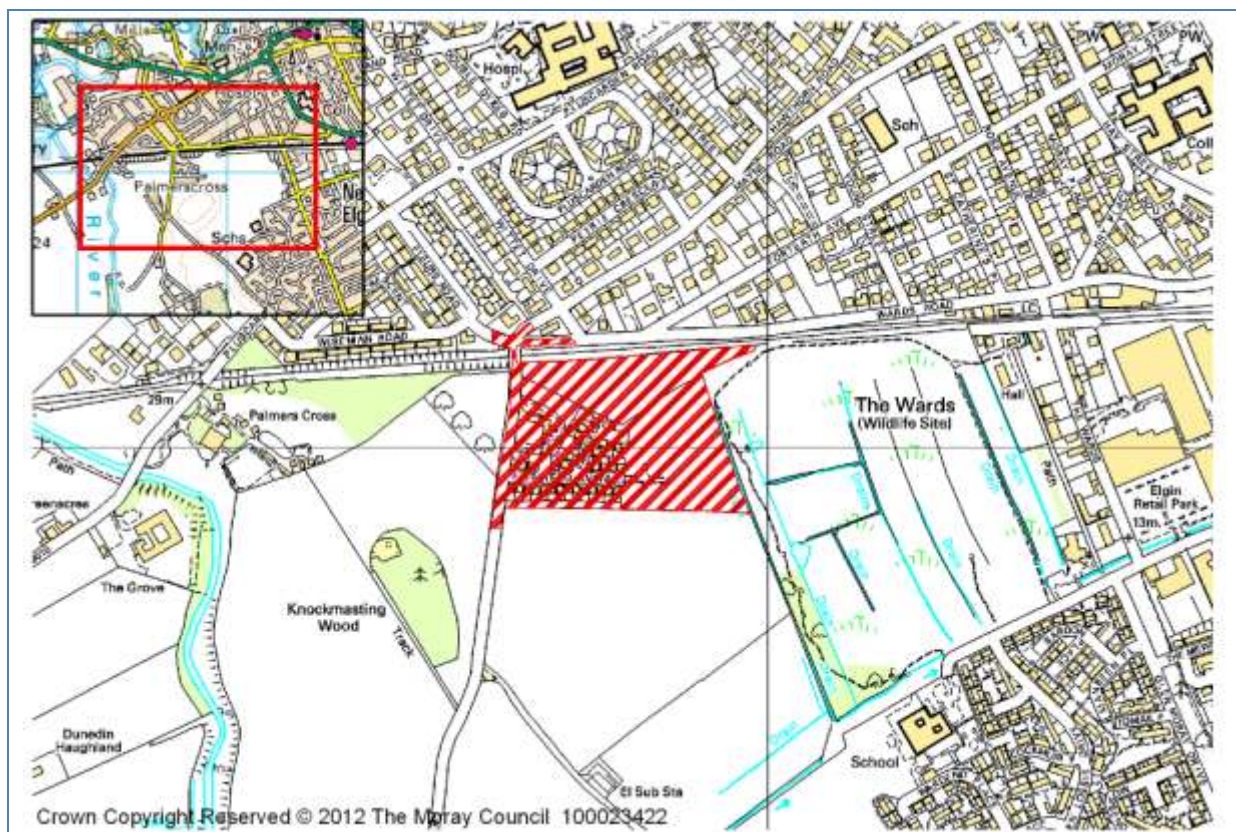


Settlement	Elgin
Site Address	Site R1 in MLP 2008
Ref Number	R1
Bid Summary	The bid seeks to allow the completion of the existing consent for 60 housing sites at Bilbohall, the release of the development potential of the Guildry Lands (area to north of area that has consent) and a sensible local transport solution which take account of the development of the R1 site.
Site Description	The site lies to the South of Elgin to the south of Wards Road. The site is partially developed with 40 houses now constructed.
Greenfield/ Brownfield	Greenfield
Current Zoning	The site is allocated as R1 Bilbohall North for residential development. The indicative line for TSP10/TSP11 Edgar Road extension-Wittet Drive runs through the site

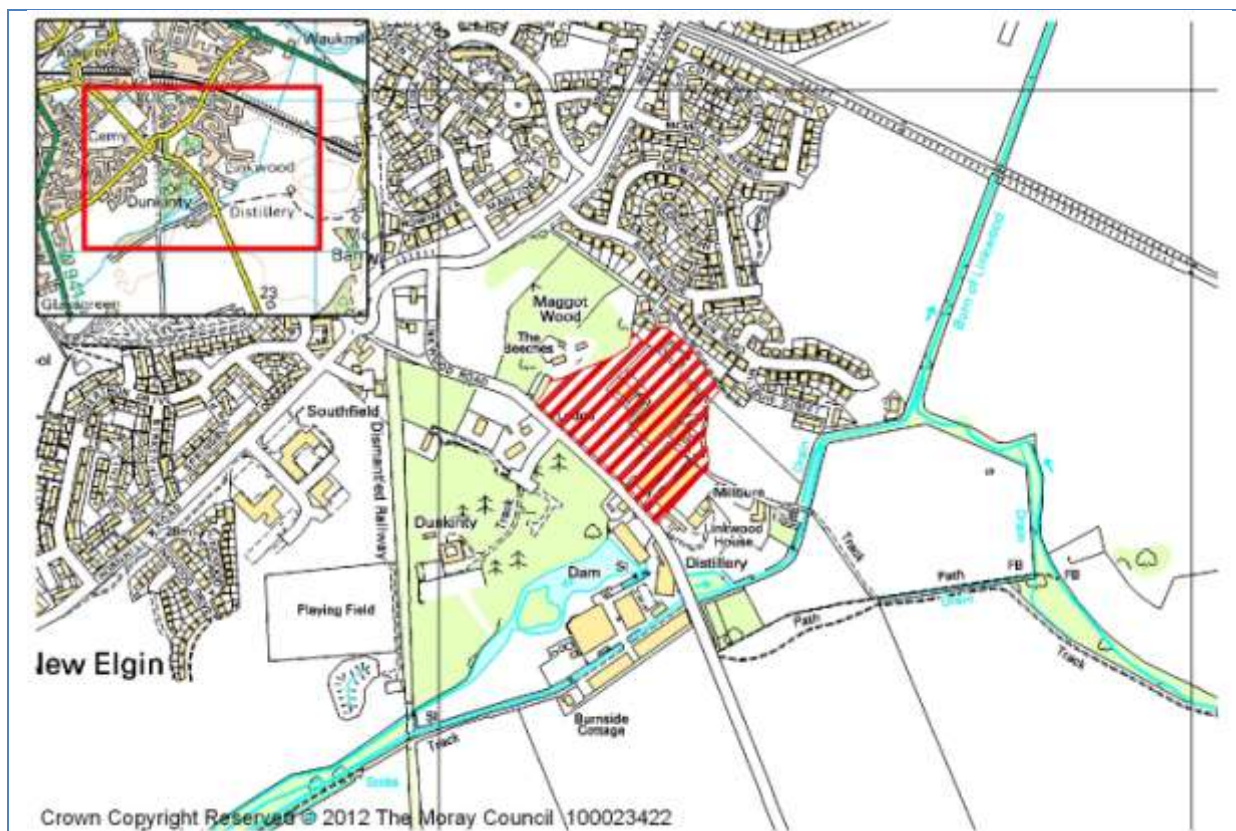


Transportation	<p><u>Transport Scotland</u> Should this proposal be brought forward it will be necessary for the developer to demonstrate that appropriate mitigation is provided to ensure there is no net detriment to the trunk road's safety or performance.</p> <p><u>TMC Transportation</u> Site is constrained and should remain so until alternative</p>
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	<p>distributor road access can be provided. The Western Link Road (TSP11) should enable this designation to be completed as per existing consent. Conditions for the current consent limiting the number of units until alternative access is provided were the subject of an appeal by the applicant to the DPEA (Ref PPA/300/209) which ruled in favour of TMC.</p> <p>Applicant has been in discussion with TMC (Consultancy) regarding possible alternative routes however it is understood that the proposals were not acceptable.</p> <p><u>Western Link Road</u> A project execution plan for the Western Link Road has been approved by the Council and the programme indicates that completion of the link road would be within the timescales of the plan.</p>
Planning History	<p>Planning consent granted for 60 units but condition only to allow 40 houses to be developed prior to the completion of a new link road. 04/00476/FUL.</p> <p>A subsequent application (06/00232/FUL) was made to delete and vary conditions of the consent was refused. The applicant sought deletion of the condition to only allow 40 houses to be developed until alternative access was provided. The application was appealed but dismissed by the Reporter (P/PPA/300/209).</p>
Environmental Health	No comments.
Flooding	<p><u>TMC Flood Team</u> No known fluvial flood risk at this location.</p>
Landscape	The site is low lying and relatively well contained in a shallow bowl. A landscape study has concluded that the site has potential for development but that the biggest constraint to development relates to the need to protect the setting and interests of the neighbouring wildlife reserve. Development should avoid extending onto the most low lying and wetter parts of the site to maintain a setting for the reserve and its existing access. A robust and well defined boundary should be established along the edges of the site, including a buffer for the railway.
Biodiversity/Natura	<p><u>SEPA</u> Site bounds wetland area and consideration of groundwater flows may be necessary to protect the wetland.</p> <p><u>SNH</u> SNH have expressed support for a route for the Western Link Road that manages to avoid encroaching onto the Wards Wildlife site.</p>

Water/Waste water	<p><u>SEPA</u> SUDS system will need to take account of mixed use.</p> <p><u>TMC Flood Team</u> Drainage should not increase flood risk to neighbouring property. SUDS and construction phase surface water management plan are required. If soakaway are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic site infiltration tests may not provided an accurate indication of ground suitability for soakaways to function properly.</p> <p><u>Scottish Water</u> Contact should be made with Scottish Water regarding the wastewater network.</p>
Cultural Heritage	The Regional Archaeologist has advised no archaeological mitigation would be required within this bid site .
Overall SEA Assessment	
Overall Planning Assessment	<p>The bid is an existing allocated site and the bid seeks to bring forward housing currently constrained by the indicative route of the western link road and the requirement to provide an alternative access. It is understood the existing access was limited to 40 units on safety grounds.</p> <p>In respect of the Western Link Road an option appraisal exercise was undertaken and culminated in the approval in September 2011, of the “Western Distributor Road”. This runs from Edgar Road to the A96 using Wittet Drive and includes a new bridge over the railway. The project is currently in the design stage and it is anticipated that a planning application will be submitted in 2013. It is therefore anticipated that the detailed design of the Western Link Road will be available shortly. It is also likely that it will be completed within the timescales of the plan.</p> <p>On balance it is preferred that the site is carried forward with the current restrictions until the Western Link Road is completed and alternative access can be achieved.</p>
Other	

Settlement	Elgin
Site Address	CF3 (part) & Linkwood Steadings, Elgin
Ref Number	R11
Bid Summary	The bid submission proposes that a residential designation is considered on this parcel of land, which extends to 3.49 hectares (8.62 acres). The proposal would be to reuse some of the existing buildings, subject to survey. The submission proposes a mid density development, with 8-12 dwellings per acre, and that the part of the ENV1 designation which incorporates the woodland would be retained to screen the development.
Site Description	The site is predominately in agricultural use with a large cluster of farm buildings and residential dwellings and extends to 3.49 hectares (8.62 acres). The historic core of the farm steading complex is of stone and slate. The site is currently accessed from the Linkwood Road to the north and the road to Troves from the south. The site is within walking distance of the community and retail facilities located at Linkwood.
Greenfield/ Brownfield	Approximately half the site is greenfield and the other half brownfield given the collection of farm buildings on site.
Current Zoning	The majority of the proposed site sits in behind a large belt of established woodland (Maggot Wood), currently designated ENV1 in the MLP 2008. The remainder of the site (eastern and southern sections) is white land. The Reiket Park Tree Preservation Order (TPO) lies partly within the site.

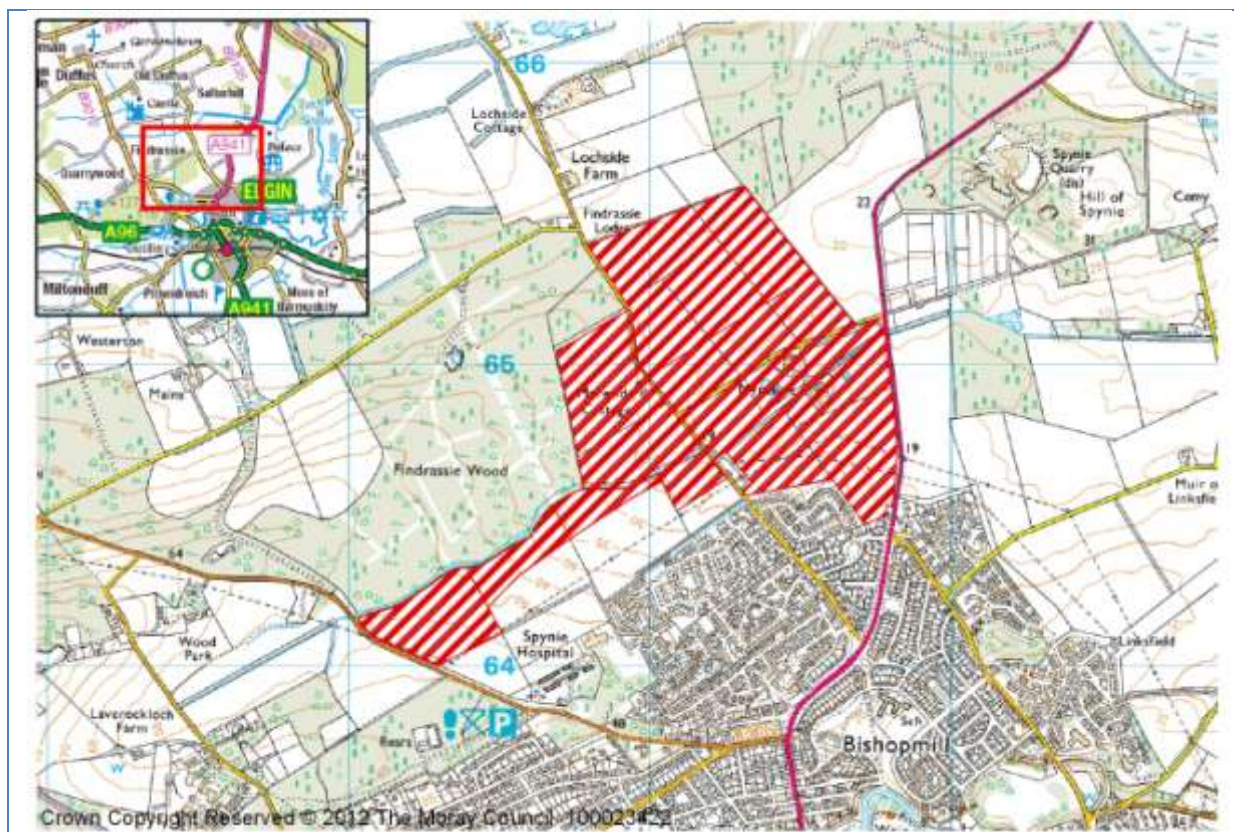


<p>Transportation</p>	<p><u>Transport Scotland</u></p> <p>Should this proposal be brought forward it will be necessary for the developer to demonstrate that appropriate mitigation is provided to ensure there is no net detriment to the trunk road's safety or performance.</p> <p><u>TMC Transportation</u></p> <p>A Transportation Assessment would be required for the site. New/improved access onto Linkwood road would be necessary with visibility splays of 4.5m x 90m in both directions. A cycleway/footway link along north side of Linkwood road to Reiket Lane and a cycleway/footway link across the site to the cycleway to the rear of Bain Road would need to be provided.</p>
<p>Planning History</p>	<p><u>Part of site*/Adjacent sites:</u></p> <p>*Planning application boundaries include part of the bid site.</p> <p>02/01131/FUL: Application permitted to establish community parkland and community woodlands including pathway on CF3 Linkwood Elgin. Establish community recreational area and community facilities including football pitches, site for pavilion, road and car parking layout, site for church and other community neighbourhood retail and office uses on land at CF4. Build residential development on R12 Reiket Lane Elgin at R12, CF3 & CF4 Elgin.</p> <p>04/02653/FUL: Application permitted to vary conditions 19 & 20 of planning consent 02/01131/FUL to allow for work to commence on 150 units of accommodation (houses &/or flats) before complying with parts a) & b) of condition 19 & parts a) b) & c) of cond. 20 of 02/01131/FUL at R12,CF3 & CF4 Elgin.</p> <p>05/02742/FUL: Application permitted to vary condition 20 and 26 of planning consent reference 02/01131/FUL of planning consent reference 01/00280/EIA to allow development to commence on 550 units of accommodation (house and/or flats) across the whole of the Elgin South development area (Sites R11-R14 CF3 and CF4) before complying with parts a)i)ii and b)i)ii of the conditions at Glassgreen and R12,CF3 & CF4 Elgin.</p> <p>04/00525/FUL: Planning consent granted to amend layout to erect 26 MVPI affordable houses and increase total number of houses on site from 154 to 161 at R13 Glassgreen Birnie Road Elgin.</p> <p>06/03019/FUL: Application permitted to divide house into two dwellings at Linkwood House Elgin.</p> <p>07/00753/FUL: Application permitted to erect 20 dwellings and eight flats (off Bain Road) at R12 Reiket Lane Elgin.</p>

	<p>04/00165/OUT: Outline planning permission refused to erect a house on Plot 12 (of 15) at Dunkinty House Elgin. Appeal dismissed.</p> <p>05/01577/OUT: Revised proposals for outline planning permission granted to erect fourteen houses in a woodland setting at Dunkinty House Elgin.</p> <p>07/01150/FUL: Application permitted to erect fourteen dwelling houses at Dunkinty House Elgin.</p> <p>11/00564/APP: Planning permission granted to erect 14 dwellinghouses on site At Dunkinty House Linkwood Road.</p>
Environmental Health	No comment.
Flooding	No comment.
Landscape	<p>The site is located to the south of Elgin, south of current designation R3 'Linkwood East' and north east of a housing development at Dunkinty. Linkwood House Distillery and Linkwood House (a category C listed building) are located to the south-west and south, respectively. A belt of established woodland screens the site to the north-west.</p> <p>The previous landscape integration study (2005) describes this area of Elgin as a 'Wooded Estate'. The area is enclosed by small scale landforms, buildings, woodlands and walls associated with Dunkinty estate. The land is characterised by woodlands and low knolls that create a strong sense of enclosure along the south western edge of Elgin.</p>
Biodiversity/Natura	<p><u>SNH</u></p> <p>There are several existing buildings on site that may or may not be retained. Bat surveys must be completed for buildings that are to be removed, the results of which should include any mitigation proposals, and submitted at the planning application stage. Should bats be present and the loss of roosts will result the applicant will require a European Protected Species licence and will need to provide for a similar number of bats within the new development.</p>
Water/Waste water	<p><u>SEPA:</u></p> <p>The site is not currently networked, and is at some distance from current network. Site is likely to require secondary effluent treatment and two levels SUDS.</p>

Cultural Heritage	<p>Taking into consideration the results of the archaeological work to the immediate north and north east of this site, ref NJ26SW0183, there is low potential for archaeological remains within this bid area, other than the farm buildings themselves. In the first instance sustainable reuse of the buildings dating from the 19th century would be the preferred option. If these buildings were to be redeveloped or demolished then a Building Survey would be required as archaeological mitigation.</p>
Overall SEA Assessment	<p>Potential impact on bats would require mitigation.</p>
Overall Planning Assessment	<p>The proposed site could offer potential for residential development. Sustainable reuse of the existing 19th century buildings is essential and views to the main facade should be maintained. Development on this site should respect the character and density of the area. The site is preferred for development.</p> <p>In terms of landscape opportunities for development, a robust and well defined settlement edge is created by the woodlands and the site is self contained, therefore any development would be visually contained by landform and woodland. The existing mature broadleaves at Maggot Hill and the planting associated with Dunkinty House contribute positively to the character of the area. Creating recreation links through this area, to link south and east Elgin, should be considered if this proposal is carried forward into the proposed local development plan.</p> <p>The north western part of the site is included in the Reiket Park TPO, and the woodland should be maintained and enhanced within any development proposal. If this proposal is included in the plan, consideration could be given to the revision of the ENV1 boundary, although it is noted that the ENV1 boundary follows that of the TPO.</p>
Other	

Settlement	Elgin
Site Address	Elgin R7/LONG
Ref Number	R15, LONG
Bid Summary	The bid proposes bringing forward the LONG designation from the extant plan for housing. The bid proposes up to 1474 dwelling in a phased development if the bypass route does not require to be accommodated and 1416 if the bypass route is to the north. The bid indicates that the bypass route should be to the south of Elgin as this provides the most effective link to the south in particular the A9 as well as east and west - Aberdeen and Inverness, fits with the "Long" approach to residential development and protects the Oak Wood to the west of Elgin.
Site Description	The site lies to the north of Elgin and to the west of the A941 to Lossie. The site extends to the boundaries of Findrassie Wood. The site is primarily agricultural land.
Greenfield/ Brownfield	Greenfield
Current Zoning	Currently zoned at "LONG"

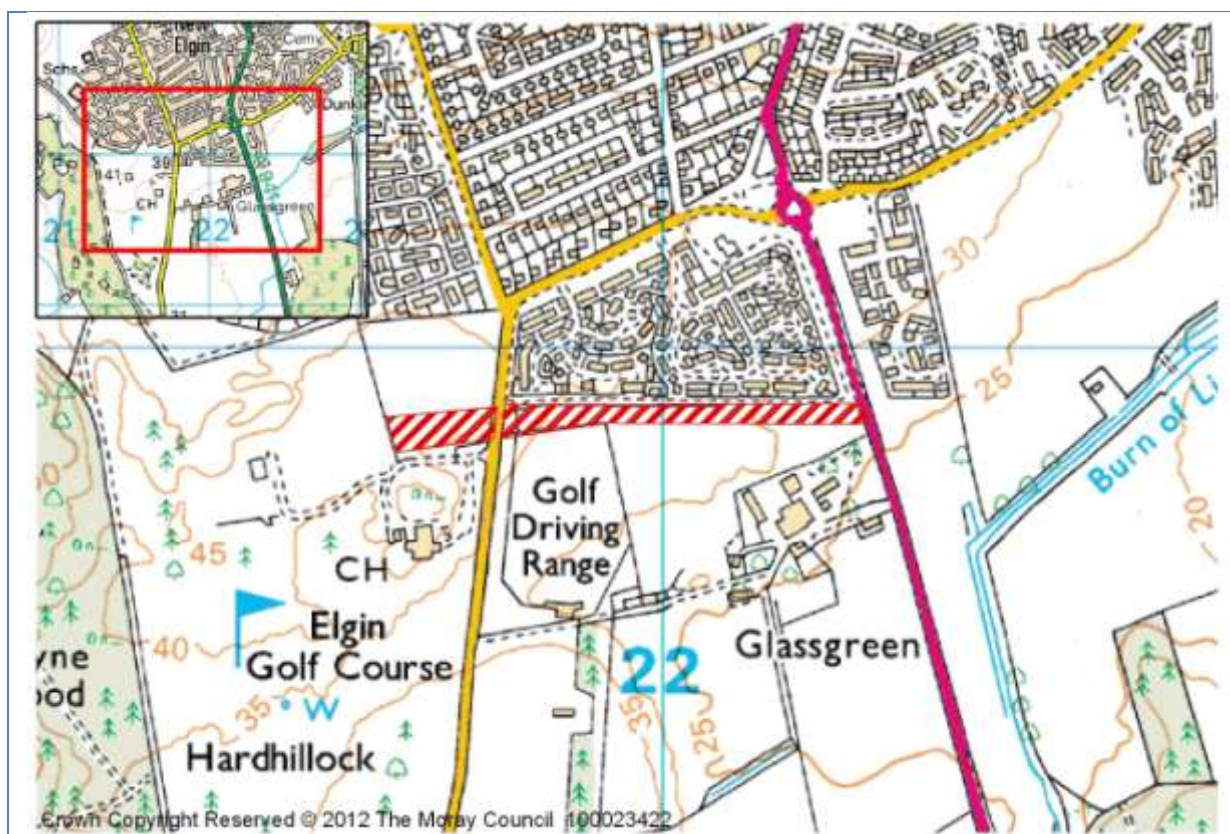


Transportation	<p>Transport Scotland</p> <p>Should this proposal be brought forward it will be necessary for the developer to demonstrate that appropriate mitigation is provided to ensure there is no net detriment to the trunk road's</p>
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	<p>safety or performance.</p> <p><u>TMC Transportation</u></p> <p>The suitability of the site from a transport impact perspective is dependent of whether or not the Elgin Bypass takes a northern route as the bid is shown on the reserved northern alignment TSP1. Further access onto the B9012 Duffus Road would require the provision of visibility splays that would have an adverse impact on mature trees along this frontage. Full development impact to be assessed by a Transport Assessment, off site junction improvements will be required. Access to be taken via connection through adjacent R7 development, new/upgraded junction onto A941 Lossiemouth Road, via accesses onto widened and improved C24E Covesea Road and U39E Myreside Road. No new access onto B9012 Duffus Road. Footway, cycleway and public transport connection required.</p>
Planning History	<p>The bid site is shown within the current Local Plan as “LONG” and provides an indication of the general direction for longer term growth of Elgin and will be considered for inclusion in future review of the plan. It is noted that development in the Findrassie/Myreside area would be most capable of integrating into the landscape.</p> <p>03/00015/FUL: Planning application permitted to demolish existing cottage and erect a new dwellinghouse at Myreside farm.</p> <p><u>Adjacent sites</u></p> <p>08/02766/FUL: Application permitted to erect a residential development of 435 units.</p>
Environmental Health	No comment.
Flooding	<p><u>SEPA:</u></p> <p>There is a small watercourse on-site. FRA will be needed if the watercourse is to be affected by development – if avoided and buffer provided, FRA probably not needed. The flatter area to the east of the proposal is more likely to need a FRA.</p>
Landscape	<p>This area was considered in the Elgin Landscape Capacity Study 2005, the area was identified as having potential for long term expansion. The study states that “Long term options for settlement expansion of Elgin could most appropriately focus on developing the Low Lying Basin character area. While further development in this area would be detached from the town, this area is also not of particularly high landscape quality, has good direct access to town on the A94, and there are good opportunities to create a robust sense of arrival, while the extensively wooded surrounding ridges could provide a new edge to an extended settlement.</p>

	Should development need to extend into this area, the creation of a new, separate neighbourhood with an independent focus and a well structured setting would be required within this area.”
Biodiversity/Natura	SNH The site is located close to the Loch Spynie SPA however providing adequate SUDS provision is made the proposal is unlikely to affect the SPA.
Water/Waste water	
Cultural Heritage	
Overall SEA Assessment	Mitigation in terms of SUDs will be required to ensure no impact on the Loch Spynie SPA. Appropriate landscaping will be required to mitigate any landscape impacts. A flood risk assessment is required and mitigation in this respect may be necessary.
Overall Planning Assessment	The site is allocated as LONG in the extant plan and therefore can now be considered for inclusion within the forthcoming plan. A need for up to 1150 houses has been identified in Elgin and this bid site could now be brought forward to meet this. The previous landscape study has identified the area as being the most capable of integrating into the landscape. The bid site is therefore preferred for a residential allocation in the forthcoming plan. There is a need to ensure the site is carefully “masterplanned” and phased to create a distinct identity of its own to help mitigate the detachment of the site from the centre of Elgin. The masterplan will also require to address transport and accessibility issues.
Other	

Settlement	Elgin
Site Address	R9 and R10 Bypass Corridor, Elgin
Ref Number	R17, R18
Bid Summary	The submission proposes that a residential designation is considered on this parcel of land (R9 & R10) in place of the bypass corridor reservation. The developer proposes an alternative bypass route in a further submission.
Site Description	The site is located to the South of Elgin, forming part of the current R9 designation within the MLP 2008.
Greenfield/ Brownfield	Greenfield
Current Zoning	TSP2 Bypass- South line

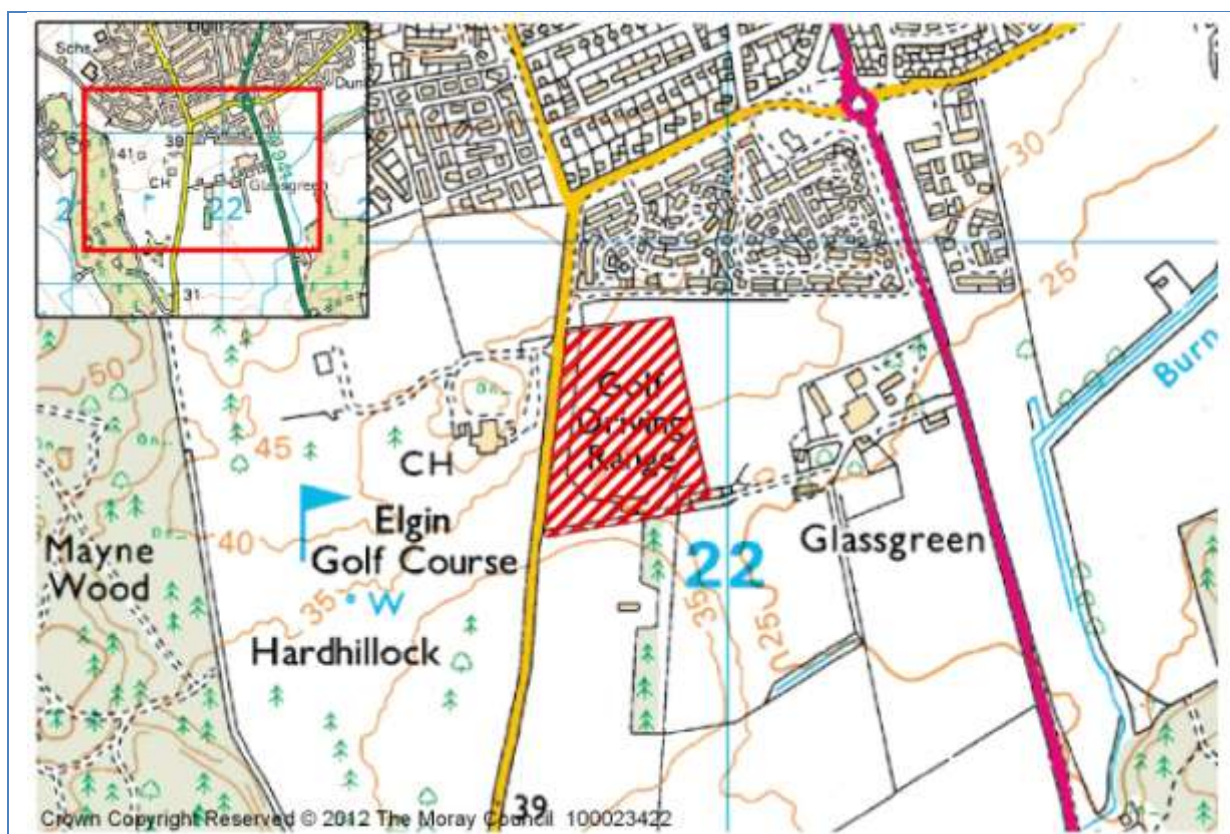


Transportation	<p><u>Transport Scotland</u> Should this proposal be brought forward it will be necessary for the developer to demonstrate that appropriate mitigation is provided to ensure there is no net detriment to the trunk road's safety or performance.</p> <p><u>TMC Transportation</u> The proposals would be unacceptable at present, but would otherwise be acceptable, subject to the removal of the TSP2 designation which reserves the land for a bypass corridor.</p>
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	Provision for a bus corridor would need to be maintained (linked to conditions within planning consent 10/02115/APP for site R9 and R10) and provision made for pedestrian and cycle links east-west and north to Glassgreen. Additional housing will require further contribution/works to TSP8 Sandy Road/Glen Moray Drive realignment. A941 junction improvements would need to be completed prior to any works commencing. An update to the TA would be required in the form of a statement.
Planning History	10/02115/APP: Erection of 30 houses on site R9 and 90 houses and 60 flats on site R10, application granted for a total of 178 units of accommodation (30 houses on site R9 and 88 houses and 60 flats on R10). Consent granted 15th May 2012. Condition 14 of the consent states "No development shall take place within or on the area identified as "corridor reservation for by-pass as shown in the Moray Local Plan 2008" and shown hatched on drawing R9/R10/BP/01 Rev A (By pass Reservation) as received from the applicant (by email) until the formal adoption of any local development plan for Moray, or similar within which a bypass corridor through sites R9 and R10 is no longer required."
Environmental Health	No comment.
Flooding	No comment.
Landscape	
Biodiversity/Natura	No comment.
Water/Waste water	No comment.
Cultural Heritage	Following on from the results of the archaeological mitigation work already undertaken within R9 and R10, no further archaeological mitigation is considered necessary for this bid site.
Overall SEA Assessment	
Overall Planning Assessment	The conditions within the planning consent state that "No development shall take place within or on the area identified as "corridor reservation for by-pass as shown in the Moray Local Plan 2008" and shown hatched on drawing R9/R10/BP/01 Rev A (By pass Reservation) as received from the applicant (by email) until the formal adoption of any local development plan for Moray, or similar within which a bypass corridor through sites R9 and R10 is no longer required." Therefore, the principle of development upon this land is accepted, subject to it no longer being required as bypass corridor. Transport Scotland has already indicated that there is no requirement to safeguard potential routes around Elgin. The site would be preferred for development should the

	bypass corridors be removed.
Other	

Settlement	Elgin
Site Address	Elgin Driving Range, Land to the East of Birnie Road
Ref Number	R19
Bid Summary	The submission proposes that a residential designation for approximately 120 houses is made. Suitable planting and landscaping along the development fringes and throughout the development proposal will be provided, with linkages to the current residential allocation at R10.
Site Description	The site is currently used as a driving range and is situated to the east of the Birnie Road. Site R10 lies to the immediate east of the site. R10 has planning consent for 88 houses and 60 flats.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside Around Towns

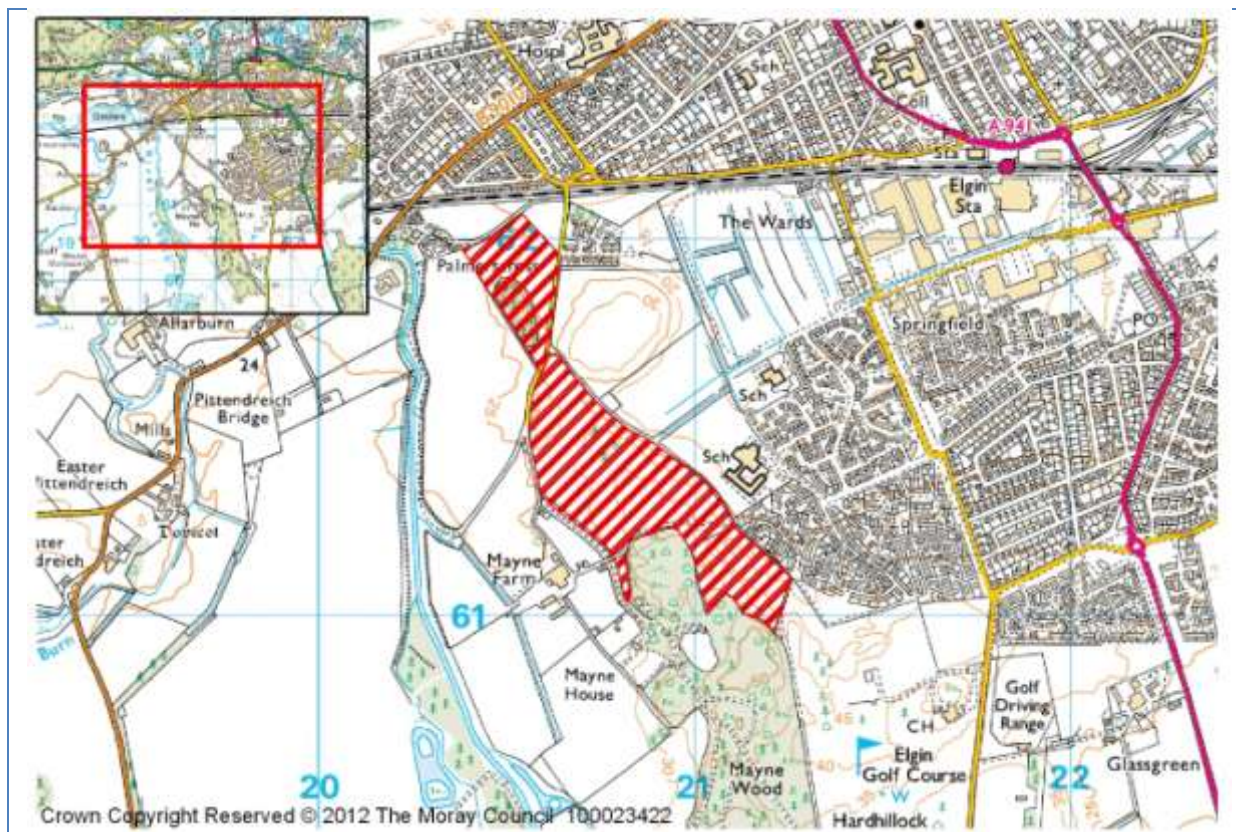


Transportation	<p><u>Transport Scotland</u> Should this proposal be brought forward it will be necessary for the developer to demonstrate that appropriate mitigation is provided to ensure there is no net detriment to the trunk road's safety or performance.</p> <p><u>TMC Transportation</u> The proposals would be unacceptable at present and A941</p>
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	<p>junction improvements must be completed before the site can be commended. Primary access should be taken from Birnie Road via a ghost island junction. Secondary access(s) from R10 to the east will also be required. Provision for a bus corridor would need to be maintained (linked to conditions within planning consent 10/02115/APP for site R9 and R10). Provision for a foot and cycle route along the frontage of the site onto Birnie Road with internal east west connection and links through to R10. Birnie Road drainage issues need to be addressed. Impact on local road network needs to be assessed. Completion of works to upgrade Sandy Road (TSP8) beyond that identified for R10 (i.e. possible junction improvement at Glen Moray Drive/Springfield Road/Sandy Road) may require possible contribution.</p>
Planning History	<p>Adjacent sites: 10/02115/APP: Application submitted for erection of 30 houses on site R9 and 90 houses and 60 flats on site R10. Planning consent granted for a total of 178 units of accommodation (30 houses on site R9 and 88 houses and 60 flats on R10). Consent granted 15th May 2012.</p> <p>12/00215/APP: Application permitted to construct new junior practice area at Elgin Golf Club.</p>
Environmental Health	No comment.
Flooding	No comment.
Landscape	<p>The site slopes gently down to the south. The site is currently a driving range and therefore has a more “manicured” appearance and the site has no existing screening or planting. There is a small block of woodland in the south east corner of the site close to Glassgreen Cottages. To the south of the site the land gently rises.</p>
Biodiversity/Natura	No comment.
Water/Waste water	<p>SEPA: Drainage network would need to be extended. If this is not possible it is important to ensure surface water disposal is appropriate (i.e. not to individual surface water soakaways susceptible to flooding).</p>
Cultural Heritage	<p>Following on from the results of the archaeological mitigation work already undertaken within R9 and R10, the Regional Archaeologist has confirmed that no further archaeological mitigation is required for this bid site.</p>
Overall SEA Assessment	No significant environmental issues arising.
Overall Planning Assessment	<p>Given the development to the north and planning consent granted on the site to the east the bid site would form a logical progression to development in this area. The site slopes down to</p>

	<p>the access of the driving range before sloping upwards. This boundary helps provide a natural feature which should be used to limit the sprawl of development further south. Landscape planting of the site will be important and the existing area between the roadside and driving range fence should be left clear of development and appropriately landscaped. Transportation will be a key issue to be addressed prior to development.</p>
Other	<p>The site is prime agricultural land grade 3.1</p>

Settlement	Elgin
Site Address	Rounds Wood Field and Knockmasting Wood, Elgin
Ref Number	R20, R21
Bid Summary	This submission identifies two potential development sites (Knockmasting Wood and Rounds Wood Field) submitted for inclusion within the MIR for residential and mixed use development together with open space and woodland provision. The proposal suggests there is potential for up to 450 houses, including 100 at Knockmasting Wood and 350 units at Rounds Wood Field.
Site Description	<p>Site A (Rounds Wood) The site is located to the south west of Elgin. The south-western section of the site falls outwith the existing Elgin settlement boundary with the remainder currently allocated as R6 for no more than 40 houses once landscaping requirements have been addressed.</p> <p>Site B (Knockmasting Wood) The site is located to the south west of Elgin to the south of the railway line.</p>
Greenfield/ Brownfield	Greenfield
Current Zoning	The existing R6 designation forms part of the overall bid proposal. Part of the land to the southwest of Rounds Wood Field and all of the land at Knockmasting Wood is located within the Elgin Countryside Around Towns designation.



<p>Transportation</p>	<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> Site A Rounds Wood : TMC transportation have advised that the site is undeliverable until new road access (WDR/South Side Road Improvement TSP9-11 and TSP 23) have been delivered. At least two access points will be required. A masterplan and Transport Assessment will be required. Site B Knockmasting Wood: TMC transportation have advised that the site is undeliverable until new road access (WDR/South Side Road Improvement TSP9-11 and TSP 23) have been delivered. At least two access points will be required and it is noted there may be difficult achieving visibility to south where the road is in cutting/bend. Bilbohall Road would required widening. A masterplan and Transport Assessment will be required.</p>
<p>Planning History</p>	<p>Site A (Rounds Wood) No recent planning history on the bid site.</p> <p><u>Adjacent sites:</u> 06/00202/OUT :Outline planning application granted for demolition of existing school and erection of new secondary school associated landscaping and car parking at Elgin High School</p> <p>05/01070/OUT: Outline planning application approved for partial demolition extension and alteration and associated landscaping and car parking at Elgin High School</p> <p>00/01391/FUL: Planning consent granted to erect new conservatory and single detached garage at Heldonview, Mayne Farm Road</p> <p>Site B (Knockmasting Wood) 05/00758/FUL: Permission sought to erect 80 number dwellings at Mayne Farm Road. Application withdrawn.</p> <p><u>Adjacent sites:</u> 06/02897/OUT: Planning consent granted for Outline permission for proposed residential development (9 dwellinghouses and 2no 10 apartment flats) including the demolition of 14 dwellings at Palmers Cross, Pluscarden Road Elgin. Subsequent application 11/01882/APP to extend consent granted.</p> <p>04/00476/FUL: Application permitted to erect dwellinghouses and associated roads/services etc at Bilbohall (R9) Elgin. 06/00232/FUL : Application to delete condition 4 and vary the terms of condition 11 from consent reference 04/00476/FUL</p>

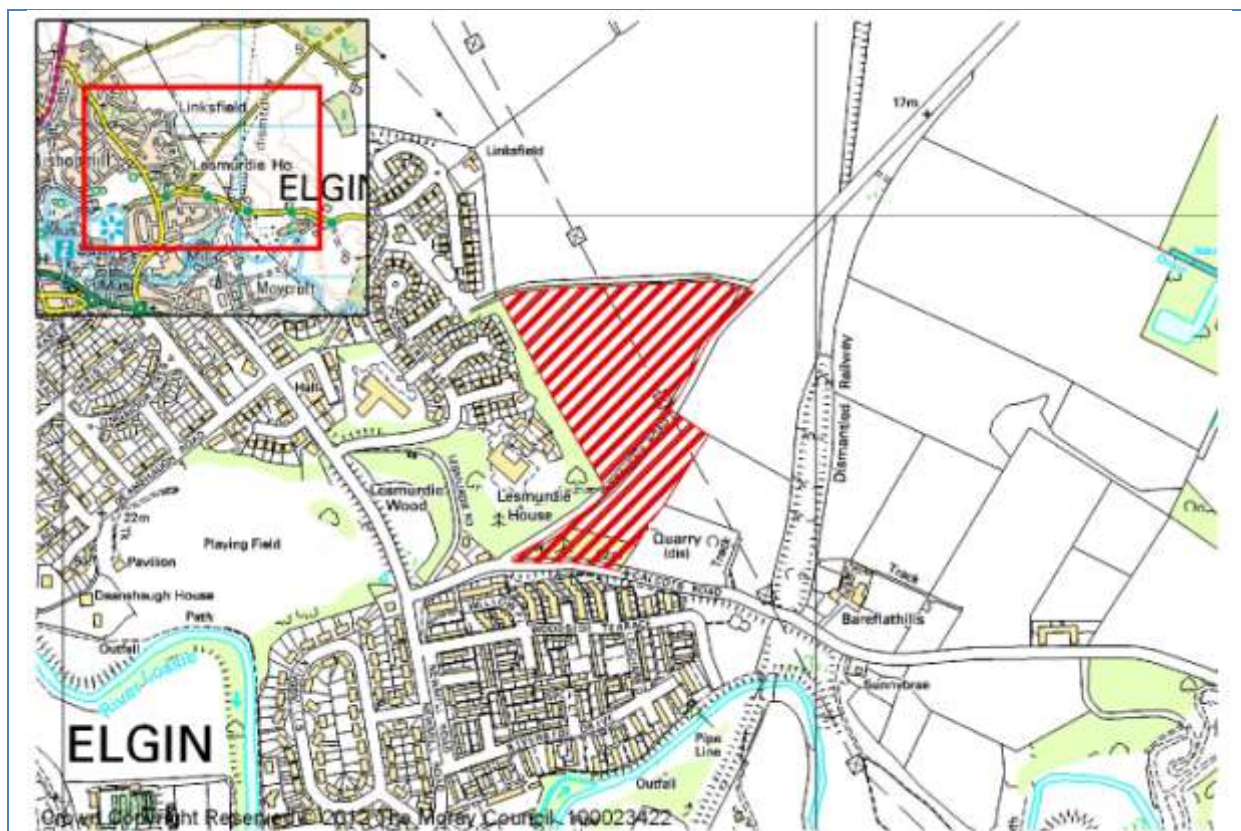
	(under Section 42 of the Town and Country Planning (Scotland) Act 1997) at residential development site Bilbohall (R9) Elgin. Refused by Scottish Executive.
Environmental Health	No comments
Flooding	<p>The site falls within SEPA indicative 1 in 200 year flood risk area.</p> <p>SEPA: The LDP should be 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 and layout options may be limited, but it is likely that part of the site can be developed at least.</p>
Landscape	<p>Generally the area that sites A and B fall within is characterised by prominent knolls, covered in cultivated farmland and woodland, with distinctive small groups of pine trees creating distinctive features across the upper slopes.</p> <p>Site A (Rounds Wood) The site is bounded by Elgin High School to the east, Mayne Wood to the south and the access to Mayne House to the west. The Wards (ENV 6) is located to the north-east of the site. Elgin Golf Course is located to the south-east of the proposal.</p> <p>The proposed site was subject to the previous landscape integration study (2005). In terms of landscape character, the report suggests that development over the distinctive green hills would detract from the relatively high quality setting to the town along this edge. The report also proposes that development on more low lying land orientated towards New Elgin and the school would have less of an impact where it was not detached from the settlement or separated by the prominent hills and ridges. The higher knolls, ridges and slopes are very visible, but low lying areas are contained by these elevated features and there are some landscape opportunities for development on the bid site within the lower land overlooking the school and the Wards. Settlement expansion here would help to consolidate the settlement edge, and the setting could be further enhanced with extensive woodland planting along the upper slopes and ridges. Development should avoid breaching the ridges and extending west, away from Elgin.</p> <p>Site B (Knockmasting Wood) The site is bounded by a public road to the east, agricultural land to the west and woodland to the north. The elevated Knockmasting Wood forms part of the site. The site is bounded to the east by hedging. The River Lossie is situated approximately 200 metres west of the proposed site.</p>

	<p>The proposed site was considered during the previous landscape integration study (2005). Although the site was not submitted as a bid site at the time, the report identified the low lying areas of the site as being appropriate for development in landscape terms.</p> <p>A subsequent landscape study concluded that the Kockmasting Wood site has potential for development. The site has several positive attributes, including its relative containment and location limits effects of landscape setting, sense of arrival and is visually discreet. The biggest constraint on this site relates to the need to provide a robust western boundary to development which would also reinforce the orientation of any development eastwards towards the settlement. However, planting should aim not to further limit the potential for passive solar gain.</p>
<p>Biodiversity/Natura</p>	<p><u>SNH</u> Surveys for a variety of protected species would be required at the application stage.</p> <p>Parts of the bid are within the natural floodplain of the River Lossie. The Lossie is currently heavily embanked but farmland remains at floodplain level. Should the embankments breach or overtop water can fill some of these areas. It is not sustainable to allow housing in such areas.</p> <p>An opportunity to restore parts of the river corridor may present themselves as part of any development this could benefit the watercourse and biodiversity whilst managing flood risk. Should this site be included in the Plan then such an approach could be innovative and demonstrate a commitment to managing flood risk through development.</p> <p>The Wards Wildlife Site is a non-statutory designated site but is well-used for informal recreation. The site is very good for biodiversity as it provides a constantly wet or damp source of habitats. It helps to collect water from the surrounding area. This is a valuable local resource for a number of reasons. Any development on this site would have implications for biodiversity in the area and potentially affect flood risk elsewhere. We would recommend that the ENV6 designation remain on the wetland site. Should it become part of the 'Knockmasting proposal' SNH would recommend that a commitment from the applicant is sought that the wetland area will be retained as such.</p> <p><u>SEPA</u> SEPA would <i>strongly</i> resist development around the river in this area. At points it is noted that the bid site is within approximately 150 metres from the River Lossie. The River Lossie runs to the west of the bid site and has been straightened in the relatively recent past (approx. 1950s). It used to be a braided channel but is now straight and over deep and requires regular dredging to keep it that way. The river is also currently failing to meet good status</p>

	<p>and this area would be the only area left where meaningful restoration could take place.</p> <p>The site bounds a wetland area and consideration of groundwater flows may be necessary to protect wetland.</p>
Water/Waste water	<p><u>SEPA</u> SEPA note SUDS systems will need to take account of mixed use.</p> <p><u>Scottish Water:</u> With regard to Site B (Knockmasting Wood) the developer is advised to contact with Scottish Water regarding Bilbohall WWPS.</p>
Cultural Heritage	<p>Taking into consideration the results of the archaeological work to the immediate NW of this site, ref NJ26SW0154, there is high potential for archaeological remains within this bid area formed by the three fields. Therefore an archaeological evaluation would be required within this bid site prior to development commencing.</p>
Overall SEA Assessment	<p>If these sites were considered for inclusion within the Plan, they should be subject to SEA. Mitigation required in terms of a variety of species surveys and safeguarding the watercourse. An archaeological evaluation of the site will be required. Landscape impact would also require mitigation. Flooding is also an issue.</p>
Overall Planning Assessment	<p>Site A (Rounds Wood) The existing R6 designation forms part of the overall bid proposal. The MLP 2008 contends that this 4 ha site is able to accommodate no more than 40 houses after landscaping requirements have been addressed.</p> <p>In terms of landscape opportunities and constraints, there is some potential for development across the low lying land orientated towards New Elgin and the school. This offers the opportunity to reinforce this edge and contribute to the consolidation of the settlement form. Development should not extend high up the ridges, where a roofline might interrupt the crest, and should be restricted to east facing slopes. The area would benefit from advance planting which would ensure that ridges and upper slopes had a well established woodland before development.</p> <p>The bid submission suggests there is capacity for up to 350 units on this site. Given the landscape constraints this maybe unrealistic, as the previous analysis of the site suggested approximately 4 ha of the site is developable without significant landscape impacts. However, the current allocation which equates to 10 house per hectare could be increased to allow for a denser development particularly when taking into account the levels of open space, landscaping and planting which is required</p>

	<p>on the remainder of the site. A density of around 20 houses per hectare maybe more appropriate, allowing for development of up to 80 houses.</p> <p>The comments regarding deliverability ahead of completion of WDR/South Side Road Improvement TSP9-11 and TSP 23 are noted. A project execution plan was approved by the Council in March 2012 and this anticipates completion within the timescales of the plan.</p> <p>Site B (Knockmasting Wood)</p> <p>The comments regarding deliverability ahead of completion of WDR/South Side Road Improvement TSP9-11 and TSP 23 are noted. A project execution plan was approved by the Council in March 2012 and this anticipates completion within the timescales of the plan.</p> <p>In terms of landscape opportunities and constraints, there is some potential for development across the low lying land. This offers the opportunity to reinforce the settlement edge and contributes to the consolidation of the settlement form. New woodland structure planting would be required to successfully integrate any development in to the landscape.</p> <p>The bid submission suggests up to 100 houses could be accommodated on this site. Given the topography and landscape constraints, a significantly reduced number of houses would be more appropriate for this site. A flood risk assessment will be required to determine the extent of the developable area and the level of development that can be accommodated on the site may need revised to account for this.</p>
Other	

Settlement	Elgin
Site Address	Lesmurdie Field, Elgin
Ref Number	R22
Bid Summary	The submission proposes that the Lesmurdie Farm site- adjacent to Lesmurdie House- and the Middle Field site should be included within the Elgin settlement boundary and allocated for housing. The development proposal suggests that the existing Pitgavney Road could be diverted in to the site and the road to the east tied into the realigned road to form a gateway feature The submission acknowledges that the junction of Pitgavney road and Calcotts Road will require adjustment to create better visibility.
Site Description	The proposed site is situated on an elevated ridge, located north of Elgin. The site comprises of two distinct parts: Lesmurdie field is a triangular field in open countryside, extending to approximately 4.62 ha and is adjacent to the eastern settlement boundary of Elgin to the north of Pitgavney Road; and Middle Field situated to the south of Pitgavney Road extending to approximately 1.23 ha.
Greenfield/ Brownfield	Greenfield
Current Zoning	The site is located within the Elgin CAT designation. The south western part of the site (known as Middle Field) is allocated as Policy ENV6 Green Corridors/Natural/Semi Natural Greenspaces in the adopted Moray Local Plan 2008.

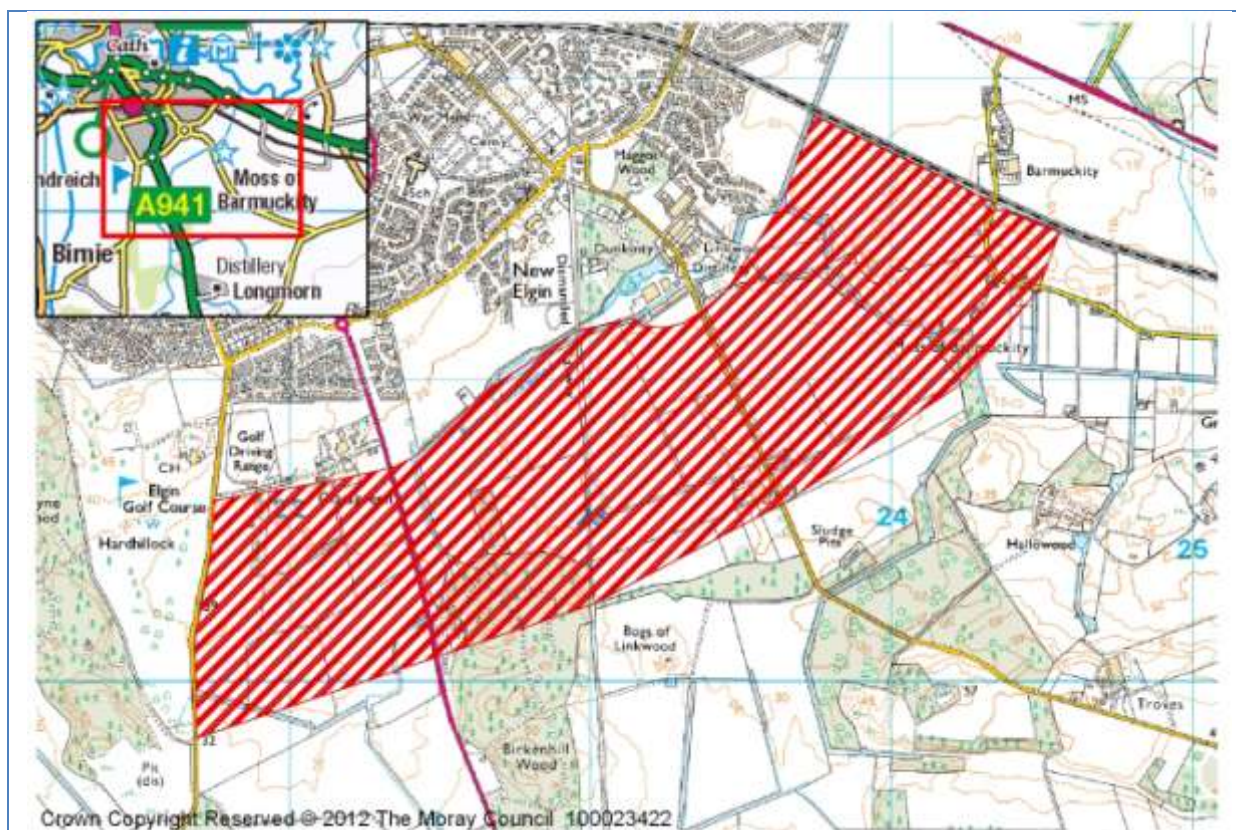


<p>Transportation</p>	<p>The site is accessed via a relatively steep minor road, approximately 4 m in width.</p> <p><u>Transport Scotland</u> Should this proposal be brought forward it will be necessary for the developer to demonstrate that appropriate mitigation is provided to ensure there is no net detriment to the trunk road's safety or performance.</p> <p><u>TMC Transportation</u> TMC Transportation consider the site to be unsuitable from a transport impact perspective, particularly with respect to the restricted visibility onto Calcotts Road. They have advised that provision of full visibility splays are likely to be a problem due to environmental constraints and possibly land ownership. Provision of full road standard for the existing agricultural traffic and possible future public transport traffic is likely to be a problem. Preliminary feasibility and design work required to confirm deliverability and observed vehicle speeds would be necessary. A TA is required. A footway/cycleway to Lesmurdie Road would be required and connection to Chandlers Brae and Marleon Field should be provided.</p>
<p>Planning History</p>	<p>The Lesmurdie Field part of the site was considered during the MLP 2008 PLI. The Reporter's conclusions state: <i>"the proposed development at this location would prejudice the character, visual cohesion and natural built-up edge of the settlement which is defined by woodland to the west of the objection site. In particular I am concerned that the proposal would also be likely to cause a significant adverse effect on the landscape setting of the settlement in this location – by appearing as a detached development out of keeping with its local setting"</i>.</p> <p>There are no recent planning applications on the bid site.</p> <p><u>Adjacent sites:</u> 00/00250/FUL: Planning consent granted to erect 83 single and two storey houses on site adjacent to Lesmurdie House. Subsequent application 02/00051/FUL permitted to delete planning condition no 6 of application 00/00250/FUL (re provision of eight affordable housing) on site adjacent to Lesmurdie House.</p> <p>00/01532/FUL: Application permitted to convert and extend house to 17no flats/maisonettes and construct six houses as stable block within grounds of Lesmurdie House.</p> <p>06/00694/FUL: Application to erect gate house permitted.</p> <p>98/01412/FUL: Planning permission granted for the erection of</p>

	housing development on site adjacent and to north of Lesmurdie House.
Environmental Health	The south part of this proposed residential development site (part of the Middle Field) is adjacent to a former landfill. Any risk associated with migration of landfill gas will need to be investigated and/or mitigated as part of any development.
Flooding	No comment.
Landscape	<p>No statutory landscape designations.</p> <p>The site lies immediately to the east of the Category B listed Lesmurdie House and a new residential development built in the grounds. A disused quarry abuts the south-eastern boundary of the site and a dismantled railway line lies to the east of the proposed development site. The land has an outward facing orientation, north and east, away from the existing settlement and the site rises gently from north to south. A prominent pylon line, which encircles the northern edge of the town, and telephone wires traverse the site. The site is relatively contained by existing trees to the south (ENV 6). Mature trees line the northern site boundary of Lesmurdie Field.</p> <p>The previous landscape integration study (2005) contends that the site is in an area that would be perceptually detached and physically distant from the main settlement core. It concluded that the bid site was not appropriate for development due to the significant landscape constraints.</p>
Biodiversity/Natura	<p><u>SNH</u> Loch Spynie SPA lies approximately 2km north of the site however development is unlikely to affect the SPA interests.</p> <p>The site includes some woodland and scrub. It is advisable that at an early stage the applicant establish whether or not badgers are present within or adjacent to areas that may be affected by development to inform any licensing requirements and help avoid delays.</p>
Water/Waste water	Developer advised to contact Scottish Water as Lesmurdie WWPS is affected by the Elgin Flood Alleviation Scheme.
Cultural Heritage	There are currently no known archaeological sites within the bid site. However, taking into consideration the known archaeological sites within the vicinity and its topography, 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	Potential contamination issues from the adjacent former landfill and impact of wildlife (badgers) require mitigation. Development of this site would require landscape mitigation.

Overall Planning Assessment	<p>The site was discounted previously during the MLP 2008 PLI, as a proposed site for residential and nursing homes.</p> <p>The proposed site at Lesmurdie is physically and perceptually detached from Elgin, is located in a countryside location that is geographically remote from the settlement core and is on a minor local road. There is a lack of visual connection and the slopes of the site are orientated away from the town.</p> <p>The allocation of the site for residential development would not be preferred, on the basis that the site would result in a detached development from a visual perspective. However, it may be possible that the site could come forward as part of a wider masterplanned approach to the development of north Elgin, in which the issues of detachment and visual perspective could be addressed or mitigated for this site. Development would have to be well designed with generous woodland in order to maintain and enhance the setting.</p>
Other	

Settlement	Elgin
Site Address	Land South of Elgin
Ref Number	R27
Bid Summary	This submission proposes an alternative southern by-pass/distributor route, together with the release of land for a range of development including housing. The developers are proposing that the by-pass/distributor route would be paid for through the release of land for development. The bid proposes that the development would be implemented in the next 10 to 15 years.
Site Description	<p>The site proposed for mixed use development covers a large sweep of land to the south of Elgin. This area is primarily agricultural land (over 200 hectares) and falls to the south of the Elgin settlement boundary and extends from Birnie Road (opposite the golf course) around to the eastern boundary of the Barmuckity business park site (BP1).</p> <p>The proposed alternative by-pass/distributor route is shown from a western point on the A96 at the Oakwood, continuing around the south of the town before ending to the East of Barmuckity business park site.</p>
Greenfield/ Brownfield	Greenfield
Current Zoning	The proposed site is located within the Elgin CAT designation.



<p>Transportation</p>	<p><u>Transport Scotland</u></p> <p><u>Site</u></p> <p>In terms of the mixed use development 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>Distributor Road/Bypass</u></p> <p>A bypass was considered as part of the STPR appraisal work and it was not progressed. Transport Scotland has no plans to promote a by-pass of Elgin.</p> <p>The Scottish Government has announced that it intends to dual the A96 from Aberdeen to Inverness by 2030. As yet no route/road lines have been identified, but Transport Scotland has already indicated that the bypass corridors around Elgin no longer require to be safeguarded.</p> <p><u>TMC Transportation</u></p> <p><u>Site</u></p> <p>TMC transportation have identified the bid as unsuitable from a transport impact perspective. TMC transportation have noted that the proposal is a policy departure in terms of TSP2, Southside Road Improvements and Policy T2 Provision of Road Access. It would be necessary to modify the existing road network to mitigate the impact of development. The A941 Linkwood Road/Edgar Road junction has performance issues and additional improvements are constrained.</p> <p><u>Distributor Road/Bypass</u></p> <p>TMC Transportation note the position of Transport Scotland.</p>
<p>Planning History</p>	<p>Part of the bid site was considered during the MLP 2008 PLI. The Reporter found that development on the proposed search area to the south of Elgin "would not be a natural extension of Elgin but would form an area which is highly visible across the level plain-even if only parts of it were developed using existing trees and other screen planting to mitigate its impact in the landscape." It was noted that there is a "distinct and abrupt change in character and openness which is evident in respect of the objection sites to the south of Elgin." The Reporter also raised concern about "the large and growing concentration of new housing expansion on the south side of the Elgin..." The Reporter concluded that there was not sufficient reason to allocate the objection sites as a LONG term search area, either alongside or as a replacement for the 'LONG' area identified to the north of Elgin in the finalised local</p>

	<p>plan.</p> <p><u>Planning Applications</u></p> <p>09/00863/FUL: Application permitted to relocate general purpose farm buildings at Glassgreen, Elgin.</p> <p>04/02846/FUL: Permission approved to erect new conservatory at rear of Broombank, Barmuckity, Elgin.</p> <p>02/02166/AGR: Application permitted to erect storage building at Barmossie, Moss of Barmuckity.</p> <p>01/00100/FUL: Planning consent granted to alter and extend existing dwellinghouse and erect new garage at Birkenhill House, Birkenhill, Elgin.</p> <p>00/00926/AGR: Application approved to erect general purpose agricultural building at Barmossie, Moss of Barmuckity.</p> <p>99/00989/FUL: Planning permission granted to erect house and garage at location of former cottage at The Croft, Birkenhill, Elgin.</p>
Environmental Health	No comments
Flooding	<p><u>SEPA:</u></p> <p><u>Site</u></p> <p>Any proposal needs to be supported by an FRA to inform the layout and design. Parts of the proposed development site lie within the 1 in 200 year flood map.</p> <p><u>Distributor Road/Bypass</u></p> <p>With regard to the distributor road, large areas of floodplain have to be crossed, and the road must be designed to ensure there is no increase in flood risk elsewhere. SEPA will object to any proposal which results in an increase in risk elsewhere, so consideration will need to be given as to whether this can be achieved before adopting this route.</p>
Landscape	<p><u>Site</u></p> <p>A landscape study concluded that from a landscape and visual perspective the area to the east of the A941 to Barmuckity has limited potential for development. The biggest constraint is the pronounced sense of detachment from Elgin which is reinforced by the secluded and rural character of the area as well as the distance to the town centre. The area is open and expansive in scale although the area is strategically well contained by low hummocky hills which could form an alternative to the existing robust well defined settlement boundary. The higher hills within the site are highly sensitive and should not be developed.</p>

	<p>The landscape study concluded that the area to the west of the A941 to the Birnie road also has limited potential for development. As with the east the biggest constraint is the pronounced sense of detachment from Elgin and it the ability to provide an alternative to the existing dramatic and clear sense of arrival and well defined settlement edge.</p>
Biodiversity/Natura	<p><u>SNH</u> <u>Site</u> Early consideration will need to 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>Such an allocation would have plenty of scope to accommodate meaningful areas of green and open space for amenity that can also benefit wildlife. The Linkwood Burn corridor could be a focus for such use that would also help to manage flood risk.</p> <p><u>SEPA:</u> <u>Site</u> The Linkwood Burn (WB ID 23034) passes through the site identified for development. The burn has been historically straightened and is currently failing to reach good status as a result. Restoration to good status will involve restoration of the straightened sections. Any development of this site needs to take this into account and allow space for restoration and development of natural processes in future. This may take up a significant area of land in this case. There is also a minor watercourse at Moss of Barmuckity which should be protected during development and space allowed for development of natural processes in future.</p> <p><u>Distributor Road/Bypass</u> The route of the distributor road takes it across the River Lossie at a location which is morphologically very unstable. It has been straightened in the recent past (1950's) and used to be a braided channel. It requires regular dredging to maintain the current shape but remains unstable. The river is currently failing to meet good status and this area would be the only area left where meaningful restoration could take place. A bridge crossing would present a significant constraint on the channel and any potential future restoration. Constraining the channel further at this point is very unwise due to the historically dynamic nature of the channel. Any crossing would need to allow for this and as a result would be a very large and expensive structure (i.e. would need to span more than just the channel width). Significant morphological studies will require to be carried out to investigate this with no guarantee of a positive outcome.</p>

Water/Waste water	<p><u>SEPA:</u></p> <p><u>Site</u></p> <p>An appropriate SUDS scheme will be required.</p>
Cultural Heritage	<p><u>Site</u></p> <p>This is a large sweep of land through and immediately adjacent to a range of archaeological remains, including large areas of prehistoric activity. Therefore a programme of archaeological mitigation would be required within this bid site prior to development commencing.</p>
Overall SEA Assessment	<p><u>Site</u></p> <p>Development of this site could have a significant landscape impact on what is a highly visible site. A landscape assessment is required to determine the scale of the impact and whether impact can be mitigated satisfactorily. Mitigation also required in terms of ecological surveys and safeguarding of watercourse.</p> <p><u>Distributor Road/Bypass</u></p> <p>SEPA object to any proposal which results in an increase in floodrisk elsewhere, so consideration will need to be given as to whether this can be achieved before adopting the distributor route.</p>
Overall Planning Assessment	<p>There are no plans to promote a bypass for Elgin, therefore the proposed development site has been reviewed on its own merits without linking it directly to the bypass.</p> <p><u>Site</u></p> <p><u>Landscape constraints</u></p> <p>The ability of the site to accommodate development without significant landscape impacts is a major concern. Part of this site has previously been considered “not appropriate for development due to significant landscape constraints” within the Integration of New Developments into the Landscape assessment carried out in 2005. A more recent study looking at the new bid concluded that the site has limited potential for development with the biggest constraint being the sense of detachment from the town centre. Therefore the site is not preferred for development.</p> <p><u>Transportation constraints</u></p> <p>Transportation assessment would be a key consideration. Comments from Transport Scotland and TMC Transportation raise significant issues which are a major concern regarding the delivery of the site and the impacts of development on the existing road network.</p> <p><u>Other issues</u></p> <p>Parts of the site are prime quality agricultural land and SPP presumes against development in these locations unless it is an essential component of the settlement strategy. The settlement</p>

	<p>strategy will be debated through the MIR.</p> <p>Distributor Road/Bypass</p> <p>There are no plans to promote a bypass for Elgin. The feasibility of the developer providing the bypass/distributor road from the proceeds of the development is not known. No detailed information is provided by the developer in this respect. The comments from SEPA regarding crossing the Lossie also raise questions about the deliverability of the route.</p> <p>Conclusion</p> <p>In conclusion, given the significant landscape and transportation constraints and the questions over deliverability of the distributor/bypass this site is not preferred for development.</p>
Other	<p><u>Site</u></p> <p>Parts of the site are prime agricultural land grades 2 and 3.1. A core path leading to Birkenhill Wood crosses the site.</p>