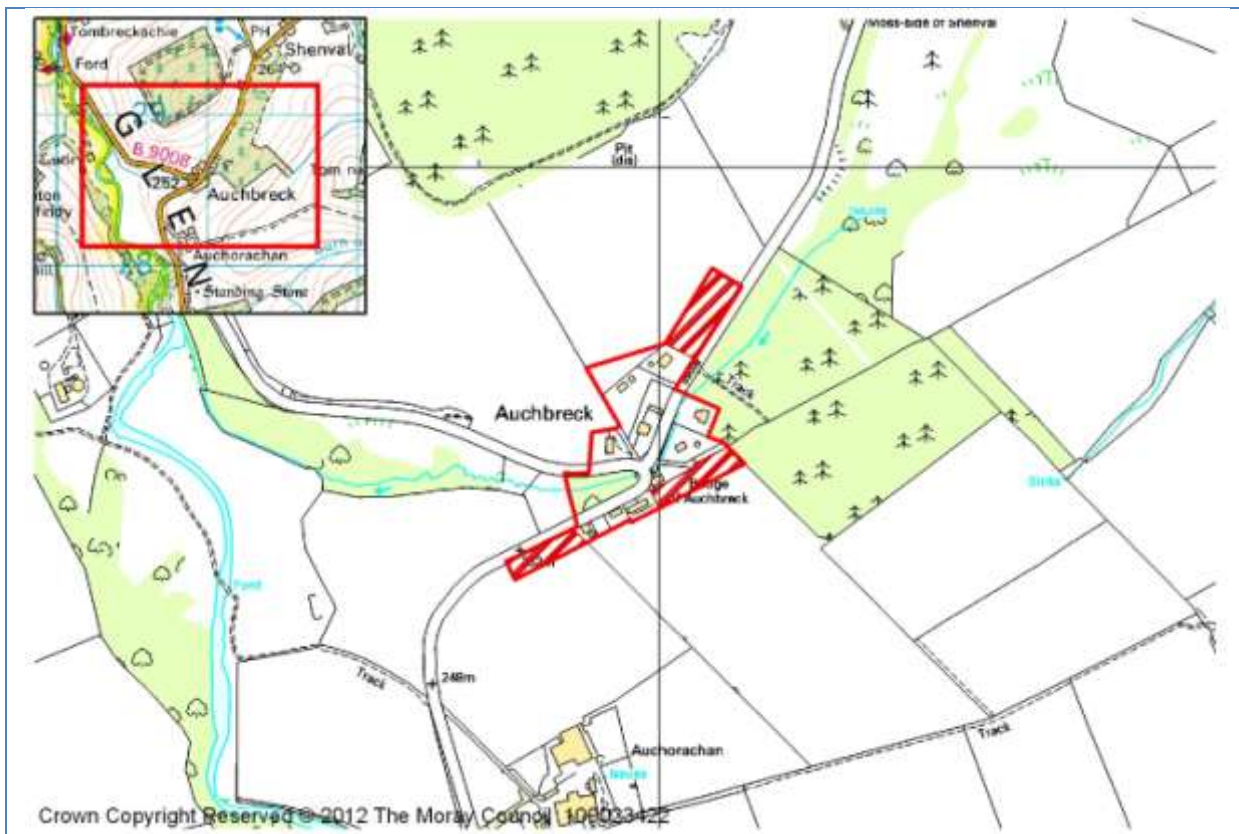
<b>Settlement</b>	<b>Arradoul</b>
<b>Site Address</b>	Site adjacent to Westerton Cottages, Arradoul
<b>Ref Number</b>	SITE 4
<b>Bid Summary</b>	Residential designation for up to 8 dwellings
<b>Site Description</b>	Rectangular shaped site located between Arradoul to the north and Westerton Cottages to the south. The site is bounded on all sides with a bank of trees on the eastern boundary. Access is directly off the public road.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside



<b>Transportation</b>	Visibility splays and access could be achieved but requires road widening and footway provision needs third party land to connect into existing widening and footway to northwest and southeast of the site.
<b>Planning History</b>	Planning Application of Interest 08/01468/FUL – Erect dwelling approved. No objection by roads as not proposing an additional access onto A98. Poor ground conditions overcome by the submission of engineer's porosity test.
<b>Environmental Health</b>	No comments raised in terms of noise or contaminated land issues.

<b>Flooding</b>	SEPA - Problems have been reported in the past with run-off from adjacent land affecting houses in Arradoul. A drainage plan will be needed to ensure this is dealt with appropriately and does not increase the risk of flooding elsewhere. Flood Team – No known fluvial flood risk, however there is a problem with surface water flooding in the field which threatens the existing properties. The developer should mitigate any adverse effects so as to not increase flood risk to existing properties. A Flood Risk Assessment may be required. The proposals suggest using an existing SUDS system the developer would need to provide evidence that the existing system had enough capacity for this increase.
<b>Landscape</b>	The site is flat and well contained by housing at each side and a stand of trees to provide a backdrop.
<b>Biodiversity/Natura</b>	There are existing stands of trees on site that if retained there would be no survey requirements.
<b>Water/Waste water</b>	No public sewers in the area. Effluent disposal from multi-house developments will require significant investigative work. Scottish Water - water supply Turriff 275/ WWT private.
<b>Cultural Heritage</b>	Taking into consideration the site of a now demolished prehistoric stone circle to the north of this area, there is potential for archaeological remains within this bid site. Therefore an archaeological watching-brief would be required within this bid site prior to/at the outset of development commencing.
<b>Overall SEA Assessment</b>	No significant environmental impact identified.
<b>Overall Planning Assessment</b>	Development in Arradoul is constrained by access and drainage issues which would require to be resolved prior to any site being taken forward. Drainage issues in particular require significant investigative work. There are a number of bid sites proposed in the vicinity of Arradoul. The simplest means of designating housing land would be to extend the Arradoul rural community boundary. This proposal would fill in the gap site between Arradoul and Westerton Cottages and include them within the rural community boundary. This type of extension would perpetuate and emphasize the linear development of Arradoul along the roadside. This may be acceptable on the basis that future development within Arradoul would consolidate the rural community by concentrating development in the land to the rear of this site if it is proven viable to do so. Development may be constrained by the requirement for third party land to achieve adequate visibility splays.
<b>Other</b>	The site layout and orientation of the dwellings should be designed to maximise opportunities for passive solar gain and installation of renewable technologies.

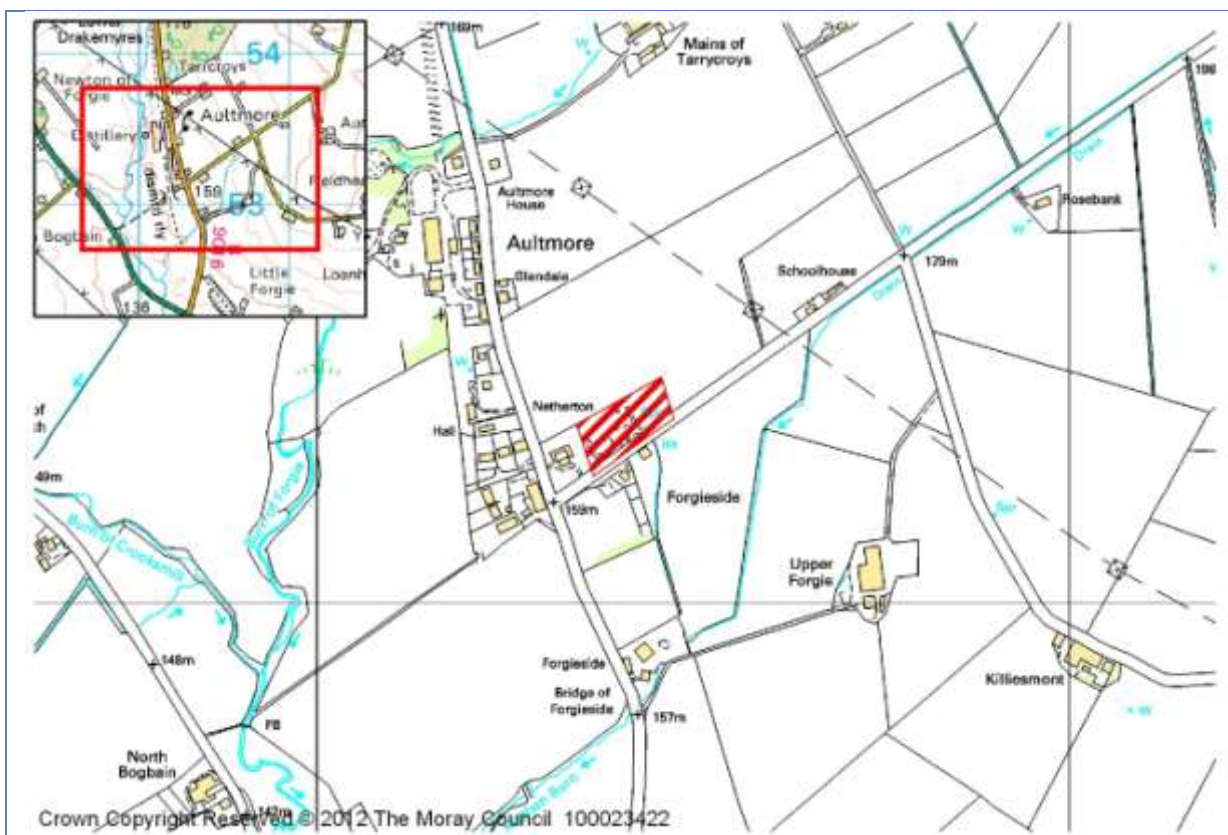
<b>Settlement</b>	<b>Auchbreck</b>
<b>Site Address</b>	Auchbreck rural community
<b>Ref Number</b>	SITE 2, SITE 5, SITE 6, BOUND
<b>Bid Summary</b>	Retention of Site B. Extensions to village boundary to accommodate Site C (4/5units) and Site D (7 housing units)
<b>Site Description</b>	Site C – rectangular shaped 0.3 hectare site that is currently in agricultural use. Access is proposed off the B9009. Site D – rectangular shaped site of 0.5 hectares currently used as agricultural land. Access is proposed via the B9009.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside



<b>Transportation</b>	Transportation section comments awaited.
<b>Planning History</b>	Planning permission has been granted for a number of dwellings within the settlement boundary. 06/00709/FUL – Erect dwellinghouse adjacent to the Old Manse, Auchbreck, 05/01465/FUL – Erect dwellinghouse on plot adjoining former church, Auchbreck, 07/00208/FUL – Erecting dwelling house on Site A, Auchbreck (constructed). 06/2306/FUL and 08/00357/FUL – Erect dwellinghouse adjacent to Old Manse, Auchbreck

	(constructed)
<b>Environmental Health</b>	No comments raised in terms of contaminated land and noise issues.
<b>Flooding</b>	SEPA has raised no issues in terms of flooding and the site is not shown as flooding on the SEPA indicative flood maps. Flood Team – no known fluvial flooding at this location.
<b>Landscape</b>	Site C is located on the south western edge of Auchbreck. The site is on land that rises up gently from the roadside, there are no natural features to assist the development to integrate sensitively. Site D is located on the north eastern edge of Auchbreck and sits higher than the public road, the hill behind the site provides a backdrop. Given the agricultural nature of the development there is no landscape coverage to soften the development.
<b>Biodiversity/Natura</b>	The burn that runs through Auchbreck flows swiftly into the River Livet, a tributary of the River Spey and part of the SAC. Any development in Auchbreck needs to demonstrate, at the application stage, how the existing watercourses will be protected during construction.
<b>Water/Waste water</b>	Scottish Water – water supply Tomnavoulin indicative housing capacity less than 10 units. Waste water treatment private. SEPA no public sewers in the area. Effluent disposal from multi-house developments will require considerable investigative work. The current local plan makes reference to ground conditions.
<b>Cultural Heritage</b>	Site B - No archaeological mitigation would be required within this bid site. Site C – Taking into consideration the topography of the land and an enclosure of unknown date to the NW of this area (SMR Ref NJ22NW0037), there is potential for archaeological remains here. Therefore an archaeological watching-brief would be required within this bid site prior to/at the outset of development commencing. Site D - No archaeological mitigation would be required within this bid site.
<b>Overall SEA Assessment</b>	No significant environmental impact identified.
<b>Overall Planning Assessment</b>	Both bid sites would extend Auchbreck in a linear fashion. Previous bid sites have consolidated the core of the community around the former church and manse. The proposals would lead to a strung out settlement pattern that would have an adverse impact on the character and appearance of the community. Site B remains undeveloped and there is scope of three dwellings and therefore still an opportunity for growth in Auchbreck.
<b>Other</b>	The site layout and orientation should be designed to maximise the opportunities for passive solar gain and installation of renewable technologies.

<b>Settlement</b>	<b>Aultmore</b>
<b>Site Address</b>	Former Nursery, Aultmore
<b>Ref Number</b>	SITE 3
<b>Bid Summary</b>	Extension to Rural Community Boundary to Residential Development (16 houses)
<b>Site Description</b>	Plant Nursery
<b>Greenfield/ Brownfield</b>	Brownfield
<b>Current Zoning</b>	Countryside



<b>Transportation</b>	TMC Transportation Services to advise. There are no core paths/roads or Sustrans routes in the vicinity of the proposed site.
<b>Planning History</b>	The proposal is to extend the existing rural community boundary east to include the former nursery for residential development. The 2.03 acre (0.82 hectare) site could accommodate up to 16 houses (based on a density of 20 houses per hectare). Two parcels of land are identified in the Moray Local Plan 2008 (MLP 2008) for residential development. These are located immediately east of the B9016. Site A has planning consent (via appeal) for 6 detached houses (07/02222/FUL) which have yet to

	<p>be constructed. No applications have been submitted for Site B. Other development in the hamlet includes a new dwelling adjacent Anvil House (02/02031/FUL) and change of use of premises to manufacture and sell greenhouses at Anvil Cottage (02/01053/FUL). These developments have taken place. There is a proposal to extend the rural community boundary south adjacent the B9016 for an opportunity development (i.e. commercial and/or residential).</p>
<b>Environmental Health</b>	<p>TMC Environmental Health has raised no comments and there are no known contaminated land issues.</p>
<b>Flooding</b>	<p>The site is not at risk from flooding (source: SEPA flood maps). However, SEPA have provided the following comment on flood risk:</p> <ul style="list-style-type: none"> <li>• Whilst there are no major problems with the site a spring is shown which may affect site drainage.</li> </ul> <p>There are no public sewers in the area and effluent disposal from multi-house developments will require considerable investigative work. Drainage should not increase the flood risk to neighbouring property. SUDS and a construction phase water management plan will be required. If soakaway are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic site infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly.</p>
<b>Landscape</b>	<p>The proposed site is well-contained within the landscape being bounded by trees and vegetation to the north, south, east and west. The land rises slightly up towards the east. The site is currently accessed via a vehicular gate on the southern boundary. There are existing residential properties to the south of the site. The site is not visible from the main thoroughfare through Aultmore.</p>
<b>Biodiversity/Natura</b>	<p>SNH has provided the following comments on protected species:</p> <ul style="list-style-type: none"> <li>• If existing buildings are to be demolished or altered then a bat survey is likely to be necessary.</li> </ul>
<b>Water/Waste water</b>	<p>Site A would be served by Herricks Water Treatment Works (WTW) which has a capacity of 198 units. Waste water would require to be disposed of via private septic tanks.</p>
<b>Cultural Heritage</b>	<p>No archaeological mitigation would be required within this bid site. No cultural heritage assets would be affected by the development of this site.</p>
<b>Overall SEA Assessment</b>	<p>There is drainage issues associated with development in Aultmore and a spring within the site. A bat survey will be necessary should the existing buildings be demolished or altered.</p>

<b>Overall Planning Assessment</b>	Although not included within the existing rural community boundary the site is in use as a plant nursery and is well-contained within the landscape. Whilst the general pattern of development has taken place along the main thoroughfare there are a number of houses immediately adjacent the site. Given the proposal would constitute re-using a brownfield site and for the reasons cited above, it is intended to support the development providing satisfactory access arrangements can be achieved.
<b>Other</b>	The site is located within Newmill Primary and Keith Grammar School catchments.