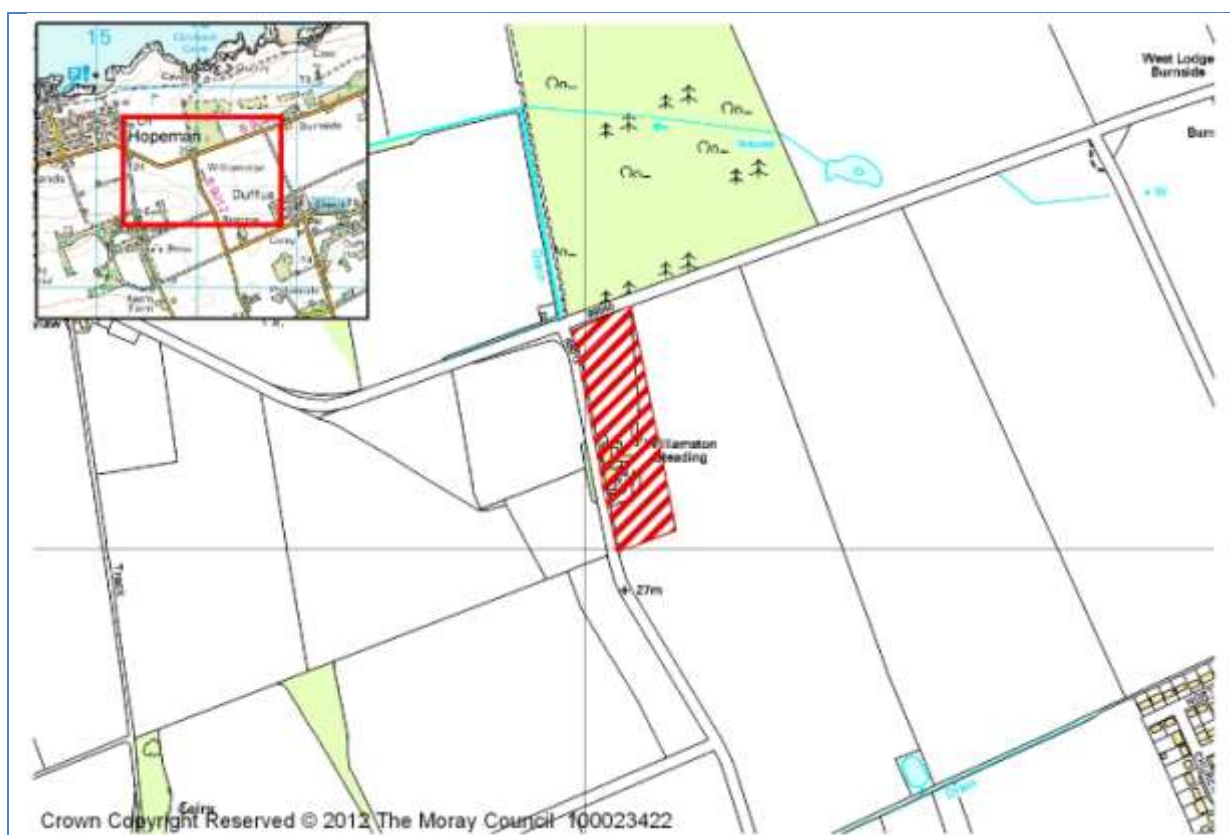


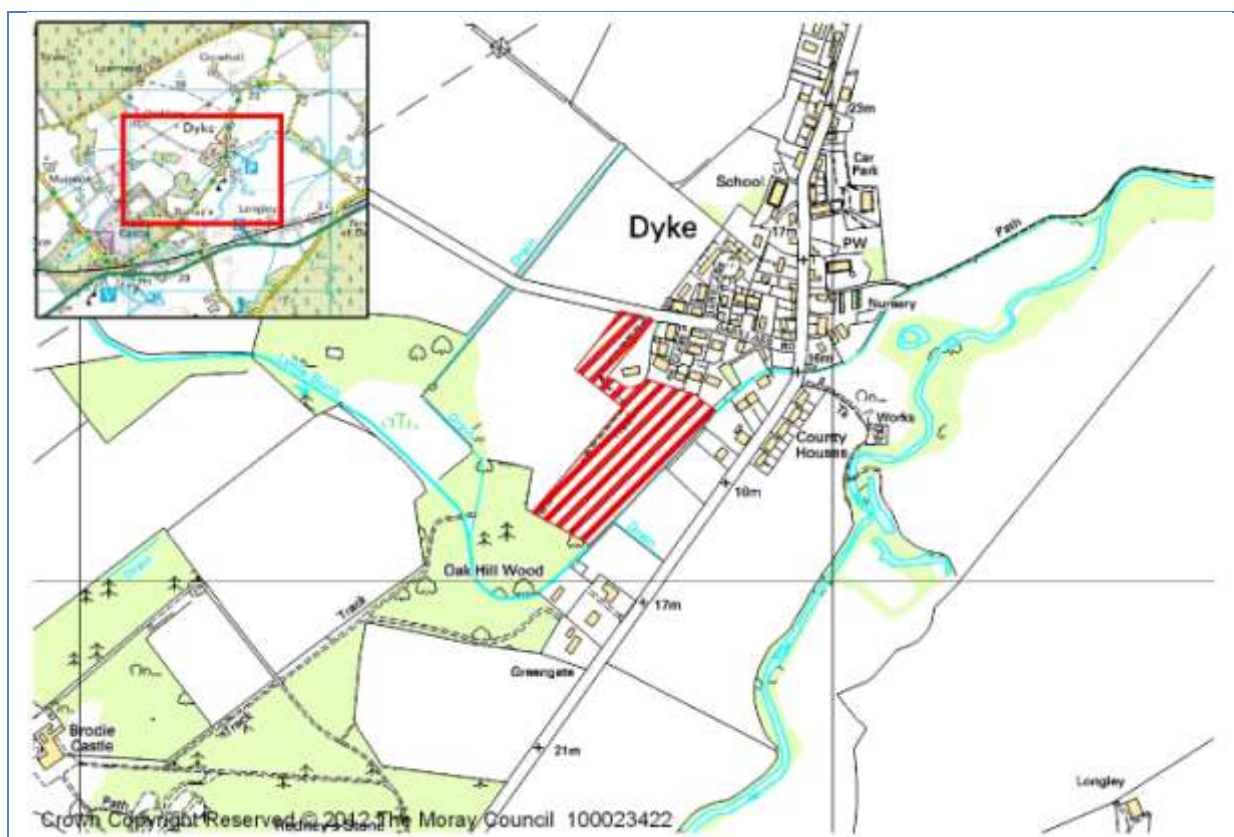
Settlement	Duffus
Site Address	Williamston
Ref Number	R2
Bid Summary	Proposal for development of 6 houses on a 1.76 hectare site with native planting.
Site Description	Site is relatively flat and in agricultural use. Boundaries are formed by the B9040 to the north, B9012 to the west and agricultural land to the east and south.
Greenfield/ Brownfield	Greenfield
Current Zoning	None



<p>Transportation</p>	<p>It is understood that the applicant has control over land to provide connection from the site to the existing cycleway however there is a constraint in terms of road width along site frontage and constraints within the visibility splay. Widening of the road to at least 6.0m and provision of verges would be required.</p> <p>link to existing remote ped/cycle route also required.</p> <p>Proposed use of existing access - surfacing and improvements Required including provision of visibility splay 4.5m x 160m, lay-by for bus halt/school pick up</p>
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Planning History	Consent granted (98/01710) on 17/8/99 for conversion of steadings for 5 houses.
Environmental Health	Click here to enter text.
Flooding	Not at risk of flooding
Landscape	Click here to enter text.
Biodiversity/Natura	Existing hedgerows should be retained and incorporated into the design.
Water/Waste water	Suitable private effluent treatment (likely to be secondary) and two levels of SUDS required. Site is adjacent to Scottish Water CSO and early discussion is required.
Cultural Heritage	No archaeological mitigation required.
Other	Click here to enter text.
Overall SEA Assessment	No significant environmental issues arising from the proposal.
Overall Planning Assessment	The steadings at Williamston have been converted into residential use and the proposal is to add a further 6 dwellings to the existing cluster of housing. This is considered to be contrary to the Council's housing strategy of directing multiple house proposals in the countryside to rural communities. Proposal would effectively create a new rural community.

Settlement	Dyke, Forres Area
Site Address	Dyke Boundary Extension
Ref Number	R2
Bid Summary	The bid submission proposes an extension to the Dyke Village boundary, to include a site extending to 2.7 hectares (6.6 acres). The submission suggests the proposed site could accommodate up to 24 houses, landscaping and access points.
Site Description	The proposed development land is located to the west of the existing settlement boundary. The existing Dyke settlement and Darklass Road form the northern boundary of the site.
Greenfield/ Brownfield	Greenfield
Current Zoning	No environmental designations on the site; however, Brodie Castle, a designated Designed Landscape and Historic Garden, is located to the south west of the proposed site.



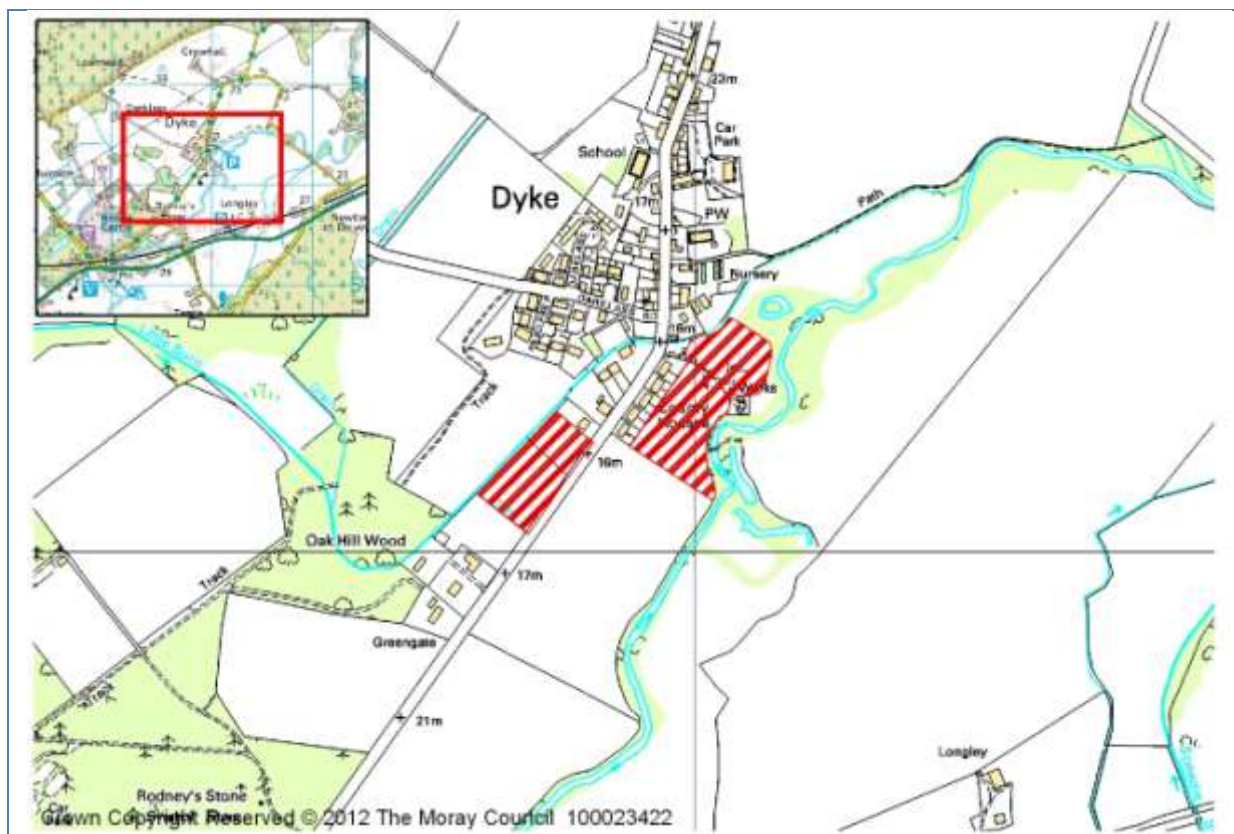
Transportation	<p>The site is currently accessed via Darklass Road.</p> <p>TMC Transportation Services have identified the site as unsuitable from a transport impact perspective. A single access point is proposed however the site would trigger requirement for second point of access/emergency vehicle access which is likely to require</p>
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	<p>third party land. Widening to a minimum of 5.5 metres of the C7E (Brodie –Dyke Road) would be required between Dyke and the C7E/U76E (Barleymill) and visibility improvements to the C7E/U76E junction at Barleymill would be required. These works would require third party land.</p>
Planning History	<p>No recent planning history on the proposed site.</p> <p><u>Adjacent Sites:</u> 99/01664/FUL: Application approved to alter dwellinghouse at 5 Glebe Park Dyke 00/01715/FUL: Planning consent granted to extend house to form larger kitchen and bedroom at first floor at Geilo 4 Glebe Park Dyke 98/00280/FUL: Planning permission approved to alter dwelling at Fairview Dyke 03/02181/OUT: Outline to erect a one and a half storey dwellinghouse on site Adjoining Fairview Dyke. Application refused on the grounds, inter alia, that the proposed development would: represent ribbon development; breach of the well established settlement boundary; and have a detrimental visual impact on the open landscape character of the setting.</p>
Environmental Health	<p>No comment.</p>
Flooding	<p><u>SEPA</u> The southern part of the site lies within SEPA's 1:200 year flood map. Therefore the LDP should be clearly worded to highlight that any development on the site would need to be supported by a satisfactory FRA. The outcome of the FRA may affect the extent of developable land available, but it is likely that part of the site can be developed at least.</p>
Landscape	<p>No designations.</p> <p>This is an elevated site comprising agricultural land. It is bounded to the southwest by woodland. Open fields bound both the east and west boundary and Oakhill Woods (which form part of the Brodie Castle Designed Landscape and Historic Gardens) abuts the southern boundary of the proposed site. Telephone wires traverse the site.</p>
Biodiversity/Natura	<p><u>SNH</u> Watercourses in this area drain to the Moray and Nairn Coast SPA however impacts on the SPA interest are not anticipated.</p> <p>It is possible that badgers will use the woodland immediately to the south of the site. If construction works will come to within 30 metres of the wooded area it is advisable to establish at an early stage if badger setts are present to inform whether there may be</p>

	<p>any licensing requirements.</p> <p><u>SEPA</u> The site is adjacent to “Little Burn” which is a tributary of the Muckle Burn. There could be Giant Hogweed along the watercourse which should be managed.</p> <p>The Muckle Burn is currently at moderate status for diffuse pollution, this would need to be considered at later stages of the proposed development.</p> <p>The burn has been straightened in the past - development of the site should allow space for future restoration and development of natural processes. Due to the size of the burn this may well require more space than standard buffer strips. This would need to be considered in relation to bid 40 Site A which lies on the opposite side of the burn.</p>
Water/Waste water	<p><u>Scottish Water</u> Scottish Water has indicated that there’s waste water capacity for 23 housing units within Dyke.</p>
Cultural Heritage	<p>There is one recorded archaeological area of Regional Significance within the vicinity of this site, NH95NE0004 – a Bronze Age burial cairn. Taking this into consideration, along with the other cropmarks in the area indicating prehistoric settlement, and the topography of the site, there is potential for archaeological remains within this bid site. Therefore an archaeological evaluation would be required within this bid site prior to development commencing.</p>
Overall SEA Assessment	<p>Mitigation required in terms of badgers, safeguarding the watercourse and floodrisk. Landscape impact would also require mitigation.</p>
Overall Planning Assessment	<p>The village of Dyke is characterised by a mix of single storey cottage terraces and two storey detached traditional houses set within the staggered building line of the main street. The entrance to the village from the south is vitally important to the character and visual impact of the whole settlement. Views into the village from this road require to be safeguarded from unsympathetic development. The proposed site is open agricultural land on an elevated site that is highly visible from the entrance to the village from the south. The existing designated site (R1) remains undeveloped and is considered to be preferable to this site.</p> <p>SEPA has indicated that any development must be supported by a Flood Risk Assessment.</p>

Other	Site is prime agricultural land (category 2).
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Settlement	Dyke, Forres Area
Site Address	Site A & B, Dyke Boundary Extension
Ref Number	R3, R4
Bid Summary	The submission proposes to extend the existing Dyke settlement boundary to include a site to the south-west of the settlement (Site A), which extends to approximately 1.07 hectares (2.6 acres) and has capacity to accommodate up to four houses, and a further site to the south-east of Dyke (Site B), which extends to 2.02 hectares (4.98 acres).
Site Description	<p>Site A : Site A, to the south-west of the settlement, is currently in agricultural use. The site extends to 1.07 hectares and is relatively flat.</p> <p>Site B : Site B, to the south-east of Dyke, extends to 2 hectares and is relatively flat. The northern part of the site appears to be rough ground with scrub.</p>
Greenfield/ Brownfield	Greenfield
Current Zoning	No zoning designation.



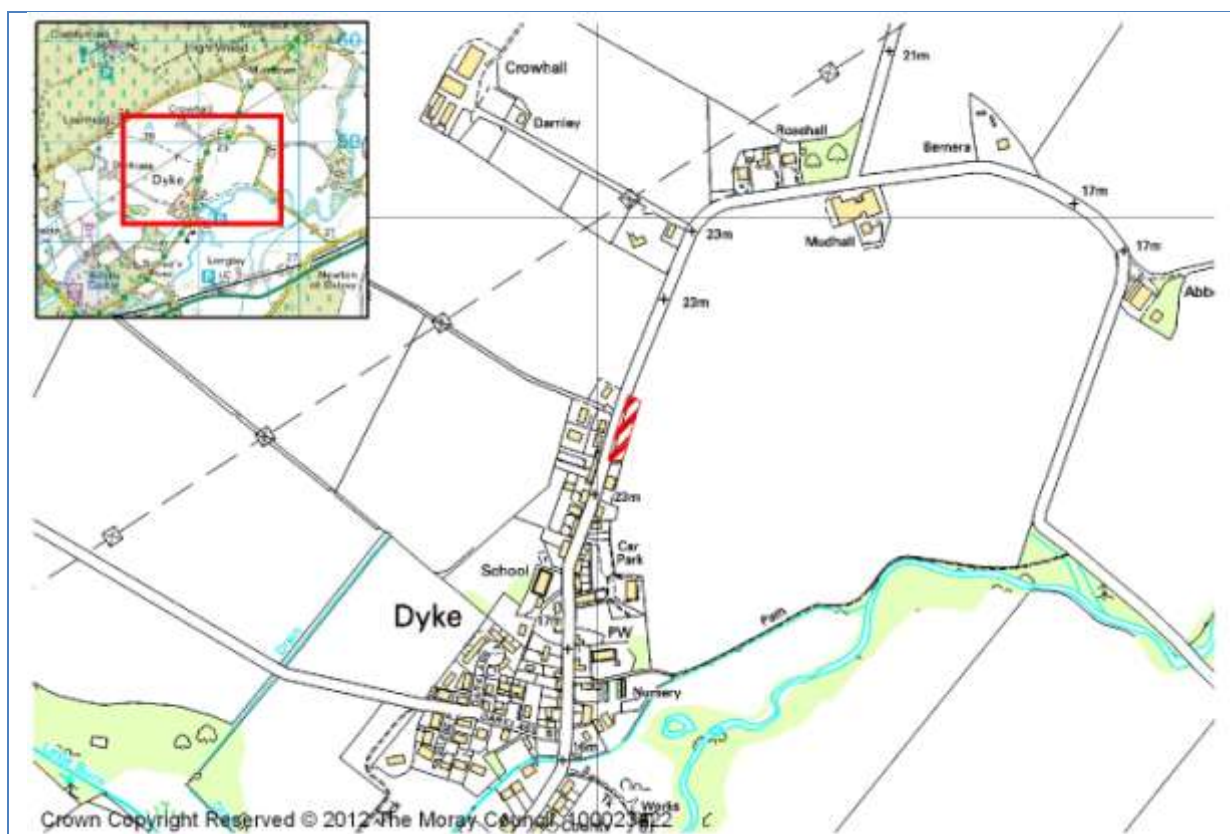
Transportation	<p>Site A The bid submission envisages providing a single point of access from the public road to serve four house plots. It is suggested that this access point would be towards the village, as</p>
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	<p>the traffic travelling along the public road will be slower at this point when entering and leaving the built up area. However, access could be taken at any point along the boundary between the bid site and the public road. The site is situated outside the 30 mile speed limit.</p> <p><u>TMC Transportation</u> TMC Transportation Services have identified the site as only being suitable if improvements to the road network are undertaken.. Widening to a minimum of 5.5 metres of the C7E (Brodie –Dyke Road) would be required between Dyke and the C7E/U76E (Barleymill) and visibility improvements to the C7E/U76E junction at Barleymill would be required. These works may require third party land. Depending on the access point to the site third party land may also be needed for visibility splays.</p> <p><u>Site B:</u> Access to this site is proposed from the existing access road from the centre of the village to the sewerage works, which remains in the developers’ ownership. However, if required, the developer does own the field to the south of this and could provide access directly from the public road to the south of the village through this field.</p> <p><u>TMC Transportation</u> TMC Transportation Services have identified the site as only being suitable if improvements to the road network are undertaken. Widening to a minimum of 5.5 metres of the C7E (Brodie –Dyke Road) would be required between Dyke and the C7E/U76E (Barleymill) and visibility improvements to the C7E/U76E junction at Barleymill would be required. These works may require third party land. Access to the site via the water treatment works requires widening and improvements including visibility splay provision (third party land required).</p>
<p>Planning History</p>	<p><u>Site A</u> 03/02181/OUT: Outline to erect a one and a half storey dwellinghouse on site adjoining Fairview Dyke refused on the grounds, inter alia, that the proposed development would represent ribbon development, breach the well established settlement boundary and have a detrimental visual impact on the open landscape character of the setting.</p> <p><u>Adjacent Sites:</u> 98/00280/FUL: Planning permission approved to alter dwelling at Fairview Dyke.</p> <p><u>Site B</u> No recent planning history on the bid site.</p> <p><u>Adjacent Sites:</u> 01/00486/FUL: Application permitted to construct a control building and screen structure at the existing Wastewater</p>

	<p>Treatment Plant Dyke.</p> <p>01/01646/FUL: Planning consent granted to construct a control building and screen structure on land adjacent To Wastewater Treatment Plant Dyke.</p>
Environmental Health	No comments.
Flooding	<p><u>SEPA:</u> Both sites have more than 50% of the site area in the 1:200 year flood map. We would object to the plan should these sites be included unless a satisfactory Flood Risk Assessment (FRA) is carried out PRIOR to inclusion in the Plan.</p> <p>Part of the sites may be developable but this is not certain, and the developable area is likely to be much smaller than expected if it can be developed at all.</p>
Landscape	<p>No designation.</p> <p>Site A: The proposed site is bounded by Little Burn to the west and a public road to the east. Agricultural land abuts the site to the south and individual private housing sits adjacent the northern site boundary. Telephone lines cross the northern part of the site.</p> <p>Site B: An existing row of residential dwellings known as “County Houses” adjoins the western site boundary. The Muckle Burn meanders along the east of the site and the Little Burn runs along the north-west of the proposed site. Agricultural land lies to the south of the site. A track leading to the Dyke Waste Water Treatment Works and telephone wires cross the site.</p>
Biodiversity/Natura	<p><u>SNH</u> Watercourses in this area drain to the Moray and Nairn Coast SPA however impacts on the SPA interest are not anticipated.</p> <p>Both sites, A and B, appear to be rough ground with scrub. It is advisable to establish at an early stage if badger setts are present to inform whether there may be any licensing requirements. The timing of ground clearance work may need to take into account breeding birds.</p> <p>Site A is adjacent to the Little Burn; Site B is in close proximity to the Muckle Burn and is an area that has a high density of Giant Hogweed.</p> <p><u>SEPA</u> Little Burn runs along the north-west boundary of Site A. The burn has been straightened in the past. Development of the site should allow space for future restoration and development of natural</p>

	<p>processes. Due to the size of the burn this may well require much more space than standard buffer strips which may make the development unviable. This should be considered in relation to bid 39 which is on the opposite side of the burn.</p> <p>Muckle Burn (WB ID 20317) runs very close to the south-east boundary of the site. The burn appears to be meandering in nature although the upstream section looks like it has been historically straightened. Development of the site needs to allow for future restoration of the straightened section of river and development of natural processes in the future. Due to the size of the burn this may require a significant area of land which may make the development unviable.</p> <p>The Muckle Burn is currently at moderate status for diffuse pollution, this should be considered at later stages of the proposed development.</p>
Water/Waste water	<p><u>SEPA</u> Some capacity issues with WWTW.</p> <p><u>Scottish Water</u> Developer advised to contact Scottish Water regarding Site B as it is adjacent to the WWTW. The proximity to the WWTW may mean odour issues could occur.</p>
Cultural Heritage	No archaeological mitigation would be required within Site A or B of this bid owing to the flat topography next to the river.
Overall SEA Assessment	If these sites are considered for inclusion within the Plan mitigation will be required in terms of badger surveys, floodrisk, safeguarding the watercourse and landscape impact.
Overall Planning Assessment	<p>The entrance to the village from the south is vitally important to the character and visual impact of the whole settlement, and views into the village from this road require to be safeguarded from unsympathetic development. The proposed sites are open agricultural land and highly visible on the approach to the south of village. The proposed development of site A is considered to form ribbon development. The existing designated site (R1) remains undeveloped and is considered to be preferable to these sites.</p> <p>SEPA has indicated a significant risk of flooding affecting the bid sites, and will object to its inclusion unless a satisfactory FRA is carried out prior to its inclusion in the plan.</p>
Other	Part of site B is prime agricultural land (category 2).

Settlement	Dyke, Forres Area
Site Address	Located at the northern end of Dyke, alongside the settlement boundary for the village as defined in the MLP 2008.
Ref Number	R5
Bid Summary	The proposal is for four plots on the site with frontages onto the existing public road. The proposed access is from the public road adjacent to the site. The bid submission proposes that landscape planting can be provided to the north and east boundaries to assist the definition of the site and its integration with the village and surrounding landscape.
Site Description	The proposed site is located at the northern end of Dyke alongside the settlement boundary for the village as defined in the MLP 2008. It extends to approximately 0.17 hectares (0.42 acres) and is a rectangular shaped area of ground which forms part of an existing larger field pattern.
Greenfield/ Brownfield	Greenfield
Current Zoning	None

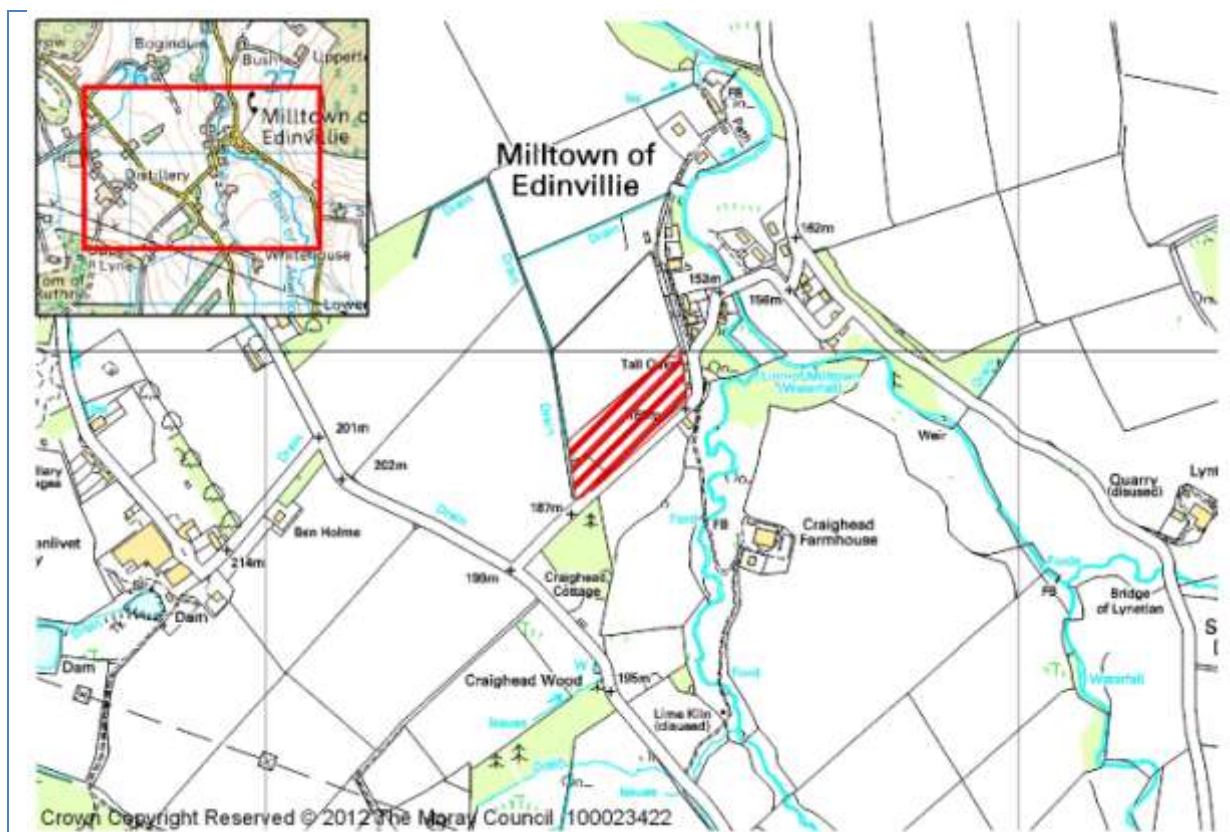


Transportation	TMC Transportation Services have identified the site as only being suitable if improvements to the road network are undertaken. Widening to a minimum of 5.5 metres of the C7E (Brodie –Dyke Road) would be required between Dyke and the C7E/U76E (Barleymill) and visibility improvements to the C7E/U76E junction
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	at Barleymill would be required. These works would require third party land. Depending on the access point to the site third party land may also be needed for visibility splays.
Planning History	<p>Site was debated through the previous PLI. The Reporter concluded that development of this site would create an unnecessary and inappropriate elongation of the village on the eastern side of the road, which would detract from the overall character of Dyke.</p> <p>No recent planning applications on the proposed site.</p> <p><u>Adjacent Sites:</u> 03/01658/FUL: Application permitted to erect dwellinghouse and garage at site Behind Glenavon, Dyke. 02/00583/FUL: Planning consent granted to erect house and garage at site West Of Ardenair, Dyke. 04/00205/FUL: Application permitted to build new extension at The Old Mason Lodge, Dyke. 08/00297/FUL: Planning permission granted to construct extension at East View Main Road, Dyke</p>
Environmental Health	No comment
Flooding	No comment.
Landscape	<p>No designation.</p> <p>The site is part of a flat open agricultural field which has no natural screening. The boundary to the south is defined by an existing house plot which is within the village and the boundary to the west is defined by the public roadway into Dyke from the north.</p>
Biodiversity/Natura	No comment
Water/Waste water	No comment.
Cultural Heritage	No archaeological mitigation would be required within this bid site.
Overall SEA Assessment	No significant environmental issues arising.
Overall Planning Assessment	<p>Part of this site was located within the designated boundary in previous plans and was removed from boundary in the 2000 Plan. However, the Reporter when reviewing the site at the MLP 2008 LPI considered that the site “would create an unnecessary and inappropriate elongation of the village on the eastern side of the road, which would detract from the overall character of Dyke. “</p> <p>The Reporter also expressed concern that to allocate this site would add pressure for new housing development on the</p>

	adjoining agricultural land. There has been no material change in circumstances that would suggest this site would now be preferred for development.
Other	Site is prime agricultural land (category 2)

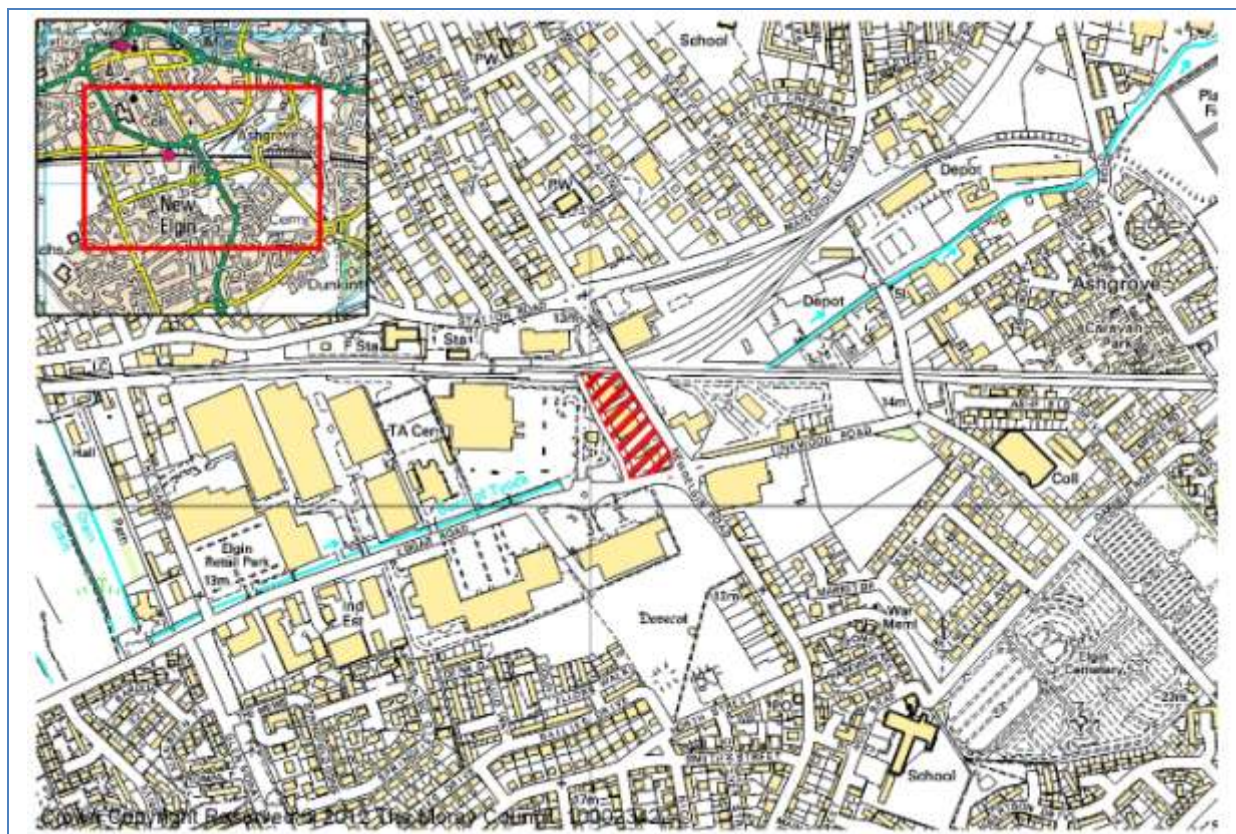
Settlement	Edinvillie
Site Address	Land to the southwest of Milltown of Edinvillie
Ref Number	SITE 3
Bid Summary	Designation of land for 4 housing plots set with in proposed amenity woodland setting
Site Description	Rectangular shaped site of 1.3 hectares of agricultural/grazing land located on the south western boundary of Edinvillie. The site is bounded by existing housing and the road on two sites. Access is proposed via the public road.
Greenfield/ Brownfield	Greenfield
Current Zoning	Immediately outwith Edinvillie rural community boundary as defined in the Moray Local Plan 2008.



Transportation	The Transportation sections comments are awaited.
Planning History	No planning history on site.
Environmental Health	No comments have been raised in terms of noise or contaminated land issues.

Flooding	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.
Landscape	The site rises up from east to west and there are no existing natural features to distinguish the housing site from the remainder of the field. A substantial area of structural planting is proposed to assist the development to integrate sensitively into the landscape.
Biodiversity/Natura	SNH no comment
Water/Waste water	Scottish Water – water supply Badentinan 74 (housing units)/ WWT private. No public sewers in the area. Effluent disposal from multi-house developments will require considerable investigative work. Drainage – the development is small, but lies close to the Aberlour Burn which is at bad ecological status due to diffuse pollution and point source pollution. Any potential for improvement should be considered.
Cultural Heritage	No archaeological mitigation would be required within this bid site.
Overall SEA Assessment	No significant environmental impact identified.
Overall Planning Assessment	This proposal would significantly increase the Edinville rural community boundary to accommodate only four dwellings. The bid is supported by a significant area of structural landscaping to form a new edge to the community and create enclosure and a setting for the development. The land is not significantly different from most of the surrounding area and this could set a precedent for opening large swathes of land for development on the basis of artificially creating enclosure and setting.
Other	The site layout and orientation should be designed to maximise the opportunities for passive solar gain and the installation of renewable technologies.

Settlement	Elgin
Site Address	I8 New Elgin Rd/Edgar Rd, Elgin
Ref Number	IND8
Bid Summary	The LDP should consider future alternative uses for the land currently designated as I8 for when these businesses relocate or come to an end. The site has potential for a mixture of commercial and leisure uses as well as retail.
Site Description	There are three areas currently shown as I8 within the extant local plan. Clarification from the agent has confirmed the I8 to which they refer is adjacent to New Elgin Road and Edgar Road currently occupied by a veterinary surgery, National Tyres and other workshops.
Greenfield/ Brownfield	Brownfield
Current Zoning	Areas currently identified as I8

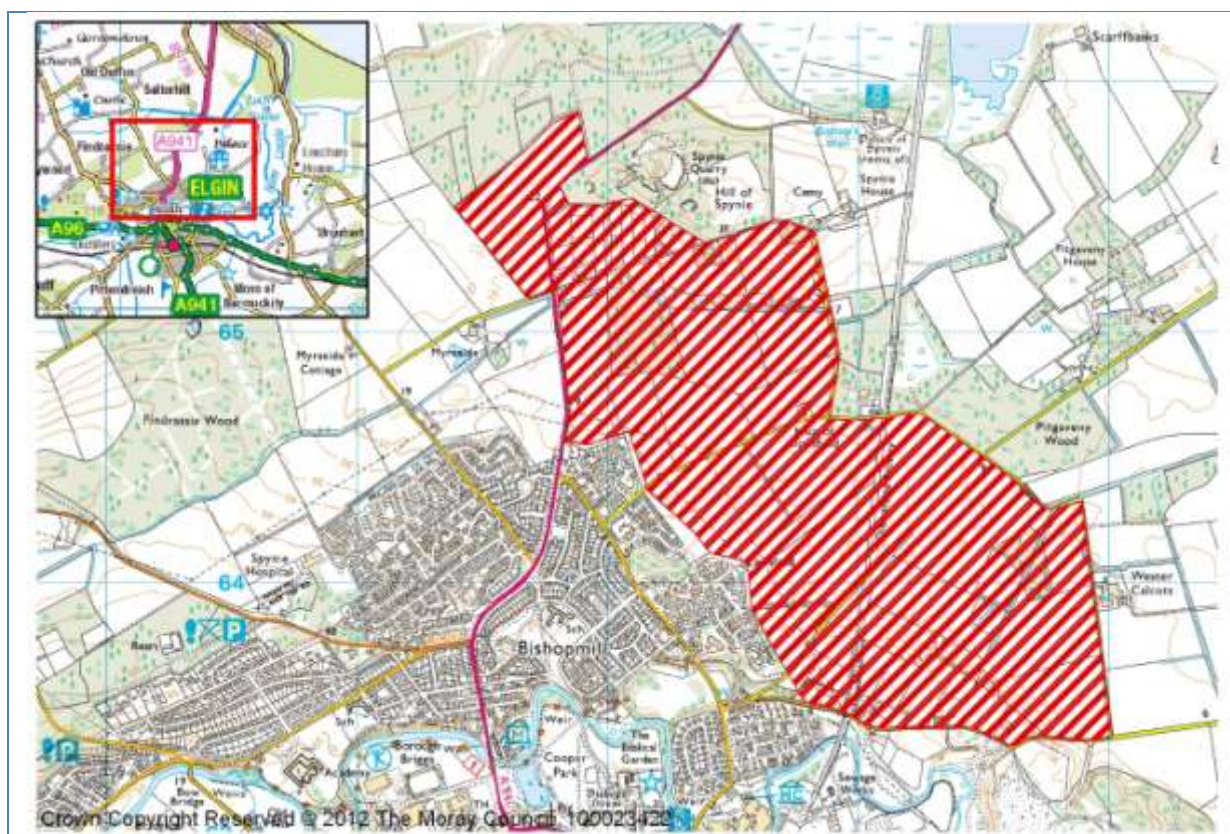


Transportation	<p><u>Transport Scotland</u></p> <p>Should this proposal be brought forward it will be necessary for the developer to demonstrate that appropriate mitigation is provided to ensure there is no net detriment to the trunk road's safety or performance.</p> <p><u>TMC Transportation</u></p>
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	A Transport Assessment will be required, along with a parking appraisal if Council Parking Standards are not met. Additional development traffic will impact on the operation of A941/Edgar Road junction; potential for queuing for right turn into access to extend beyond existing right turn lane. Improvements to access and adjacent junctions will be determined by the Transport Assessment. Improved connection to Elgin rail station will be necessary.
Planning History	<p>98/00744/FUL: Planning application permitted to erect a new workshop/storage facilities at JR Henderson and sons</p> <p>12/01220/APP: Application for change of use to car sales compound is pending consideration.</p>
Environmental Health	No comment
Flooding	<p><u>SEPA:</u></p> <p>There are some issues with Edgar Road sites but these will be addressed by the Flood Prevention Scheme.</p>
Landscape	The bid lies within a commercial area of Elgin which lies to the south of the railway. The surrounding area is characterised by large retail warehouses and industrial/workshop units. The site at New Elgin Road includes some older stone buildings.
Biodiversity/Natura	<p><u>SNH</u></p> <p>Many of the sites mentioned include existing buildings that could provide opportunities for bats to roost. Should applications come forward in the future that include demolition or alteration to existing buildings and structures bat surveys are likely to be required, the results of which, including any mitigation measures, need to be provided at the application stage. Early consideration is essential for potential developers because bats have seasonal movements and leaving a survey until a later stage could result in delays.</p>
Water/Waste water	No comment.
Cultural Heritage	No archaeological mitigation would be required within this bid site.
Overall SEA Assessment	
Overall Planning Assessment	The bid area to the east of the Asda petrol filling station is currently occupied by a mix of uses. These include a veterinary surgery, national tyres and the Elgin marble company which has a showroom. Therefore there are established commercial and retail type uses within this area. This is similar to the situation to the area to the west of Springfield Retail Park and south of the Elgin Retail Park, where a mix of retail, commercial and industrial uses

	<p>have been established. That area has an I8/RET designation which indicates potential for retail development subject to the sequential approach and an RIA showing any proposal would not adversely affect the vitality and viability of the town centre. Consideration should be given to a similar designation on the bid site. The continued protection of the vitality and viability of Elgin town centre is essential and this is reinforced in the Elgin City for the Future Strategy which includes a “High Street First” platform. Therefore it will be important to ensure the wording of any designation reaffirms the need to follow the sequential approach and ensure vitality and viability of the town centre is not adversely affected by any retail or commercial leisure proposals on the site.</p>
Other	<p>Contaminated Land:</p> <p>The I8 area has history of industrial land use including abbatoir and laundry. Any redevelopment of the area would need to include assessment of potential contamination and, if appropriate, remedial measures.</p>

Settlement	Elgin
Site Address	Elgin north (east of A941 to Calcots Road)
Ref Number	LONG2
Bid Summary	Land for the future growth of Elgin to be progressed through a masterplan. A mix of uses is proposed on the site with the location of employment uses to be determined through the masterplan. Proposed for a LONG allocation.
Site Description	The proposed site runs around the north east of Elgin from the A941 around to Lesmurdie and the Calcots Road. The site is currently agricultural land with some woodland and shelterbelts. A transmission line runs around the southern edge of the site.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside Around Towns; the indicative northern bypass corridor (TSP1) runs through the site.



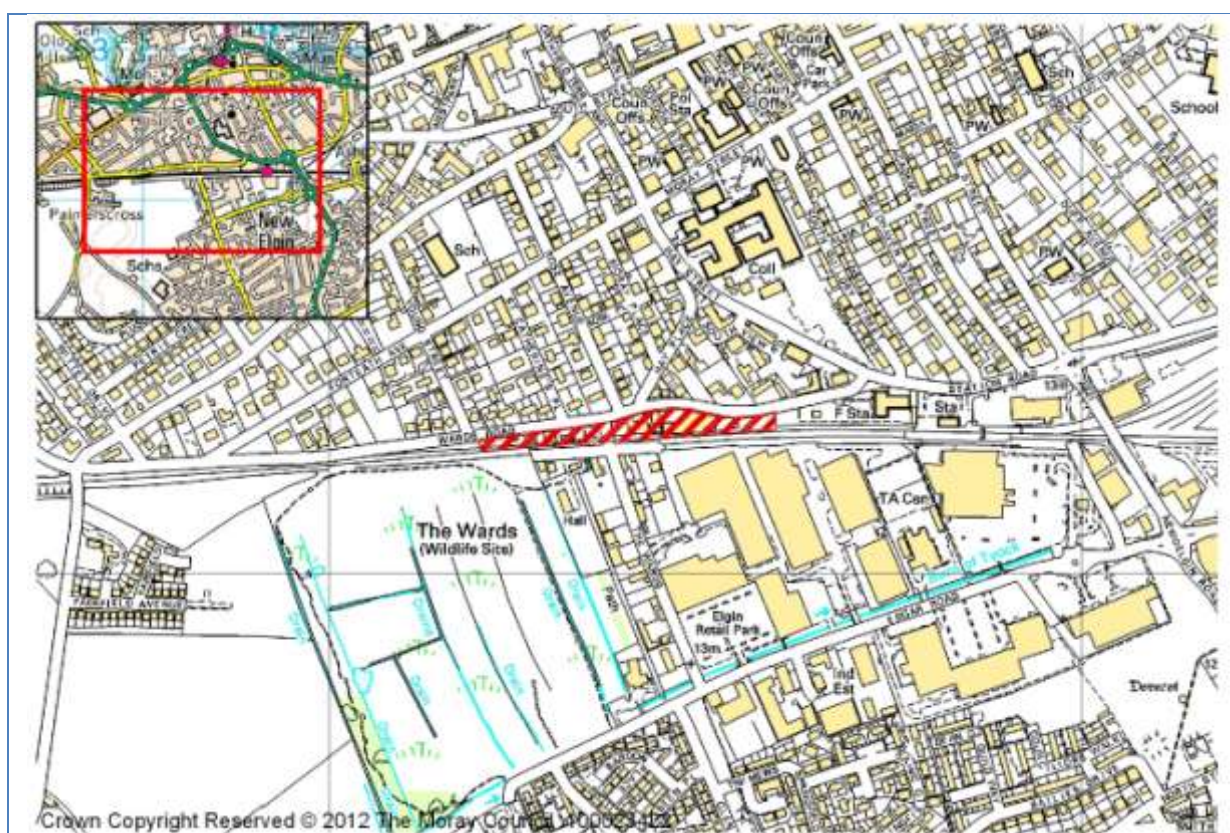
Transportation	<p><u>Transport Scotland</u> Should this proposal be brought forward it will be necessary for the developer to demonstrate that appropriate mitigation is provided to ensure there is no net detriment to the trunk road's safety or performance.</p> <p><u>TMC Transportation</u> Dependant on whether or not Elgin Bypass remains a safeguarded</p>
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	<p>corridor and includes a northern route. Multiple access and connections in line with Designing Streets Policy will be required. The masterplan approach is welcome however, there is a requirement to consider this site beyond it's own boundaries. There are various key transport locations in north Elgin that are either a) constraints; b) essential new infrastructure and c) require an area wide approach to apportion the share of the infrastructure costs across multiple sites. These locations are potential TSP designations in the emerging Local Plan. Please note that location a significant constraint to Bid29 has already been raised at the(U37E Pitgaveny Road/C22E Calcots Road junction as it requires modification to achieve full visibility splay standards.</p> <p>Continued dialogue with TMC Transportation is essential as this site progresses.</p>
Planning History	<p>Application 09/01061/FUL at Wester Calcots was approved for an agricultural building for a free range poultry unit. Subsequent application 11/01639/APP to change the approved turbine type and specification was approved.</p> <p>Application 00/01934/FUL for change of use of part of Woodside steading to a dwellinghouse was approved. Application 01/01303/FUL approved to change use of steading to two dwellinghouses. Applications 04/02493/FUL and 04/02494/FUL approved to convert, extend and alter existing steading to form a dwelling. Application 10/00156 approved to amend design of plot 1.</p> <p>Applications 03/01854/FUL and 03/01855/FUL to erect replacement dwellings at Woodside steading were refused.</p> <p>Application 05/02824/FUL approved to form five houses in a steading formation at Woodside Garage.</p> <p>06/00450/FUL approved to redevelop mast by adding an additional section of lattice and add six new antenna at Bareflathills.</p>
Environmental Health	<p>There is a consented Gaia 11kw turbine at Wester Calcots and any future residential allocation will require to consider a suitable set back distance from the existing turbine.</p> <p>The site includes areas of concern for contaminated land, including a refuse tip and other infilled areas. Proposals will need to include assessment of potential contamination.</p>
Flooding	<p><u>SEPA</u></p> <p>Part of the site is near the eastern limits (in the area of Wester Calcots) lies within the 1 in 200 year flood envelope of the Indicative River and Coastal Flood Map. There are also records</p>

	<p>that this area flooded in 2002. They also note that the risk to that area is expected to be increased slightly once the Flood Alleviation Scheme is operational.</p> <p>There is a small watercourse that crosses the site towards the northern half near Spynie Hill and this would have to be assessed as part of any proposals coming forward.</p> <p>Development proposals should be supported by a Flood Risk Assessment and that this should take place at an early stage of the masterplan to strategically inform the development layout.</p>
Landscape	<p>A landscape and visual assessment of the site has been undertaken and there are six areas of distinct landscape character. The areas described as undulating fields, level fields, and gentle ridge could accommodate development with various mitigation. The steep slopes with terraces could accommodate limited residential development on the more level terraces. The prominent ridge, low lying plain and elevated terrace areas do not offer opportunities for settlement expansion. These areas should be excluded from the site.</p>
Biodiversity/Natura	<p>The Loch Spynie Ramsar and SPA lie 500m from the northern boundary of the site. The Spynie Quarry SSSI bounds part of the northern edge of the site. The Spynie SINS site overlaps the northern part of the bid adjacent to the A941.</p> <p>Early consideration should be given to a comprehensive ecological study that identifies the presence of protected species, mitigation and the opportunities for habitat enhancement this proposal could offer.</p> <p><u>SNH</u> SNH have significant concerns regarding the possible impact on Loch Spynie SSSI, SPA and Ramsar site. The primary concern is regarding drainage and it is unclear at this stage whether SUDS would be sufficient to afford adequate protection for the SSSI/SPA/Ramsar interests. The loch is naturally high in nutrients and increased runoff could make the Loch “too” nutrient rich. The impact on the flooding regime within the catchment of Loch Spynie would also require to be considered. The bid is likely to have a significant effect on one or more qualifying interests and an appropriate assessment would be required.</p> <p><u>SEPA</u> An appropriate buffer zone alongside watercourses will be required. Re-naturalisation of the straightened agricultural channels within the site is encouraged.</p>
Water/Waste water	<p><u>SEPA</u> An appropriate SUDS scheme up to 3 levels for an industrial site will be required.</p>

Cultural Heritage	There are several known archaeological sites within the bid area, including NJ26SW0132 and NJ26SW0134 (unenclosed prehistoric settlements). Therefore a programme of archaeological works, including an archaeological evaluation of 7-10% would be required prior to any development commencing .
Overall SEA Assessment	The bid is likely to have a significant effect on one or more qualifying interests and an appropriate assessment would be required. Need to consider proximity of Loch Spynie SPA/RAMSAR although appropriate SUDS may be sufficient mitigation. Potential for impact of Spynie Quarry SSSI will require mitigation.
Overall Planning Assessment	<p>The ability of the site to accommodate development without significant landscape impacts makes this site the preferred location for the long term development of Elgin. The areas to the east of the site which were found to be constrained in landscape terms should be removed from the overall site. This would also exclude the area at flood risk at Wester Calcots.</p> <p>Development through a masterplan approach could allow some employment development to come forward early to meet the established need for business/employment sites in Elgin. Continued dialogue with TMC transportation is essential to ensure appropriate transportation designations/measures can be considered.</p>
Other	Part of the site to west of Wester Calcots in prime agricultural land grade 3.1.

Settlement	Elgin
Site Address	OPP 3 Wards Rd, Elgin
Ref Number	OPP3
Bid Summary	Continued identification of OPP3 on Wards Road is requested.
Site Description	This area is located on Wards Road to the immediate north of the railway line. The site comprises a variety of industrial and commercial uses.
Greenfield/ Brownfield	Brownfield
Current Zoning	OPP3 Wards Road, opportunity to redevelop this area by upgrading through residential or commercial development.

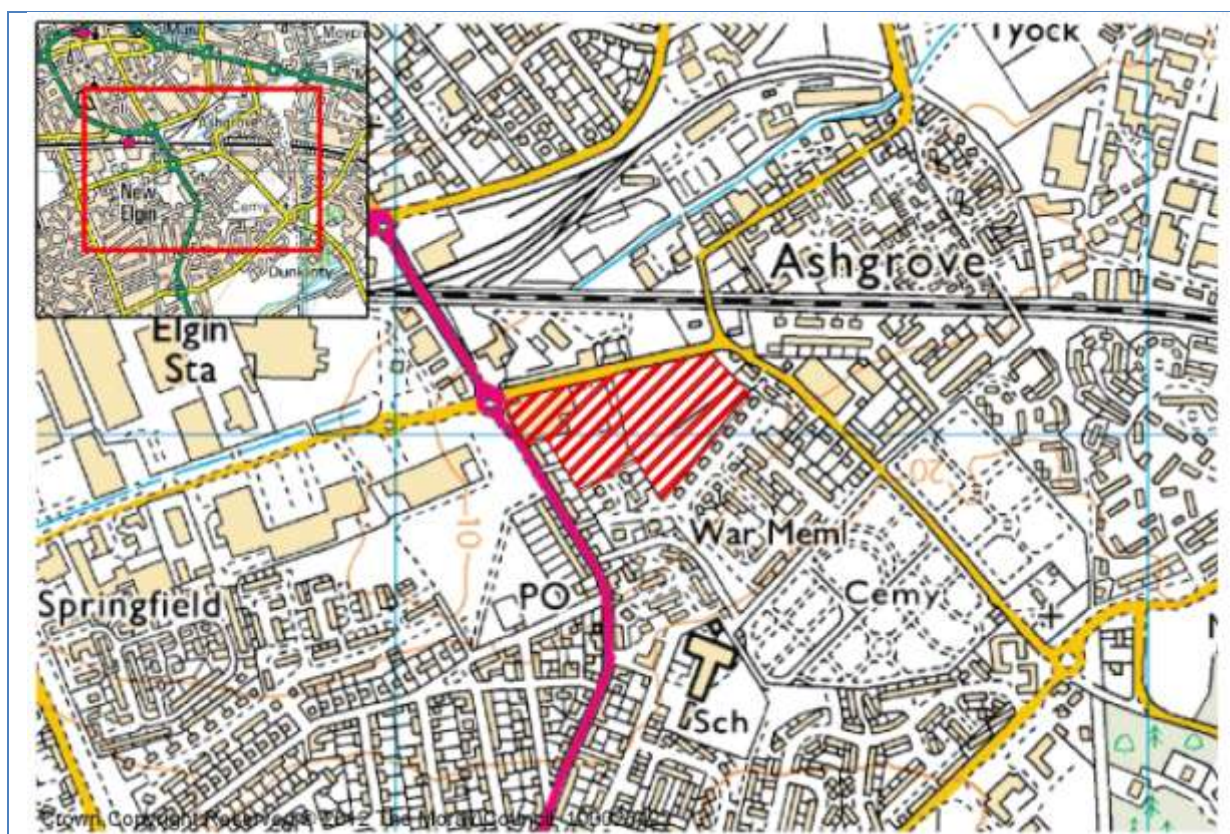


Transportation	<u>Transport Scotland</u>
	Should this proposal be brought forward it will be necessary for the developer to demonstrate that appropriate mitigation is provided to ensure there is no net detriment to the trunk road's safety or performance.
	<u>TMC Transportation</u>
	A Transportation Statement would be required, and a masterplan would assist in determining suitable access locations. Visibility constrained at some points by alignment of the road and existing

	buildings. Wards Road is a distributor road, minimum visibility of 2.4m x 70m to be provided. It will be necessary to safeguard visibility at Wards Road/The Wards junction. A missing section of footway in the vicinity of Rose Avenue/Hay Place must be provided.
Planning History	<p>99/01593/FUL: Application permitted to change of use of part of warehouse to nursery and after school facility at Jayhard Wards Road.</p> <p>03/01652/FUL: Application permitted to change of use of existing yard to storage and parking of cars at Site At The Junction Of The Wards And Wards Road.</p> <p>04/01770/FUL: Application permitted to extend temporary office consent for a further three years.</p> <p>07/02806/FUL: Application refused to convert existing cornmill to 4 flats and erect 28no flats at Old Corn Mill Wards Road.</p> <p>07/02807/LBC listed building application as for above development also refused.</p> <p>10/00343/APP: Application to convert Cornmill to four flats and to erect 15 flats and one maisonette. This application is pending decision. 10/00344/LBC listed building application as for above development also pending decision.</p>
Environmental Health	No comment.
Flooding	<p><u>SEPA:</u></p> <p>No map provided but most of sites seem to be acceptable. Some issues with Edgar Road sites but these will be addressed by the FPS.</p>
Landscape	The site is lies on the lower side of Wards Road, between the railway line and the road. The site is built up with a variety of buildings currently uses for commercial and industrial activities. The site includes an corn mill which is listed.
Biodiversity/Natura	<p><u>SNH</u></p> <p>Many of the sites mentioned include existing buildings that could provide opportunities for bats to roost. Should applications come forward in the future that include demolition or alteration to existing buildings and structures bat surveys are likely to be required, the results of which, including any mitigation measures, need to be provided at the application stage. Early consideration is essential for potential developers because bats have seasonal movements and leaving a survey until a later stage could result in delays.</p>
Water/Waste water	No comment

Cultural Heritage	No archaeological mitigation would be required within this bid site.
Overall SEA Assessment	Survey required to identify if protected species (bats) effected and mitigation may be necessary in this respect. Contaminated land assessment and potential mitigation necessary.
Overall Planning Assessment	This is an existing allocation and there has been no change in circumstance s that would suggest this allocation should now be removed. It would be intended to carry this forward.
Other	<p>Contaminated Land:</p> <p>Elgin OPP3 contains a number of former industrial units, including a fuel depot. Any application for development would need to include assessment of potential contamination and possibly remedial measures.</p>

Settlement	Elgin
Site Address	Elgin Auction Mart Site
Ref Number	OPP2
Bid Summary	The bid promotes the future development potential of the former Auction Mart as a retail site within the emerging Moray LDP.
Site Description	The site, extending to approximately 3.6 ha, consists of the former auction mart with surrounding hardstanding located in the north west corner of the site. The remainder of the site to the east is undeveloped grassland, which was the former paddock area utilised in association with the auction mart.
Greenfield/ Brownfield	Brownfield
Current Zoning	Opportunity Site (OPP6)



Transportation	<p>It can be accessed from Linkwood Road on the northern boundary of the site. An existing footpath network connects this site to the wider residential area and the town centre.</p> <p><u>Transport Scotland</u></p> <p>Should this proposal be brought forward it will be necessary for the developer to demonstrate that appropriate mitigation is provided to ensure there is no net detriment to the trunk road's</p>
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	<p>safety or performance.</p> <p><u>TMC Transportation</u> Comments have been made in respect of application 07/02272/FUL.</p>
Planning History	<p>10/02024/APP: Approval sought for the erection of supermarket (Class 1) petrol filling station access car parking landscaping and associated works. Application pending consideration.</p> <p>03/00324/OUT: Outline application to redevelop existing auction mart to form non-food retail warehousing and relocated auction rooms with associated access car parking servicing and landscaping. Appeal dismissed by Scottish Executive.</p> <p>99/00299/FUL: Application permitted for renewal of temporary consent for additional use of site for market stalls and car boot sales.</p> <p><u>Applications of interest on adjacent sites:</u> 07/02272/FUL: Erect non food retail development on site at Linkwood Road. Initially refused but appeal allowed on 21 October 2010, subject to 13 conditions. However, since this time the decision has been appealed to the Court of Session and this matter is pending consideration.</p>
Environmental Health	<p>This site is presently undergoing consideration on a number of technical issues related to noise in respect of the planning application 10/02024/APP.</p>
Flooding	<p><u>SEPA</u> Flood Risk: SEPA object to the inclusion of this site in the LDP unless it is clearly stated that no development should take place until the FPS is completed. The whole site is at risk of flooding and has flooded in the past. The scheme is currently under construction and is 4 years away from completion, so it is within life of the Plan.</p>
Landscape	<p>No designation.</p> <p>The site lies south of Linkwood Road and east of New Elgin Road. The site is surrounded by a mixture of residential and commercial uses, including the nearby ASDA and Edgar Road Retail Park.</p>
Biodiversity/Natura	<p><u>SNH</u> This area has flooded in the past. A large portion of the site is currently a grass field and capable of absorbing rain water. The proposals will significantly increase the rainfall run off. If there are types of sealed surfaces that are better at absorbing rainfall this would be a good location to implement this. In addition the car park could be designed with green spaces to help attenuate rainfall. The supermarket could look to using grey water technology and collect water on roof spaces. This will help</p>

	prolong the effectiveness of the Elgin Flood Alleviation Scheme.
Water/Waste water	<p>Scottish Water: There are major surface water issues to be resolved even post flood alleviation scheme. Concrete surface water pipes run diagonally through east of site.</p> <p>SEPA: At least two levels of SUDS and connection to surface water sewer required. Effluent to connect to foul sewer.</p>
Cultural Heritage	The 1888 2 nd Edition OS map shows the north-eastern part of the site to be a football ground. No archaeological mitigation would be required within this bid site.
Overall SEA Assessment	Site is at risk of flooding and SEPA object to the inclusion of this site unless states not developed until after FPS complete. Major surface water issues to be resolved even post flood alleviation scheme.
Overall Planning Assessment	<p>The site forms an Opportunity Site (OPP6) in the local plan. OPP6 states: "This site is considered suitable for business use, which may include a range of compatible industrial, business, office and distribution uses. Consent for retail uses will be subject to Local Plan Policy R3". There has been no significant change in circumstances to suggest this designation should be changed.</p> <p>The site was considered during the MLP 2008 PLI. The Reporter's concluded that designating the site as Retail "would lead to an expectation from potential developers that the case for retail use here has already been agreed in principle." It was noted by the Reporter that the Council was "seeking to ensure that, at the time of any planning application for the site, it would still have to be demonstrated by the developer that the proposed retail development could not be accommodated more centrally –in or closer to the town centre- and that the vitality and viability of the town centre would be safeguarded." The Reporter indicated that he was concerned that it would be more difficult to refuse permission for a retail use if the site was specifically identified for retail use. The Reporter therefore concluded that "it would be more appropriate for the Auction Mart and paddock site to be redesignated in the local plan...to become an "opportunity site"....where a range of potential uses might be considered on a case by case basis. "There has been no significant change in circumstances to suggest the existing opportunity site should now be changed to a retail allocation.</p> <p>The site is currently the subject of a live planning application for a supermarket, filling station and car park. This application is not yet determined.</p> <p>Transportation issues will be a key consideration.</p>

	SEPA has indicated that an objection will be lodged unless the LDP clearly states that no development should take place until the Elgin FPS is completed (the scheme is currently under construction and is likely to be completed within the life of the plan).
Other	

	A parking appraisal will be required, including the impact of the loss of the private parking spaces to the rear of the RBS bank.
Planning History	<p><u>211-213 High Street:</u> 03/01750/FUL: Planning consent granted for proposed retail development (change of use from temporary car park to food store) and refurbish former shop at 213-225 High Street. (Marks and Spencer)</p> <p><u>209 High Street:</u> No recent or relevant planning history on this site.</p>
Environmental Health	Future proposals may require to provide a detailed noise impact assessment.
Flooding	<p><u>SEPA:</u> No map provided but most of sites seem to be acceptable.</p>
Landscape	The site lies within the town centre of Elgin and includes a row of buildings two and 1.5 storey high in a narrow lane characteristic of the town centre. These buildings are currently vacant. The site includes a car park to the rear of the RBS building which is surrounded by a stone wall. The area to the north of both sites is a public car park.
Biodiversity/Nature	<p><u>SNH</u> Many of the sites mentioned include existing buildings that could provide opportunities for bats to roost. Should applications come forward in the future that include demolition or alteration to existing buildings and structures bat surveys are likely to be required, the results of which, including any mitigation measures, need to be provided at the application stage. Early consideration is essential for potential developers because bats have seasonal movements and leaving a survey until a later stage could result in delays.</p>
Water/Waste water	No comment.
Cultural Heritage	<p>209 High Street – Any development between the rear of the current building and Ladyhill Road has a high potential for impacting on medieval and later remains. Therefore an archaeological evaluation will be required prior to any development commencing.</p> <p>211-213 High Street – The archaeological mitigation work for this site has already been undertaken, therefore no further works are required for this bid site.</p>
Overall SEA Assessment	Survey required in respect of protected species (bats) in buildings required to assess if mitigation necessary. Archaeological evaluation of site required.
Overall Planning Assessment	The bid for the redevelopment of this area proposes commercial and retail development. These uses would be appropriate for the

	<p>town centre and the principle of such uses would be supported by the existing R1: Retail and Commercial Development in Town Centres policy . The bid suggests creating a more active frontage onto the A96 and creating a better urban design “face” to the town centre bypass. These principles are welcomed and are in line with the Elgin City for the Future (ECFTF) strategy which is a material consideration. ECFTF includes actions to improve Alexandra Road (A96) and southern A96 frontage consolidation to realise retail/leisure mixed use development.</p> <p>Given the policy support for such uses in the town centre it is not considered necessary for the site to be specifically identified/allocated. Policies for the town centre provide sufficient flexibility to allow the uses envisaged in the bid.</p>
Other	