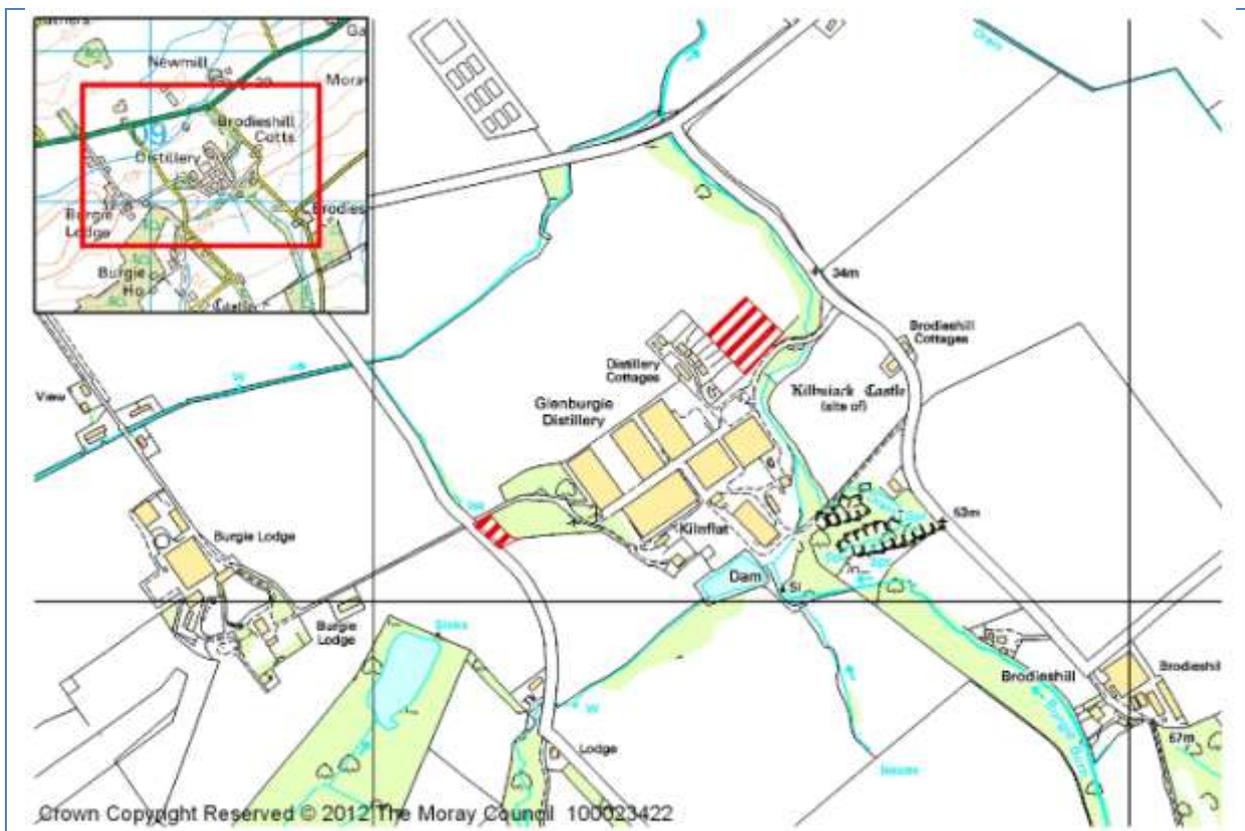
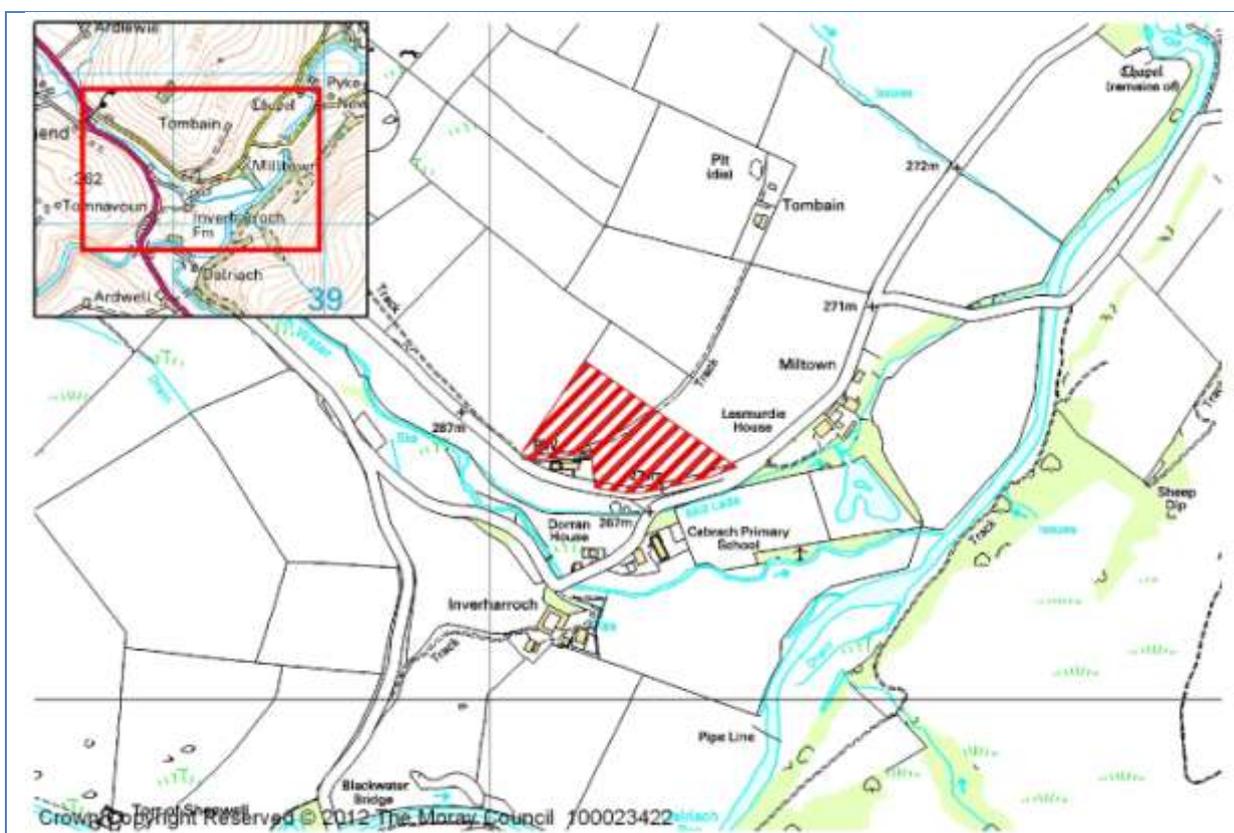


Settlement	Burgie
Site Address	New sites to north and south
Ref Number	SITE 3, SITE 4
Bid Summary	Propose extension of rural community boundary to include site to the north of 0.56ha for 4 plots and 0.09ha for a single plot. The site for 4 plots is gently sloping from north to south and is in agricultural use. Boundaries are formed by residential use to the west, a minor road to the south and agricultural land to the east and north. This is effectively a part of a much larger agricultural field. The smaller site enjoys a backdrop of mature woodland to the east but and is a corner of a flat agricultural field, which is remote from the rest of the rural community.
Site Description	The site to the east is adjacent to a grouping of houses, flat and in agricultural use. The site is bounded by a minor road to the south and houses to the west. There is no clear boundary to the north or east. The site to the south west is a corner of an agricultural field, bounded to the west and north by minor roads, trees to the east but no clear boundary to the south. It is not physically or visually associated with the rest of the rural community.
Greenfield/ Brownfield	Greenfield
Current Zoning	None



Transportation	Click here to enter text.
Planning History	None
Environmental Health	Click here to enter text.
Flooding	The burn adjacent to the northern site is at risk of flooding 1 in 200 years.
Landscape	Click here to enter text.
Biodiversity/Natura	Click here to enter text.
Water/Waste water	Issue: flood risk-The site to the north-west is adjacent to the flood map. The watercourse is quite steep but FRA may be needed.The other site is acceptable. Issue: drainage•No public sewers in the area.Effluent disposal from multi-house developments will require considerable investigative work.
Cultural Heritage	The northern site will require archaeological mitigation as it is adjacent to the former castle of Kilbuaick and the site of a possible motte.
Other	Click here to enter text.
Overall SEA Assessment	No significant environmental issues arising
Overall Planning Assessment	The proposal will extend the settlement boundary and provide 5 additional plots. The site to the west is a corner of a flat agricultural field, which is remote and disconnected from the rest of the buildings which form this rural community. The other site has no clearly defensible boundaries to the north east or north west and neither site is supported for development.

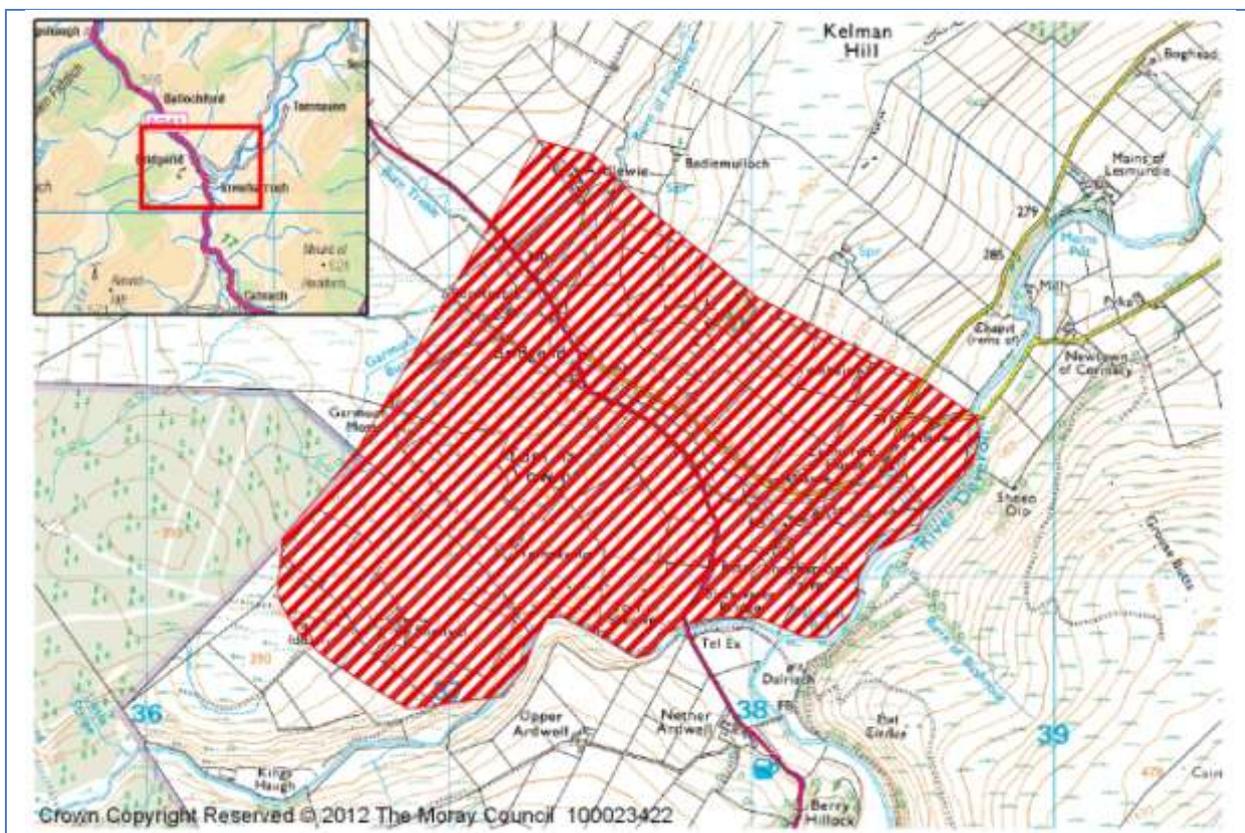
Settlement	Cabrach
Site Address	Lower Cabrach
Ref Number	SITE 2
Bid Summary	Significantly enlarge the Cabrach rural community boundary to include Upper and Lower Cabrach into a consolidated large community grouping
Site Description	The site covers a significant area of moorland across the Cabrach and is not based around any clusters of dwellings.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



Transportation	Transportation section comments awaited.
Planning History	No recent planning history
Environmental Health	No comments received in respect of noise or contaminated land.
Flooding	Comments for SEPA awaited parts of the rural community shown as flooding on the SEPA flood maps.

Landscape	The cabrach sits within an AGLV and is an open landscape that is characterised by undulating hills and heather moorland. The area has the appearance of being wild and remote there are only a few scatterings of farm buildings.
Biodiversity/Natura	Glenlivet, Glenfiddich and Cabrach SINS designation. Large gull colonies, heather moorland with breeding birds.
Water/Waste water	Click here to enter text.
Cultural Heritage	Click here to enter text.
Overall SEA Assessment	No significant environmental impact identified.
Overall Planning Assessment	The extension proposed is vast and does not meet the traditional definition or character of a rural community. Including this vast area within a rural community boundary is not seen as an effective means of facilitating additional housing. Any proposals that are forthcoming would be assessed under the housing in the countryside policies.
Other	The site layout and orientation should be designed to maximise the opportunities for solar passive gain and the installation of renewable technologies.

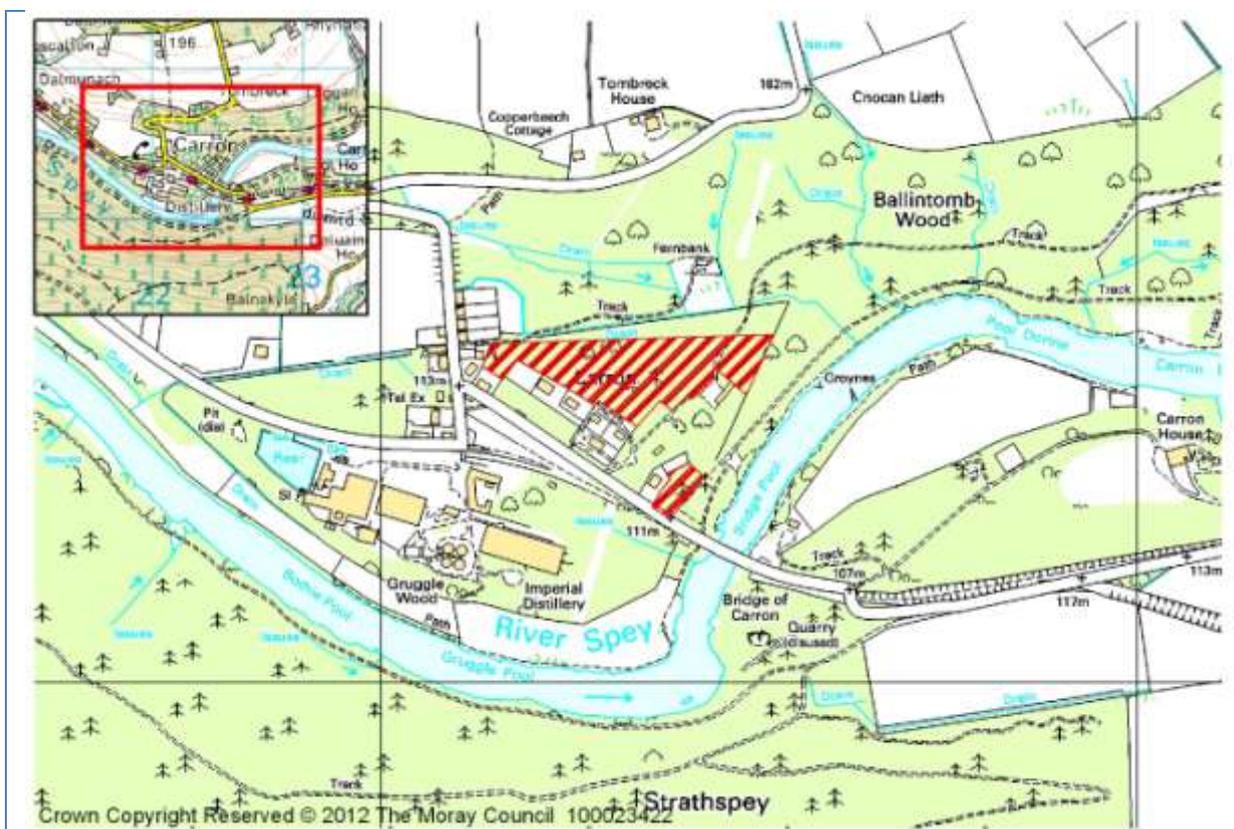
Settlement	Cabrach
Site Address	Cabrach rural community
Ref Number	SITE 3
Bid Summary	Extension to Lower Cabrach rural community boundary to accommodate 4-6 housing units
Site Description	Irregular shaped site on the northern edge of Lower Cabrach. Part of the site is rising rough ground to the rear of the Church which wraps around the Church and then slopes down to the public road. Access is gained via existing track serving the Church and ancillary buildings before joining the public road.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



Transportation	Transportation comments awaited. Visibility from the private road onto public road is limited.
Planning History	11/02020/APP – Conversion of former church hall at Lower Cabrach. Approved 27/4/12.
Environmental Health	No comments raised in terms of noise or contaminated land issues.

Flooding	SEPA comments awaited. The SEPA's flood maps show flooding with the rural community but the proposed site is not affected. No known fluvial flooding at this location.
Landscape	The Cabrach rural community sits within a landscape that is characterised by undulating hills and heather moorlands. The area has the appearance of being wild and remote there a few scattered farm buildings in the surrounding area. The specific area of land is
Biodiversity/Natura	Glenlivet, Glenfiddich and Cabrach SINS designation. Large gull colonies, heather moorland with breeding birds.
Water/Waste water	Click here to enter text.
Cultural Heritage	Click here to enter text.
Overall SEA Assessment	No significant environmental impact identified.
Overall Planning Assessment	Cabrach rural community boundary has been drawn around the community to allow for a number of potential development sites. To date there has been little interest in these areas. The church and ancillary buildings is currently up for sale and the allocation of land immediately adjacent may make the redevelopment of the buildings more attractive. The area of land proposed for inclusion within the boundary has been reduced to remove the area of land to the rear of the church as this sits at a significantly higher level and development on this area would have been particularly prominent.
Other	Cabrach Primary School has closed and a community asset transfer to Cabrach Community Enterprise is ongoing.

Settlement	Carron
Site Address	Land to the rear of former sawmill site Carron
Ref Number	SITE 10, SITE 11
Bid Summary	Expansion of Carron rural community boundary to accommodate 8 plots. Change of use of amenity land to residential to accommodate individual dwelling.
Site Description	Irregular shaped site of 2.55 ha, the site is heavily wooded and bounded by existing development to the south. Access is gained via existing unadopted private track off the public road.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside immediately outwith Carron rural community boundary

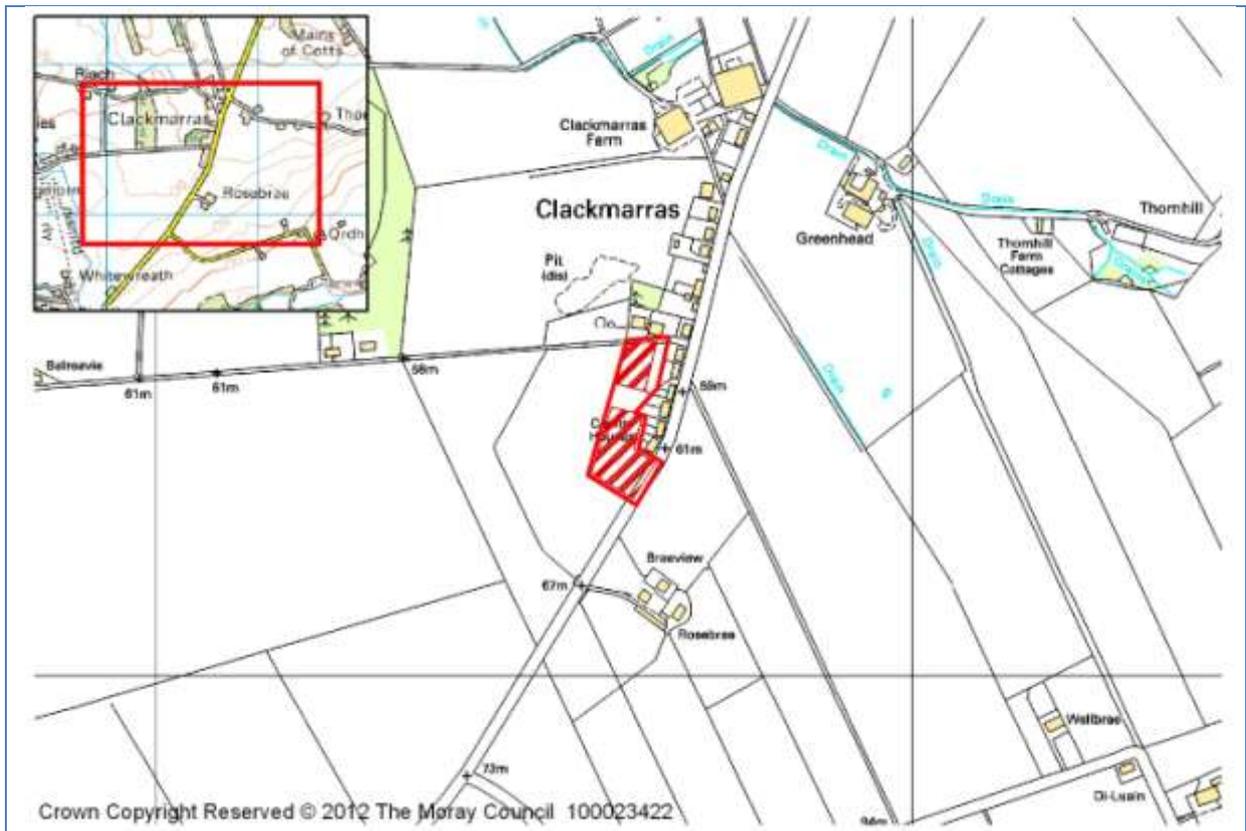
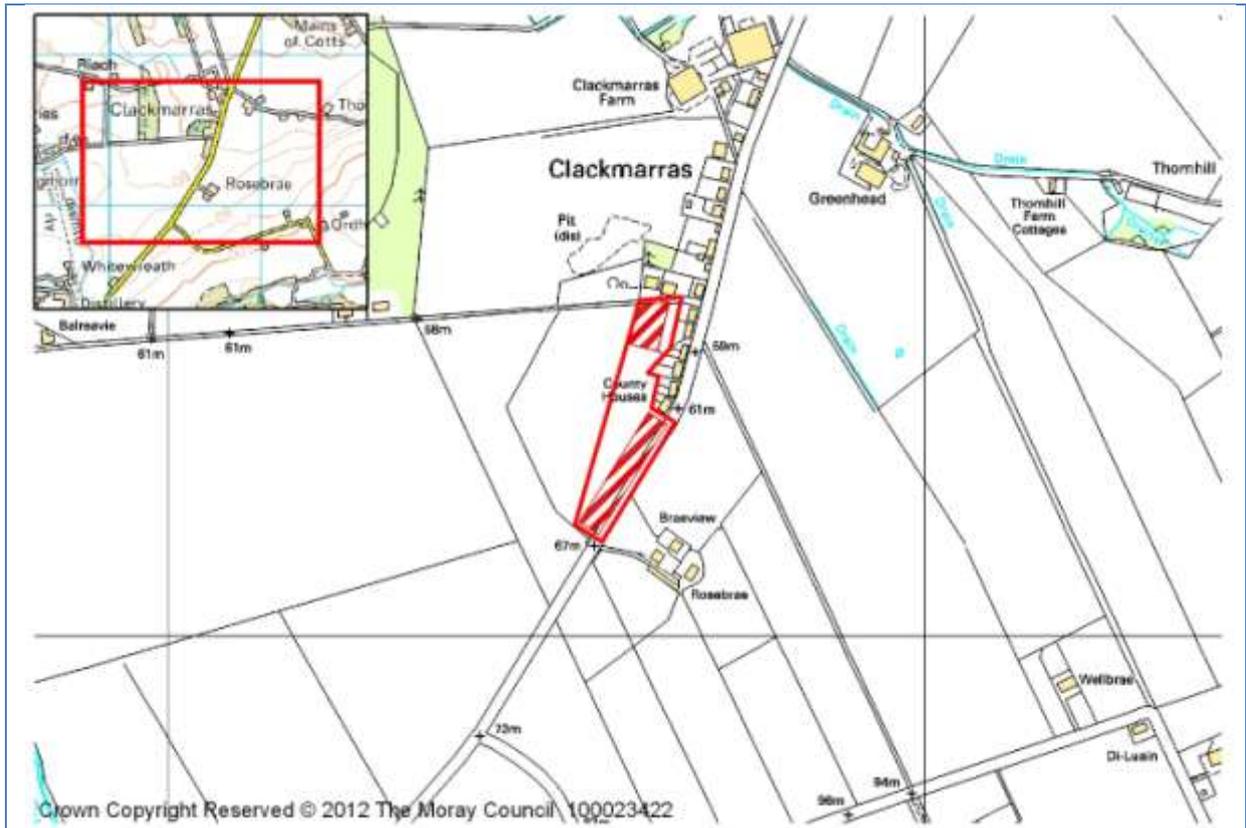


Transportation	Transportation Section comments awaited. Access is via an unadopted private road that is already serving a number of plots. Threshold of four dwellings required the road to be made up to adoptable standard. This will have to be undertaken and may require significant works.
Planning History	There is no relevant recent planning history on the proposed extension to the sawmill site. Consent has now been granted for 8 house plots in the immediate vicinity. 3 plots on site A and a further 5 on the sawmill site. This site was not taken forward within the Moray Local Plan 2008 as there was still capacity within

	the rural community particularly with the sale of the distillery for redevelopment.
Environmental Health	No comments raised in terms of noise or contaminated land issues.
Flooding	SEPA - All outwith flood map. Surface water drainage issues have been a problem in the village in the past. Any development needs to give surface water careful consideration and ensure adequate drainage measures are achievable. Flood Team – no known fluvial flooding at this location. Known surface water flooding problems in the vicinity, developer may have to carry out a Flood Risk Assessment and a Drainage Impact Assessment.
Landscape	The site is heavily wooded although development possibly could be accommodated this may require significant felling. If this is the case this would detrimentally alter the character and appearance of this area. Amenity land – this is a wooded area that occupies a prominent position on the edge of Carron. The trees provide a soft edge to Carron and visually contain the housing development to the west.
Biodiversity/Natura	The site is close to the River Spey SAC. Sufficient information will be required at the application stage to confirm that adequate protection measures are able to be implemented to protect the water environment. The site is currently mixed woodland and is recorded within the AWI. Protected species surveys will be required and should include badgers, red squirrels and bats and the information provided at the application stage for the site as a whole or as individual sites are proposed. The loss of AWI woodland is never desirable as it removes an ecosystem that may have developed over centuries. Retention of some of the tree cover and protecting some of the soils and ground from disturbance is one way to prevent total loss of the habitat and this should be sought through the plan designation to help mitigate the effects. This is close to the River Spey, which is moderate due to pollution and morphological pressures. Spey Boat O Brig SINS Areas associated with the Spey Valley which are of great potential glacial and fluvio-glacial interest. The area shows a complete sequence of fluvial terrace landforms and deposits and displays their relationship. Interesting passerines in the riverside woodland.
Water/Waste water	Water supply - Badentinan indicative capacity 74 units. Waste water treatment private. No public sewers in the area. Effluent disposal from multi-house developments will require considerable investigative work. Consideration will need to be given to appropriate foul drainage arrangements.
Cultural Heritage	No archaeological mitigation would be required within either bid site.
Overall SEA Assessment	No significant environmental impact identified.

<p>Overall Planning Assessment</p>	<p>The amenity designation is important in providing a natural edge to Carron. It also provides a landscape setting to Carron Lodge. The mature trees at the sawmill site and east entrance are identified as specific character features in the Moray Local Plan 2008. There is no justification for designating this as a housing site and the proposal will undermine the aims of the amenity designation and set a precedent for further development in the surrounding wider amenity designation. 8 house plots - The development of this site will the require felling of a number of trees and this may affect the character and appearance of the area. Development in this area of woodland could set an undesirable precedent for further development in woodlands surrounding Carron and elsewhere. The site differs from the immediately adjacent housing on the site of the former sawmill site which is considered to be brownfield development.</p>
<p>Other</p>	<p>The site layout and orientation should be designed to maximise the opportunities for passive solar gain and the installation of renewable technologies.</p>

Settlement	Clackmarras
Site Address	Clackmarras
Ref Number	Option A: BOUND A, SITE 2, SITE 4 Option B: BOUND B, SITE 3, SITE 5
Bid Summary	<p>The bid submission identifies two development options</p> <p><u>Option A</u> Site A extends to 0.46 hectares and proposes linear expansion along the public road for eight houses; while Site B is approximately 0.22 hectares for two dwellings and is located along minor road to Longmorn. The submission proposes to provide a parcel of Amenity Land between Sites A & B.</p> <p><u>Option B</u> Site A extends to 0.57 hectares and has been designed to allow a cluster of 15 houses. Site B is located along the minor road to Longmorn, and extends to 0.22 hectares with capacity for two dwellings. Between Site A & B amenity land is proposed.</p>
Site Description	<p><u>Option A</u> Site A forms a rectangular parcel of land, located south of the existing settlement boundary on the western side of the public road. Site B is situated to the immediate west of the existing settlement on the minor roadway to Longmorn.</p> <p><u>Option B</u> Site A is located south of the existing settlement boundary on the western side of the public road. Site B – description as above.</p>
Greenfield/ Brownfield	Greenfield
Current Zoning	No designation.

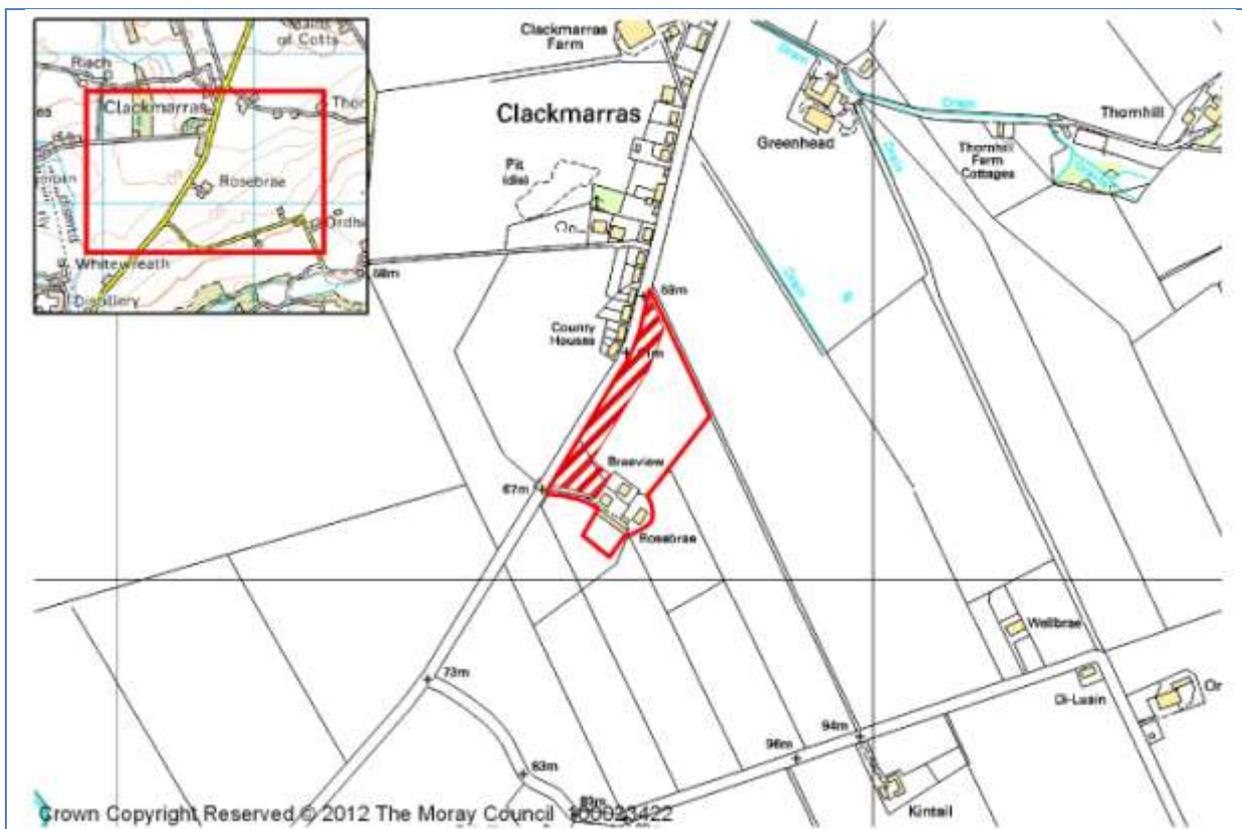


<p>Transportation</p>	<p>The bid proposes vehicular access arrangements for option A Site A, of a shared driveway between each two properties. No access details have been provided for Site B. For option B Site A the bid shows An indicative access point taken directly from the public road.</p>
<p>Planning History</p>	<p>Site A: No recent planning history on this site.</p> <p>Site B: 10/00527/PPP: Planning Permission in Principle to erect new house at site at Clackmarras, Longmorn. Application withdrawn. 08/02551/OUT: Outline for new dwellinghouse on site at Clackmarras, Longmorn. Application refused on the grounds that the development would result in a clear breach of the settlement boundary and contribute to settlement sprawl.</p> <p><u>Adjacent Sites:</u> 04/00661/FUL: Application permitted to erect new dwellinghouse on site at Clackmarras. 02/00625/FUL: Planning consent granted to extend period of outline permission 99/00045/OUT for a further 3 years at Clackmarras. 99/00045/OUT: Application permitted for Outline permission to erect dwellinghouse at Clackmarras. 00/01242/FUL: Application permitted to erect new dwellinghouse and integral garages at site adjacent to Seann Sgoil, Clackmarras.</p>
<p>Environmental Health</p>	<p>No comment.</p>
<p>Flooding</p>	<p>No comment.</p>
<p>Landscape</p>	<p>No statutory designation.</p> <p>Site A forms part of a larger field pattern. The site is bounded by residential properties to the north- known as County Houses, and the public road to the east. The site is open agricultural land which slopes away from the B9015 which makes the site highly visible when approaching from the south. From the north the site is well screened by existing development and woodland.</p> <p>Site B forms part of a wider field pattern. The Longmorn to Clackmarras minor roadway abuts the northern site boundary and an existing house (located outside the settlement boundary) forms the eastern site boundary. The site is open to the south and west. A disused pit is located approximately 70 metres north-west of the site. The sites rise gently from north to south.</p>

Biodiversity/Natura	<p><u>SNH</u> No comment</p>
Water/Waste water	<p><u>SEPA</u> There are no public sewers in the area. Effluent disposal from multi-house developments will require considerable investigative work.</p> <p><u>Scottish Water</u> Indicative capacity for 74 units at water treatment works.</p>
Cultural Heritage	<p>Taking into consideration the cropmarks of an unenclosed prehistoric settlement to the west, SMR Ref NJ25NW0028, there is potential for archaeological remains surviving within this area. An archaeological watching-brief would be required within this both sites A and B prior to/at the outset of development commencing.</p>
Overall SEA Assessment	<p>No significant environmental issues arising. Archaeological and landscape impact require mitigation if the site is included in the plan.</p>
Overall Planning Assessment	<p>The sites are prime quality agricultural land and SPP presumes against development in these locations unless it is an essential component of the settlement strategy or is necessary to meet an established need. Small scale development directly linked to rural businesses may also be permitted. No business case had been put forward. The current settlement strategy focuses growth on the main settlement with only limited growth being promoted in rural communities to meet need and support local services. This strategy would suggest Clackmarras would only be the preferred location for a small number of houses and not the 30 to 60% increase in houses proposed by the bid. However, the settlement strategy will be considered through the Main Issues Report and may change.</p> <p><u>Option A</u> Development of Site A would result in an elongation of the existing settlement form and would constitute ribbon development. The bid proposes to provide four additional accesses onto the public road from Site A. The site is open to the south and west with no defined boundaries. The site is highly visible when approaching Clackmarras from the south.</p> <p>Site B is accessed from the Longmorn to Clackmarras minor roadway. Transportation's comments will be a key consideration when available.</p> <p>This proposal would be likely to represent an undesirable expansion, in terms of visual impact.</p>

	<p><u>Option B</u></p> <p>Site A is open agricultural land with no natural screening. Notwithstanding the likely issue of drainage capacity and visual integration, it remains to be considered if further housing in Clackmarras can be justified. Transportation’s comments will be a key consideration.</p> <p>Given the consent for a house outwith the Rural Community boundary (04/00661/FUL), consideration should be given to revising the south western section of the boundary line in this location.</p>
<p>Other</p>	<p>Both sites are designated as prime agricultural land (category 3.1)</p>

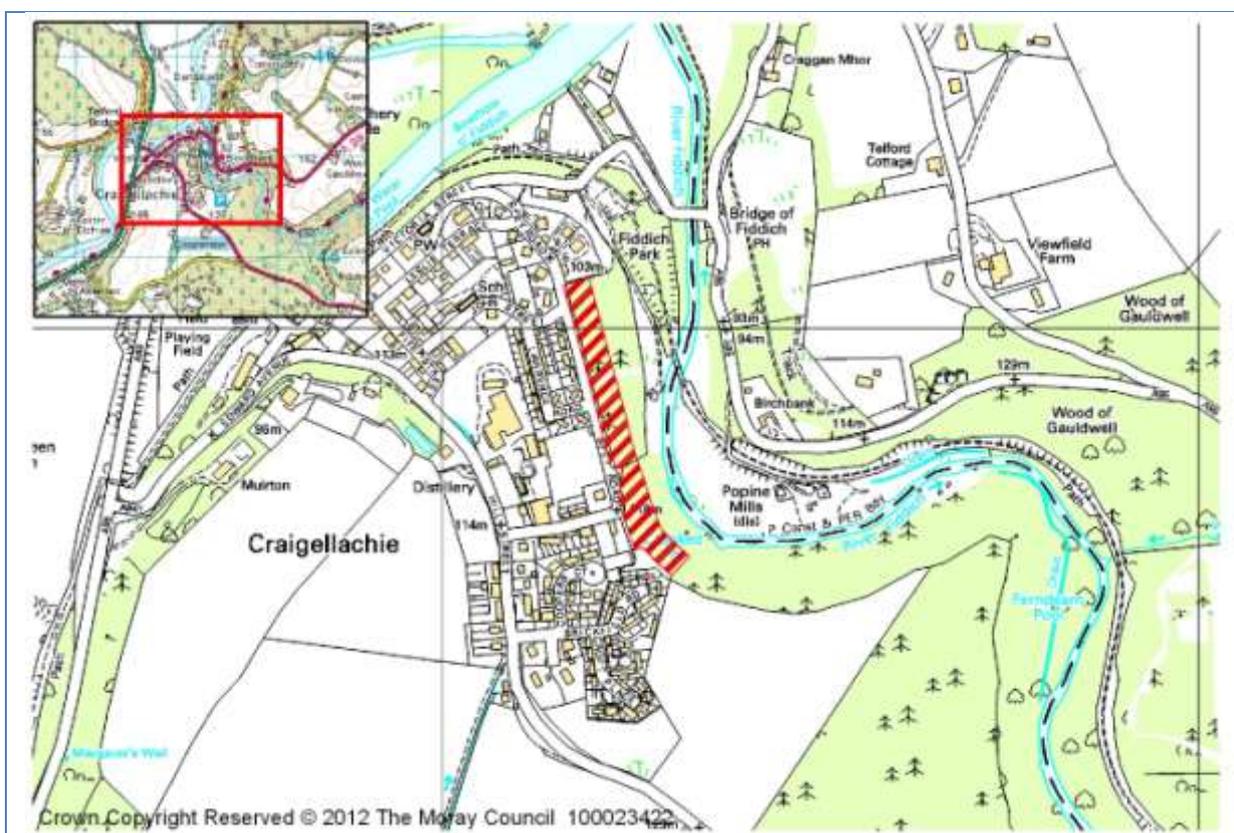
Settlement	Clackmarras
Site Address	Site A, Rosebrae, Clackmarras
Ref Number	SITE 6, BOUND C
Bid Summary	The bid submission proposes the expansion of the existing rural community boundary to include the Rosebrae farm complex and also include a new residential site (Site A) along the public roadway. The submission contends that Site A has capacity to accommodate 13 residential units, with five new access points taken directly from the public roadway.. The bid proposal also includes the existing planted area to the north-east of the site as an 'Amenity Planting Area'.
Site Description	Site A extends to 0.92 hectares and is located to the south-east of the existing settlement boundary, along the public roadway. The Rosebrae Farm complex is located to the south-east of the proposed site and includes the existing farm buildings and residential developments recently constructed.
Greenfield/ Brownfield	Greenfield and brownfield (i.e. existing Rosebrae Farm complex)
Current Zoning	No designation.



Transportation	The site is currently accessed via the existing Rosebrae Farm access route.
Planning History	<p>08/00310/FUL: Application permitted to erect dwellinghouse at Rosebrae Farm, Longmorn.</p> <p>08/01236/OUT: Planning consent granted to renew outline consent 05/00468/OUT to erect new dwellinghouse at Rosebrae Farm, Longmorn.</p> <p>05/00468/OUT: Application permitted to demolish redundant farm buildings and replace with two (2) domestic houses on sites at Rosebrae Farm, Longmorn.</p> <p>05/00928/FUL: Application permitted to erect two dwellinghouses on Plots A And B Rosebrae.</p> <p>04/01664/OUT: Outline permission granted to demolish redundant farm buildings and replace with two (2) domestic house sites at Rosebrae Farm, Longmorn.</p> <p>03/02351/OUT: Demolish redundant farm buildings and replace with four (4) domestic house sites at Rosebrae Farm, Longmorn. Application refused on the grounds that the sites are located in an elevated and prominent position; the proposal involves multiple houses in the open countryside contrary to policy L/HC4; and the proposal would lead to a build up of residential development in the locality that would have a detrimental impact on the character and appearance of the area changing it from being rural to suburban in character.</p>
Environmental Health	No comment.
Flooding	No comment.
Landscape	<p>No designation.</p> <p>The site is open and relatively flat agricultural land. The land to the south east slopes gently upwards. There is limited screening or planting to the south of the site with some very young planting adjacent to the northern part of the site. Telephone wires traverse the north east of the site and the land rises gently from north to south.</p>
Biodiversity/Natura	No comment.
Water/Waste water	<p>SEPA</p> <p>There are no public sewers in the area. Effluent disposal from multi-house developments will require considerable investigative work.</p>
Cultural Heritage	Taking into consideration the cropmarks of an unenclosed prehistoric settlement to the west, SMR Ref NJ25NW0028, there is potential for archaeological remains surviving within this area.

	Therefore an archaeological watching-brief would be required within this bid site prior to/at the outset of development commencing.
Overall SEA Assessment	No significant environmental issues arising. Archaeological and landscape impact require mitigation if the site is included in the plan.
Overall Planning Assessment	<p>Site is remote from the existing settlement boundary and would not reflect the established settlement pattern which has been linear development along the western side of the B9015. The proposal would represent an almost 50% increase in the settlement and would be a significant extension to the south of the settlement. The site is prominent and can be characterised as open agricultural land with limited natural screening. The site would not be preferred for development.</p> <p>The site is prime quality agricultural land and SPP presumes against development in these locations unless it is an essential component of the settlement strategy or is necessary to meet an established need.</p>
Other	Site is prime agricultural land (category 3.1)

Settlement	Craigellachie
Site Address	Land at Gauldwell, Craigellachie
Ref Number	R5
Bid Summary	Proposal for 8-10 individual house plots
Site Description	Long narrow roughly rectangular shaped site of 1.5 ha. The site is covered in trees and forms part of a larger environmental designation. Access is proposed directly off Spey Road.
Greenfield/ Brownfield	Greenfield
Current Zoning	ENV6 – Green corridors/natural/semi natural greenspaces – Fiddich Park

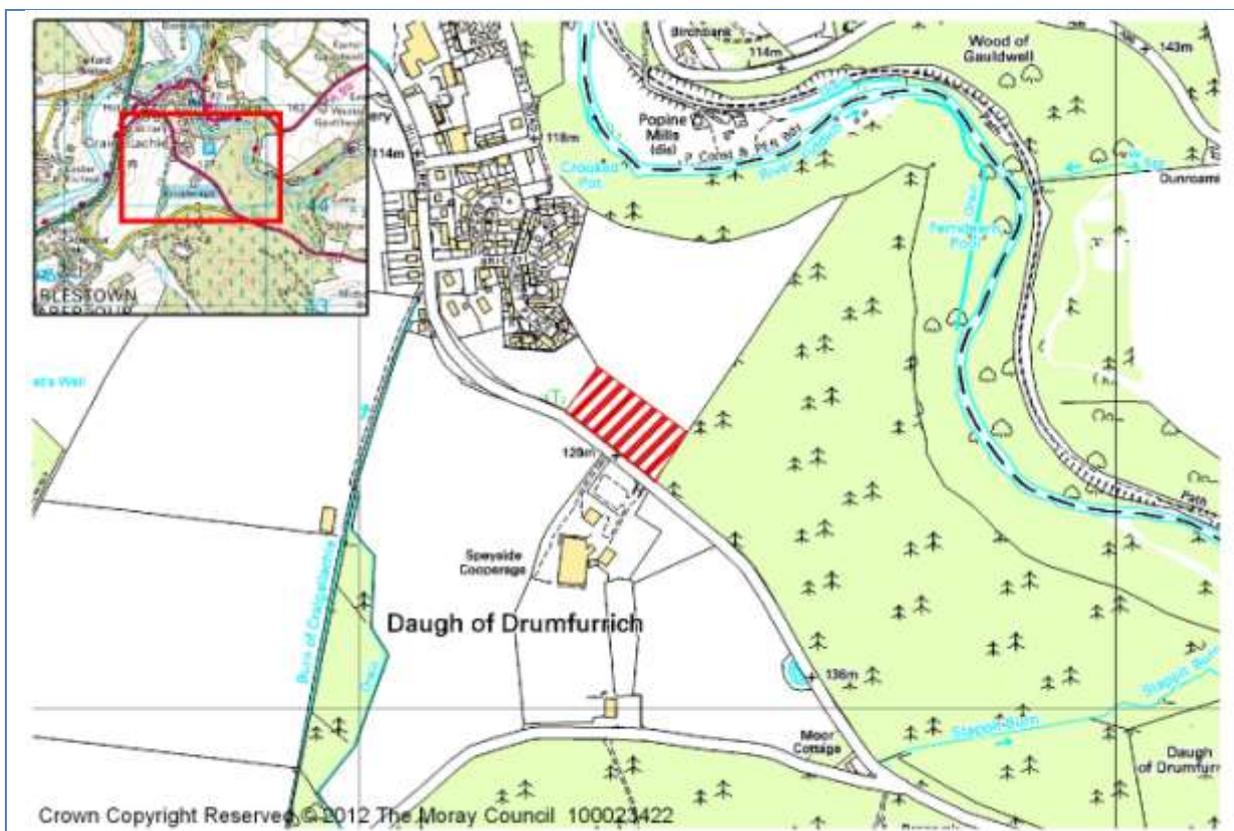


Transportation	The Transportation Section has raised no issues in relation to the development of this site.
Planning History	No planning history
Environmental Health	No comments raised in relation to noise or contamination issues.
Flooding	SEPA - No flooding issues raised. Flood Team - No known fluvial flood risk at this location. Flood Team - The increase of impermeable surfaces in a proposed development may increase

	<p>flood risk. There may be the requirement for the developer to look at the wider implication of increased surface water run-off and the impact it will have on the catchment, the developer may have to promote a regional SUDS scheme to mitigate the impacts of the all new developments that are incorporated in this proposal. Appropriate SUDS should be included as a means of controlling the surface water run-off such that it does not increase the burden on the sewer network and not adversely affect the neighbouring properties. There are examples in Moray where properties have been granted permission on single plot basis which has had an adverse accumulative effect on the catchment.</p>
Landscape	<p>The site is currently a heavily planted commercial woodland. The trees are in need of thinning and many appear to be in poor condition. The trees provide a soft edge to the eastern boundary of Craigellachie and forms part of a wider environmental designation. The removal of this tree belt and replacement with housing could open this area up and allow it to be viewed from the A95.</p>
Biodiversity/Natura	<p>Site is in close proximity to the River Spey SAC which is important for salmon and otters. Due to the gradient of the bid site there are concerns regarding management of surface water run-off during construction and subsequent occupation of the dwellings. An appropriate assessment (AA) will be required to conclude the proposal will not adversely affect the integrity of the SAC as a whole prior to this sites inclusion within the plan. SNH will object to this proposal unless an AA can conclude there will be no adverse impact on integrity. An otter survey will be required and submitted at application stage. Applicant will need to provide evidence to support claim that development will improve area as a natural habitat and encouraged to produce a biodiversity plan. Other slopes along this river corridor have been prone to landslides. Removal of woodland may de-stabilise the soils and the slope may require substantial works to accommodate housing and infrastructure that could be vulnerable to river erosion in the future.</p>
Water/Waste water	<p>Available capacity at the sewage treatment works may be an issue. The River Spey is relatively close to this site and currently has moderate ecological status as a result of pressures including sewage pollution. Scottish Water Water supply Badentinan 74/WWT Craigellachie 17.</p>
Cultural Heritage	<p>No archaeological mitigation would be required within this bid site.</p>
Overall SEA Assessment	<p>Potential significant impact on River Spey SAC. Appropriate Assessment required prior to inclusion within Proposed Plan.</p>
Overall Planning Assessment	<p>The site is located on an environmental designation and development in this area would require the felling of a significant number of trees. It is not normal practice to identify wooded sites</p>

	<p>within settlements for development. The amenity value of the trees has diminished as they have not been adequately maintained. The development site does not cover the whole of the tree belt, the remaining trees outwith the proposed housing site should be retained and thinned by the landowner where possible to maintain this soft edge to Craigellachie and maintain the special character of the Speyside Way. SNH are requesting an appropriate assessment of the proposal prior to its inclusion within the plan due to the potential adverse impact on the River Spey SAC. This issue will require need to be resolved.</p>
<p>Other</p>	<p>The site is on a steep gradient and development of this site and how this is dealt with should be addressed in a construction method statement which should form part of the Appropriate Assessment. The site layout and orientation should be designed to maximise the opportunity for passive solar gain and installation of renewable technologies.</p>

Settlement	Craigellachie
Site Address	Land immediately adjacent to R3 - Brickfield
Ref Number	R6
Bid Summary	Designate housing site for up to 10 houses.
Site Description	Rectangular shaped site is part of a larger agricultural field that has an undulating topography. The site is defined by post and wire fencing, A941 and plantation of conifers. Access is proposed via the A941.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside

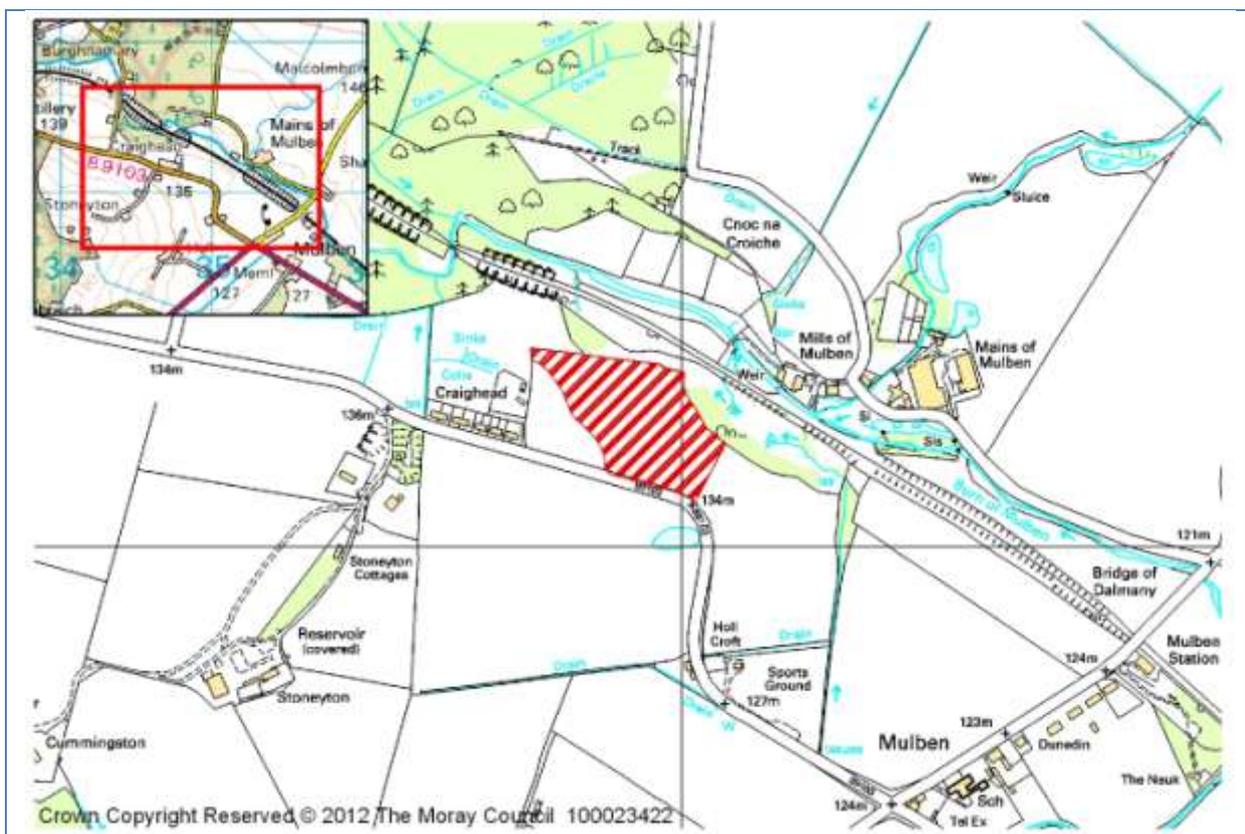


Transportation	Planning consents for the adjacent R3 site required the provision of “gateway” feature on the A941, the proposed site is beyond this point and on a stretch of road subject to the National Speed Limit. The A941 has restricted forward visibility and no overtaking in the vicinity of the site. A new access would have to be carefully sited, potential for a roundabout access which would also serve the Speyside Coopersage, third party land required to deliver roundabout. Transport Assessment required if the site is for more than 50 units.
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Planning History	No recent planning history on the site. R3 Brickfield 08/1973 & 1974 FUL – Planning permission granted for 12 houses.
Environmental Health	Given the proposed residential development encroaches nearer the established industrial use at Speyside Cooperage quantification of noise levels at the boundary of the residential units may be required to establish any possible mitigation required.
Flooding	The site is not shown as flooding on the SEPA indicative flood maps. There is no fluvial flood risk on the site. A drainage impact assessment may be required to ensure that there is no increased flood risk to neighbouring property. SUDS required as part of the development.
Landscape	The site has an undulating topography and rises up from the road. The flatter area close to the road is most suitable to accommodate development. The higher slopes should not be built upon to ensure the development does not occupy a skyline position.
Biodiversity/Natura	An Habitat 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 that water quality in the SAC is unaffected. There is a steep sided drop to the River Fiddich through the forestry. The forestry is dense with very little ground vegetation to help bind soils. The Fiddich is a flashy and powerful river that is often subject to landslides. It would need to be established that housing, on top of this slope, would not be at risk and that SUDS schemes would not affect the integrity of the slope either. The adjacent woodlands are likely to have red squirrel and possible badger activity. Surveys may be required if development affects the trees or is close to the trees. 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 rain water through means of grey water use in houses and use of water butts can help store rain water and release it more slowly. This could be quite a sensitive area in terms of the change in landscape housing could have. It would be good to ensure that landscaping for the whole area can be established during initial phases so help reduce the impact of subsequent phases.
Water/Waste water	Water supply – Badentinan – indicative capacity 74 units. Waste water treatment – Craigellachie – indicative capacity 17 units.
Cultural Heritage	There are no known archaeological sites within the identified site. However, taking into consideration the known archaeological sites within the vicinity and the topography of the site, there is potential for buried archaeological remains and therefore an archaeological evaluation of 7-10% would be required prior to any development commencing.
Overall SEA Assessment	No issues raised that are considered to have a significant environmental impact.

Overall Planning Assessment	Options for designating land in Craigellachie are constrained by the River Spey and Fiddich, topography and the A95. This has resulted in identification of land that extends Craigellachie along the A941 as the most feasible proposition for the further expansion of the village with longer term potential. The site rises up from the road and any development will have to be sensitively designed to utilise the flatter areas of the site and avoid skyline positions. There are also roads issues to be addressed in developing the site.
Other	Representations in respect of Planning Application 08/1973/74/FUL – make reference to significant drainage issues and flooding from surface water run off. Energy is an important consideration on areas off the mains gas network. In a small scale development of this nature the development should be designed to maximise the opportunities for passive solar gain and the installation of renewable technologies.

Settlement	Craighead
Site Address	Craighead Area 1
Ref Number	SITE 1
Bid Summary	Extend Craighead rural community boundary to accommodate an additional 8 to 10 dwellinghouses.
Site Description	This irregular shaped site is 6.434 hectares
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



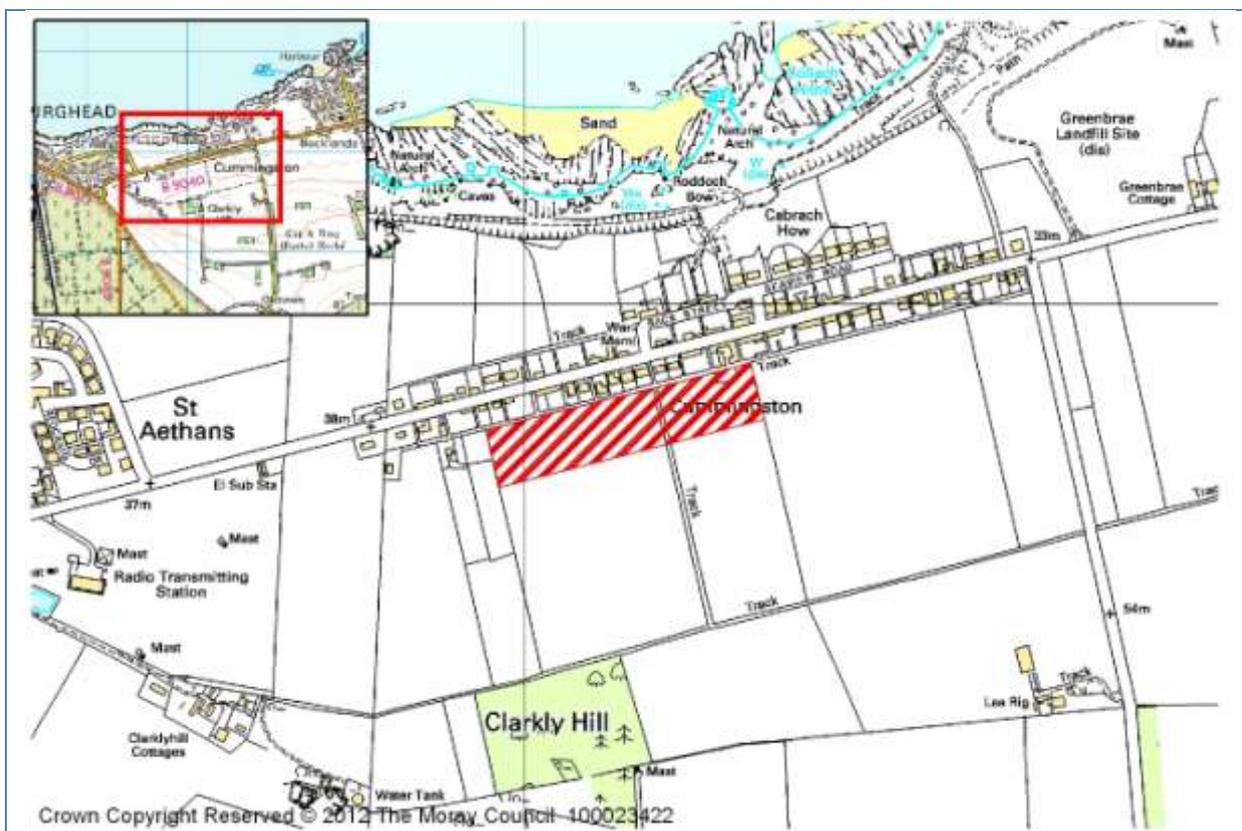
Transportation	Transportation comments awaited.
Planning History	04/00802/FUL – Erect dwellinghouse and double garage. Refused as the site fails to comply with dispersed pattern of settlement in the open countryside and contributes to an uncharacteristic build-up of residential development in this particular locality. Dismissed at appeal. Immediate vicinity 04/00803/FUL, 04/00804/FUL and 04/00805/FUL appeals allowed. 07/02791/FUL - New adoptable road private access track and the erection of 4 detached dwellinghouses and associated works on site To Rear Of 1-6 Craighead Cottages

Environmental Health	No issues have been raised in terms of noise or contaminated land issues.
Flooding	SEPA has raised no flooding issues on this site and it is not shown as flooding on the SEPA indicative flood maps. Flood Team – no known fluvial flood risk at this location, however there seems to be areas of low lying ground adjacent to the proposed development site which may be liable to ponding, therefore the developer should assess the flood risk to this site and the impact that this development may have to the surrounding properties before being granted planning permission.
Landscape	The site is level with the public road and is flatish for some distance before sloping down towards the railway line. There are few natural features on site to assist the development to integrate sensitively into the existing landform. If deemed acceptable substantial landscaping would be required.
Biodiversity/Natura	River Spey SAC – sufficient information will be required at the application stage to confirm that adequate protection measures are able to be implemented to protect the water environment. The northern and north eastern edge of the proposal site adjoins a step break of slope that drops down to the Burn of Mulben. This small valley is prone to landslide activity particularly during heavy rainfall. It may therefore be advisable to ensure that a sufficient buffer zone is created so that should slipping occur this would not affect the integrity of housing or infrastructure in the future.
Water/Waste water	SEPA -Possible capacity issues at sewage treatment works. Scottish Water – Water supply Badentinan indicative supply 74 . Waste water treatment assumption that new development will be via private treatment.
Cultural Heritage	No archaeological sites are currently recorded within this bid site. However taking into consideration the topography of the site and its relationship with the Burn of Mulben, there is potential for prehistoric activity within the area. Therefore an archaeological evaluation would be required within this bid site prior to development commencing
Overall SEA Assessment	No significant environmental impact identified.
Overall Planning Assessment	In the Moray Local Plan 2008 Craighead was identified as a rural community and the boundary drawn around the community to reflect the planning approvals for 3 dwellings and allow additional development to the rear of Craighead Cottages. On visiting the site there is a single dwelling constructed at the rear of Craighead Cottages. Given there are still at least a further 7 dwellings to be constructed there is not considered to be adequate justification to release further land for development. Furthermore the size of area proposed is considered out of scale with the size of rural community. Mulben rural community is in close proximity to the site and offers land for development to meet local demand.

Other

The site layout and orientation should be designed to maximise the opportunities for passive solar gain and the installation of renewable technologies.

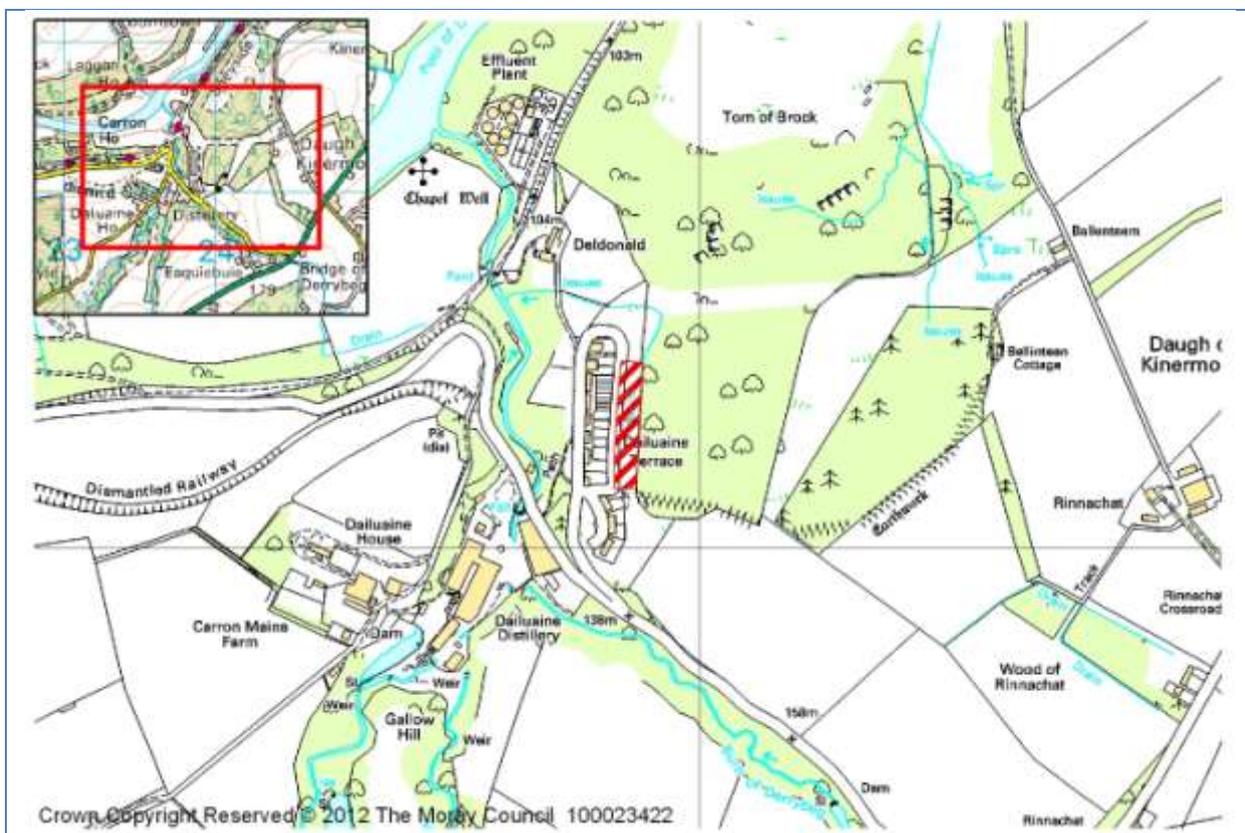
Settlement	Cummingston
Site Address	Area to south of village
Ref Number	R3
Bid Summary	Proposed residential development to south of village
Site Description	Site extends to 2.7 hectares and is in agricultural use, sloping from the south down into the village. There are a number of narrow lanes leading to the site.
Greenfield/ Brownfield	Greenfield
Current Zoning	None



Transportation	Transport Assessment/Transportation Statement Required. No indication of how vehicular access would be achieved, existing private accesses are narrow with restricted visibility onto the public road. Multiple pedestrian links would be required to existing footways alongside B9040 (third party land). Site would need to be served by a road to Adopted Standards, remoteness of site from public road means that 3 rd party land would be required.
Planning History	Application withdrawn for 4 20kW wind turbines, ref 10/01878, nearest turbine is approximately 196m from edge of bid site.

	Southern extension has been subject to “bids” in previous Local Plans and rejected by the Council.
Environmental Health	Any proposals to extend to the south must be aware of a registered application for 4 wind turbines, presently pending consideration. Turbine noise emissions meet limits, only on the basis of the existing settlement.
Flooding	Not at risk of flooding
Landscape	Click here to enter text.
Biodiversity/Natura	No issues
Water/Waste water	SEPA would look for network to be extended to provide foul effluent and surface water disposal
Cultural Heritage	None
Other	Click here to enter text.
Overall SEA Assessment	No significant environmental issues highlighted.
Overall Planning Assessment	Proposal would represent a significant extension to the south of the village. Previous Local Plans have only supported small scale growth of the village.

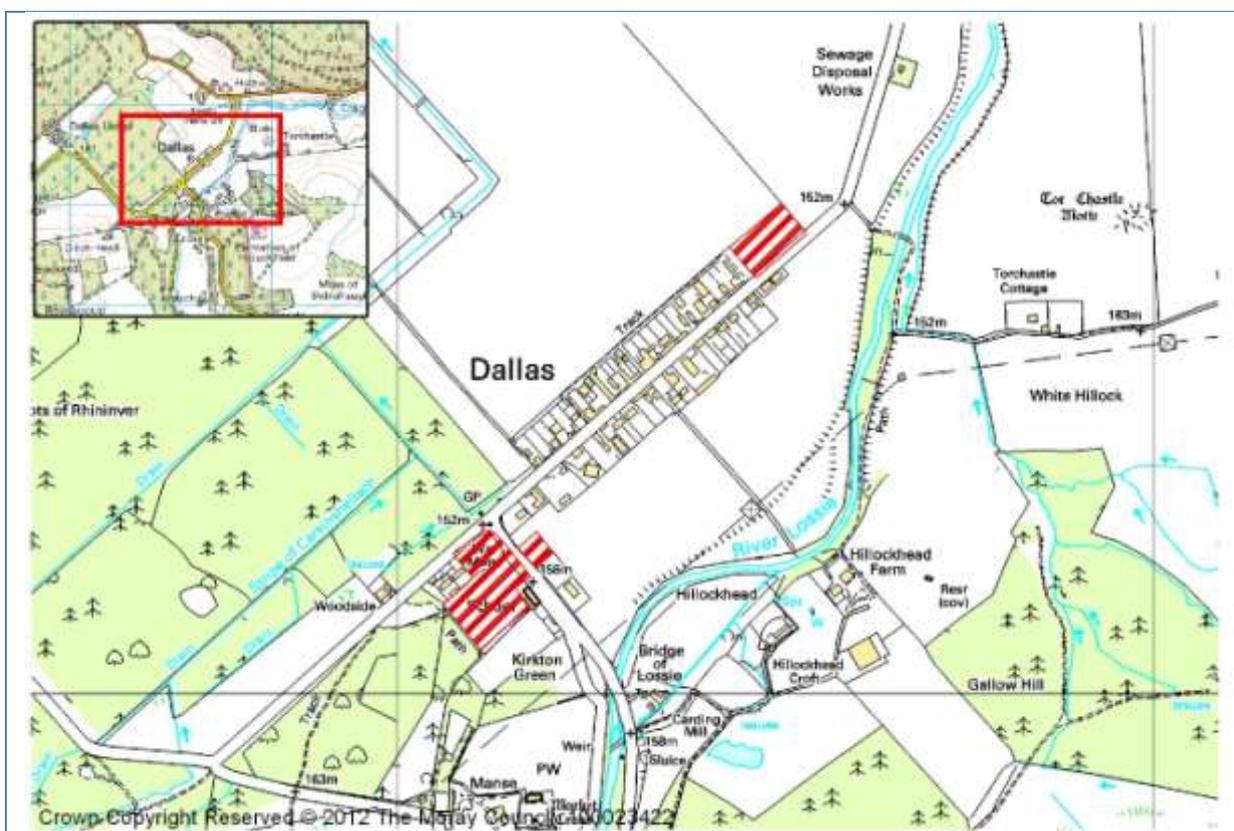
Settlement	Dailuaine
Site Address	Amenity ground at Dailuaine
Ref Number	SITE 2, SITE 3
Bid Summary	Accommodate 2 dwellings on the amenity designation to the rear of the rear of Dailuaine Terrace with half of the site remaining as a community amenity area.
Site Description	Rectangular shaped 0.5 hectare site which forms part of amenity designation. The site has a number of trees which are covered by a Tree Preservation Order. Access is proposed via south most access off Dailuaine Terrace.
Greenfield/ Brownfield	Greenfield
Current Zoning	Zoned as amenity land in the Moray Local Plan 2008



Transportation	Transportation Section comments awaited. The proposed access to the site would pass extremely close to an existing property at the end of the Terrace. This is more an amenity issue as opposed to a technical consideration.
Planning History	07/02364/FUL – Erect two dwellinghouses and form community amenity area on site to rear of Dailuaine Terrace. The application was recommended for approval by officers with conditions. This recommendation was overturned at committee and the application refused on grounds that additional residential

	development in this location would detrimentally alter the character of the community of Dailuaine. The applicant appealed this decision which was subsequently dismissed.
Environmental Health	There have been no issues raised in terms of noise or contaminated land issues.
Flooding	Flood Risk – small watercourse – previously consulted in 2007 and did not object. Buffer may suffice with appropriate drainage measures. Flood Team – No known fluvial flooding at this location.
Landscape	The site lies to the rear of Dailuaine Terrace which sits within a woodland setting (designated as amenity land) above the distillery complex. The site is relatively contained and covered in trees and bushes. The whole of the site is subject to a Tree Preservation Order.
Biodiversity/Natura	A historically straightened minor watercourse passes along the eastern boundary of the site. Space should be allowed for restoration and development of natural processes. It is advisable that the site is checked for signs of badgers at an early stage to inform any licensing requirements and help avoid delays.
Water/Waste water	No public sewers in the area. Effluent disposal from multi-house developments will require considerable investigative work. Water supply Badentinan indicative supply 74 units. Waste water treatment private.
Cultural Heritage	No archaeological mitigation would be required within this bid site.
Overall SEA Assessment	No significant environmental impact identified.
Overall Planning Assessment	The designation of two houses within this location would undermine the integrity of the amenity designation and would make it difficult to resist the development of an entire terrace to the rear of the existing one.
Other	The site layout and orientation should be designed to maximise opportunities for passive solar gain and the installation of renewable technologies.

Settlement	Dallas
Site Address	Main Street
Ref Number	R1, R2, R5
Bid Summary	Proposal involves the reduction of housing proposed on sites R1 and R2 to a total of 7 and the introduction of a new site to the north east end of main Street for 4 plots.
Site Description	“New” site extends to approximately 4,700m2 and is located to the north eastern edge of Dallas on the north side of the Main Street. Site is bounded by residential properties and agricultural land.
Greenfield Brownfield	Greenfield
Current Zoning	None



Transportation	Comments on additional site to north east of village. Query over land ownership of visibility splay to the north east of additional site. Part of additional site within 30mph and part 60mph, extension of 30mph limit may be required. Footway must be provided.
Planning History	None

Environmental Health	None
Flooding	North east corner of site is at risk of flooding 1in 200 year. SEPA would object to the plan should this site be included unless a satisfactory FRA is carried out PRIOR to inclusion in the Plan. SEPA records indicate that half the site was flooded in 1997. Part of the site MAY be developable, but not certain so satisfactory FRA would be needed PRIOR to it being included in the Plan. Some capacity issues with WWTW
Landscape	Gateway, edge of village site requires careful design to respect the layout of the main street.
Biodiversity/Natura	No issues
Water/Waste water	Some capacity issues with WWTW
Cultural Heritage	While no archaeological mitigation would be required for either R1, R2 or the new area included in this bid, the objective as stated in the 2008 LP of maintaining and enhancing the existing character and setting of the village should be retained for these bid sites
Other	The nearby R. Lossie (upper catchment) is currently at bad status because of diffuse pollution. Potential impacts of the proposed development should be considered further.
Overall SEA Assessment	SEPA has indicated a significant risk of flooding affecting the site, which will require detailed investigation.
Overall Planning Assessment	The extension of the settlement boundary should not be linked to a reduction in the proposed capacity of sites R1 and R2 and should be viewed on its own merits. If an applicant proposes a lower density development on sites R1 and R2 then that will be considered on its merits by the Council. The proposed extension to the north east provides a logical boundary extension for a small development in Dallas. Development on this site should respect the character and layout of the village. However, SEPA has indicated that an objection will be lodged unless a satisfactory FRA is undertaken prior to inclusion of the site in the Plan.