

Settlement	Elgin
Site Address	Waulkmill, Stonecross Hill, Elgin
Ref Number	R28
Bid Summary	<p>The bid submission proposes that a residential designation is considered on part of this site. The developer wishes to promote a Low Cost Home Ownership (discounted Market Value), Registered Social Landlord or Moray Council Housing Development, consisting of a small number of properties (8-12) within a newly established woodland. The submission also proposes to relocate the play area; however, no details are provided. Information subsequently provided to the Planning Authority proposes an informal recreation area, or land for allotments. In support of this proposal, the developer has submitted a Woodland Survey and Management Report commissioned in November 2010 which recommends clear fell of the Scots Pine and replanting of more open woodland.</p>
Site Description	<p>The proposed site located to the east of Elgin, approximately 160 metres south of the A96. The site extends to 1.73 acres and forms a triangular area of woodland, predominantly comprising of mature Scots Pine. A playground is situated in the centre of the site, accessed via two footpaths from Barlink Road.</p>
Greenfield/ Brownfield	Greenfield (wooded area with playground)
Current Zoning	<p>The site is designated as ENV6 'Green Corridor/Natural/Semi Natural Greenspace' and there is a designated Tree Preservation Order on the site (TPO ref 10).</p>

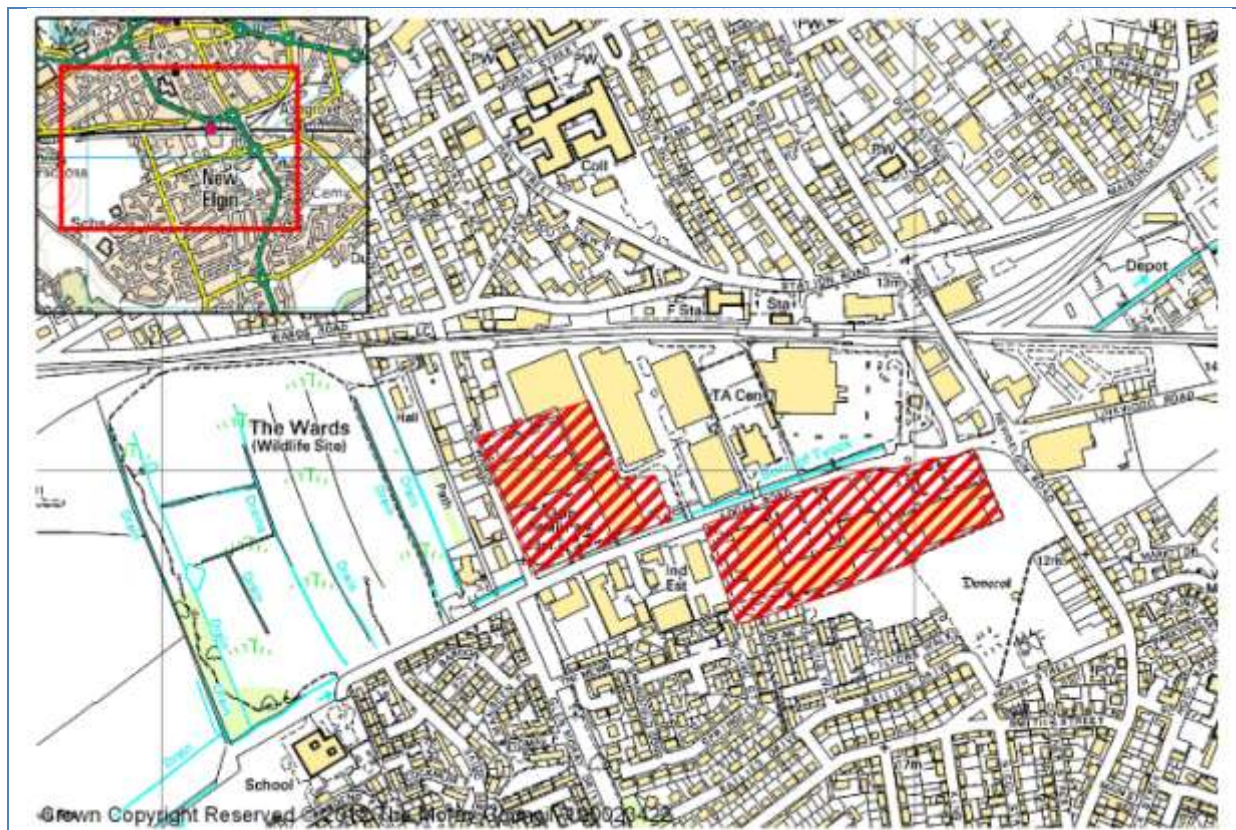


<p>Transportation</p>	<p>The bid submission suggests that vehicular access to the site could be taken directly from Stonecross Hill to the west of the site and that pedestrian and cyclist access would be provided.</p> <p><u>Transport Scotland</u> Should this proposal be brought forward it will be necessary 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 Service</u> Existing parking provision lost to the new access road must be replaced within the proposed development. Parking appraisal required.</p> <p>Existing Reiket Lane/Stonecross Hill junction is acceptable.</p> <p>Connections to northwest, southeast and west (Reiket Lane required). Public Transport available at Reiket Lane.</p>
<p>Planning History</p>	<p><u>Applications of Interest:</u> 05/02931/FUL: Application permitted to erect 101 affordable houses at R11 Reiket Lane Elgin</p> <p>04/00525/FUL: Planning consent granted to amend layout to erect 26 MVPI affordable houses and increase total number of</p>

	<p>houses on site from 154 to 161 at R13 Glassgreen Birnie Road Elgin</p> <p><u>Adjacent Sites:</u> 10/00930/APP: Planning permission granted to vary conditions 3(6) and 5 of planning consent reference 08/02039/FUL to vary the timescales within which details of the required link between the site and Reynolds Crescent are to be submitted/approved and thereafter provided in accordance with the approved details before development commences on more than 101 units (phases 1 and 2) of accommodation on the site at R2 Waulkmill Reiket Lane.</p> <p>08/02039/FUL: Planning consent granted for detailed application for 119 dwellinghouse and 30 flats at R2 Waulkmill</p> <p>06/00231/FUL: application permitted to erect a residential unit at Waulkmill Elgin</p> <p>03/00489/FUL: Permission granted to erect a garage at 15 Waulkmill Grove Elgin</p>
Environmental Health	No comment.
Flooding	<p><u>SEPA:</u> No comment.</p>
Landscape	The site is abutted by medium density semi-detached housing to the west, east and south. An area of hardstanding car park and a row of terraced housing forms the western site boundary. Views to and from the site are therefore restricted. The site is heavily wooded with mature Scots Pine which is the dominant feature of the site and a characteristic of the area.
Biodiversity/Natura	<p><u>SNH</u> It is less likely, given the current uses of the area that protected species are on site. Birds may however nest in trees during the breeding season so consideration should be given to the timing of tree felling.</p>
Water/Waste water	<u>SEPA:</u> Connection to the sewer network is expected.
Cultural Heritage	A previous archaeological evaluation to the immediate east of this site revealed no significant archaeological features. Therefore no archaeological mitigation would be required within this bid site.
Overall SEA Assessment	No significant environmental issues arising.
Overall Planning Assessment	This appears to be a request to remove the ENV designation and subsequently allocate the site for housing. The existing trees provide an important feature to the area, which is characterised by small pockets of Scots pine. Removal of these trees would

	<p>negatively impact on the character of the area and development of the site is not supported. It is preferred to retain the ENV designation.</p> <p>Revoking a TPO cannot be dealt with through the preparation of the Local Development Plan and separate procedures to revoke the TPO would be necessary. However, a request could be made to undertake works which would remove any trees that were a risk whilst retaining the TPO. Again this is a separate procedure from the LDP preparation. Preparation of the LDP can consider whether to continue the ENV6 designation.</p> <p>The footpath running through the centre of the site is a Core Path. Scottish Planning policy states in paragraph 150 that Planning Authorities should protect core and other important routes and access rights when preparing development plans. There should be consistency between the development plan and the core paths plan</p>
Other	<p>The area has been the subject of anti-social behaviour in the past and the Waulkmill Residents Association together with Moray Council and local councillors have sought to address these concerns. Situation remains to be resolved.</p> <p>A Core Path runs through site.</p>

Settlement	Elgin
Site Address	Ret A & B Edgar Rd, Elgin
Ref Number	RET A, RET B
Bid Summary	The submission proposes that the terms of Policies RET (A) and RET (B) for the Edgar road Retail Park Area, as contained within the existing MLP 2008, should be retained and strengthened. RET (A) should continue to have a bias toward bulky goods and should not be non-food open.
Site Description	RET A: Edgar Road Retail Park RET B: Edgar Road West
Greenfield/ Brownfield	Brownfield
Current Zoning	RET A and RET B



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>The Moray Council</u></p>
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	<p>Developments have already been constructed, any future application for change of use would be assessed on the basis of access and parking provision, along with any additional traffic passing through TSP9, TSP24 and TSP29.</p>
Planning History	<p>00/00472/FUL: Application permitted to amend condition 1 of planning consent 88/00253, 00/00473/FUL: Application permitted to amend condition 1 of MP/849/86 , 00/00485/FUL: Application permitted to delete condition 3 and 4 of consent 88/00253,00/00486/FUL: Application permitted to delete condition 2 and 3 of planning consent MP/849/86</p> <p>00/00756/FUL: Application permitted to erect class 1 non-food retail unit 40,000sqm with garden centre and builders yard. (B&Q).</p> <p>04/02341/FUL: Planning permission granted to vary condition 12 of consent 03/00886/OUT under Section 42 of the Town and Country Planning (Scotland) Act 1997 to allow for the sale and display of pets and pet related products.</p> <p>05/00144/FUL: Application approved for recladding and refurbishment of retail park units. 07/02112/FUL: Application permitted to re-clad retail unit.</p> <p>05/00145/FUL: Application for approval of reserved matters in respect of outline application 03/00886/OUT for extension to existing Class 1 non-food retail park. Planning consent granted.</p> <p>05/02626/FUL: Application permitted to vary condition 2 of consent 00/00472/FUL to allow open class 1 non-food good at units 2a, 2b, and 2c. 06/02617/FUL: Application permitted for Class 1 non-food extension to retail park. 08/00801/FUL: Application permitted to vary condition of 04/02341/FUL to allow sale of open class 1 non-food goods from unit 3B. 08/00802/FUL: Application permitted to vary condition 1 of planning consent MP/849/86 for the sale of open class 1 non food goods from unit 1. 08/00803/FUL: Application permitted to vary condition 2 of 88/00253/FUL/00/00472/FUL to allow sale of open class 1 non-food goods from Unit 3A.</p> <p>08/00922/FUL: Application permitted to install new external fire escape doors at General George. 08/01847/FUL: Application permitted to install air conditioning at unit 2A. 08/02196/FUL: Application permitted at unit 2E for external cooling plant. 08/02550/FUL: Application permitted to install HVAC plan and ventilation louvres at unit 2B.</p> <p>12/00403/APP: Application to operate mobile car wash at Springfield Retail Park permitted.</p>

Environmental Health	
Flooding	<u>SEPA:</u> There are some issues with Edgar Road sites but these will be addressed by the Flood Prevention Scheme.
Landscape	RETA and RET B are in built up areas within Elgin. The predominant feature of the area is large warehouse type retail units mixed with industrial and business uses.
Biodiversity/Natura	<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.
Water/Waste water	No comment.
Cultural Heritage	No archaeological mitigation would be required within this bid site.
Overall SEA Assessment	
Overall Planning Assessment	<p>The wording of the RET(A) designation in the extant Local Plan states that the area is now an established area for a superstore and primarily bulky goods comparison retail warehousing which is complementary to ,rather than in direct competition with retailing within the town centre of Elgin. There have been various consents for variation of conditions relating to individual units which have allowed sale of open class 1 non-food.</p> <p>The designation of the site to the NW,-RET(B) Edgar Road West, states that Planning Permission has been granted by The Scottish Ministers for development comprising uses within Class 1,but excluding food sales, thereby permitting a wider range of shops, including general comparison, as opposed to bulky goods.</p> <p>It will be necessary to propose revised wordings for both designations, to reflect accurately changes in retail development and planning consents. This should include cross referencing to the revised Retail Policy, including R3, as appropriate.</p>
Other	

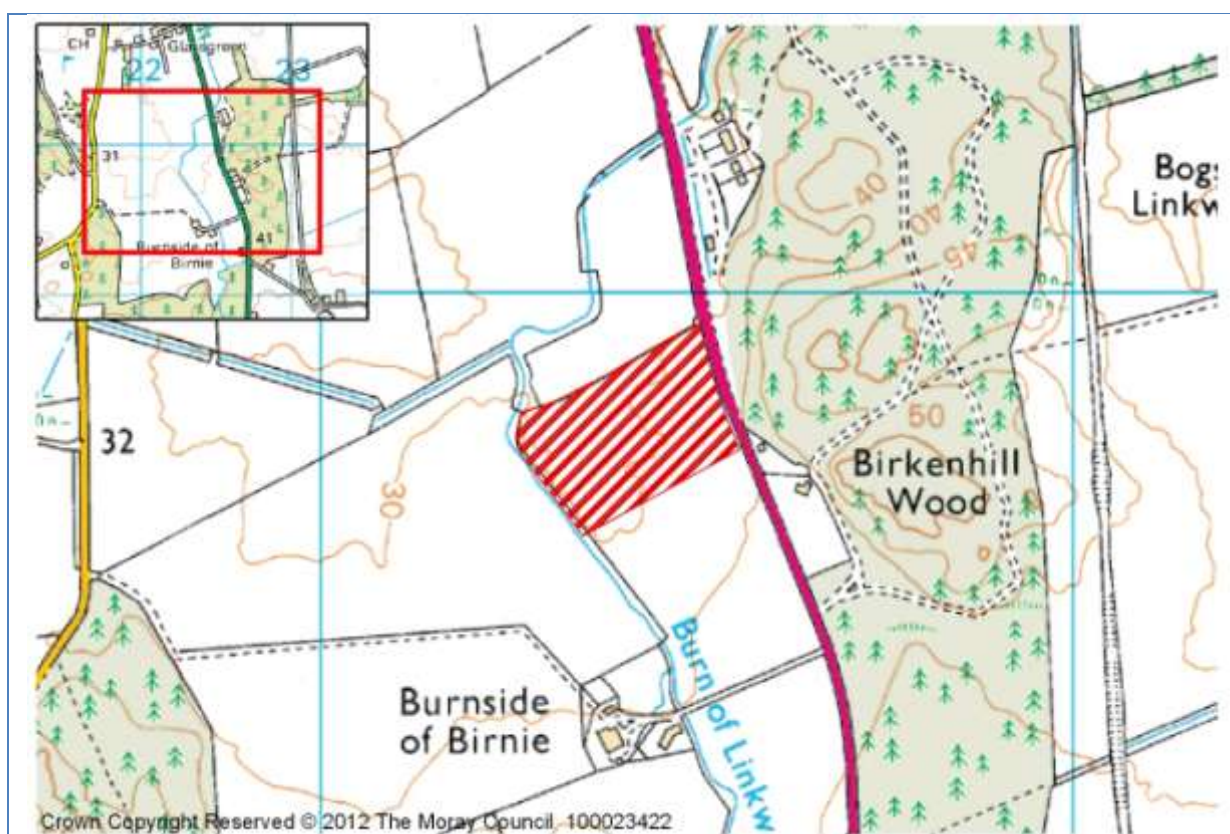
Settlement	Elgin
Site Address	Mayne House, Elgin
Ref Number	Site 1
Bid Summary	The bid submission relates to Mayne House, which provides self catering accommodation in a countryside setting to the south west of Elgin. The owner would like to evolve the business to a more service based facility, such as a sports psychology centre. The proposed facility would require residential accommodation for staff and clients, with capacity to cater for up to 30 people. No specific access details or house numbers provided.
Site Description	The proposed site is located to the south-west of Elgin, outwith the existing settlement boundary. Mayne House currently occupies the site and provides self catering accommodation. The bid site extends to approximately 1.08 ha, and is currently accessed via the Bilbohall Road.
Greenfield/ Brownfield	Greenfield
Current Zoning	The site is situated within the Elgin Countryside Around Towns (CAT) designation.



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 proposed development would result in additional trips using the Bilbohall Farm Bridge. Development could not take place until alternative access is provided (refer to existing R1 Bilbohall site and its constraints).</p>
Planning History	<p>04/03018/FU: Application permitted to install LPG tank instead of oil tank at Gardeners Cottage Mayne House.</p> <p>02/01952/FUL: Planning consent granted for replacement of gardeners cottage with cottage of similar style and proportions also for oil tank at Gardeners Cottage Mayne House Elgin.</p>
Environmental Health	No comment
Flooding	<p><u>SEPA:</u> Mayne House itself is outwith the flood map, but parts of grounds are likely to be at risk which may affect the proposed development.</p>
Landscape	Mayne Farm is located to the north west of the site and Mayne Wood abuts the site to the east and south-east and provides visual containment to the site.
Biodiversity/Natura	No comment.
Water/Waste water	<p><u>SEPA:</u> Drainage: Consideration must be given to flows and loads with regards to sport facilities.</p> <p>Suitable effluent treatment and disposal (secondary treatment) will be required.</p>
Cultural Heritage	There is one known archaeological site within this bid area, namely NJ26SW0078 (site of a medieval manor). However, taking into consideration the known archaeological sites within the vicinity, 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	
Overall Planning Assessment	Given the scale and nature of the proposal it would be more appropriately pursued as a planning application.

Other	
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Settlement	Elgin
Site Address	Burnside of Birnie, Elgin
Ref Number	Site 2
Bid Summary	The developer is seeking designation of the Burnside of Birnie for business park and industrial development. The bid proposal suggests that the initial phase of development could include Site A, which extends to approximately 4.5 ha, with scope to expand to areas B and C in future plan periods. The comments and analysis below relate to Site A, which is proposed for the next plan period.
Site Description	The proposed site is located approximately 0.9 miles south of the Elgin Settlement Boundary and extends to approximately 4.5 ha.
Greenfield/ Brownfield	Greenfield
Current Zoning	Located within the Elgin CAT.



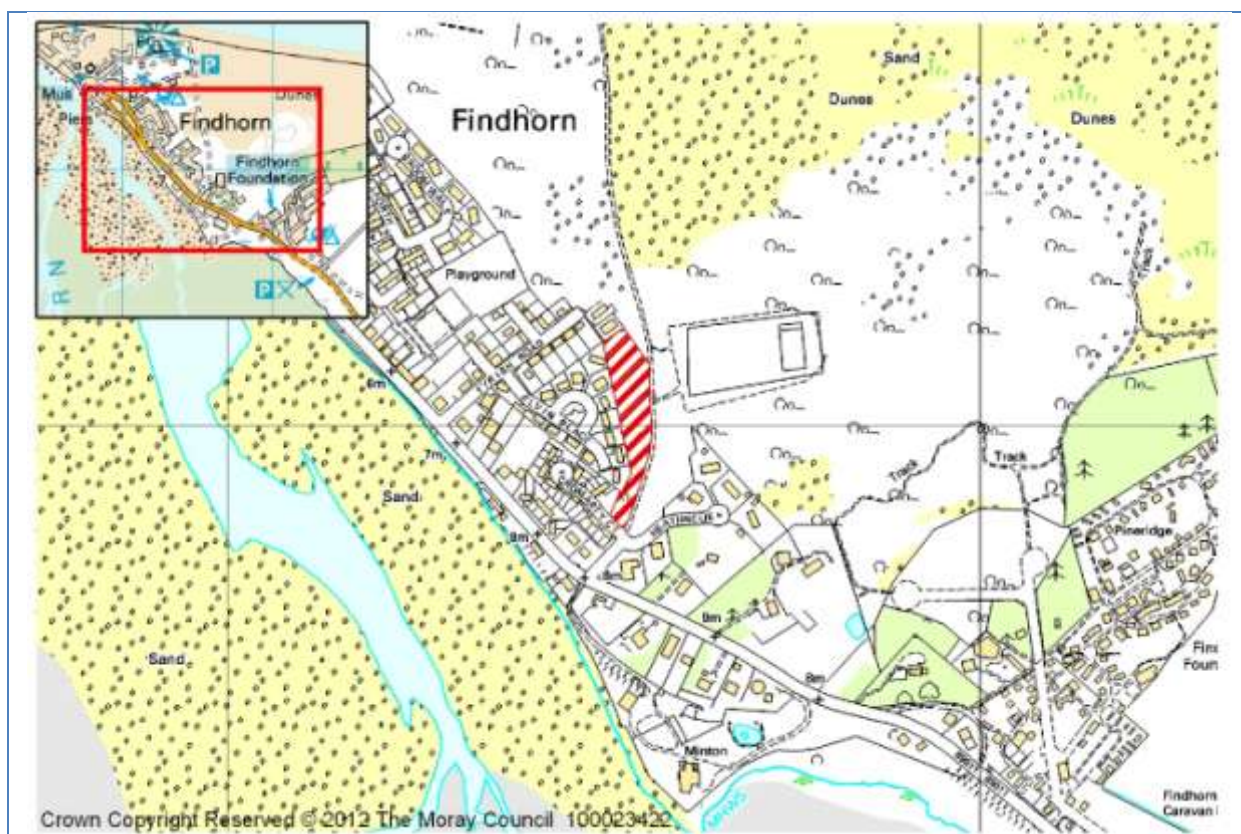
Transportation	<p>Transport Scotland: Should this proposal be brought forward it will be necessary for the developer to demonstrate that appropriate mitigation is provided to ensure there is no net detriment to the trunk road's safety or performance.</p> <p>TMC Transportation: Transportation have designated this site as</p>
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	<p>Amber (will require more detailed investigation at a later stage). It is noted the site is remote from the settlement and that the A941 junctions to the north are sensitive to additional traffic.</p> <ul style="list-style-type: none"> • Need to safeguard future cycleway route (reserve land on west side of A941) and agree the future construction costs. • Bus lay-bys on the A941 will be required. • New access with A941- need to reserve land for future connection(s). • A ghost island priority junction may be required. Consideration of second access associated with later phases of development. • There are no land ownership/visibility splay issues along the length of the site's verges. • Modifications to the road network to mitigate the impact of the development are anticipated. These may include A941/Linkwood Road/Edgar Road; TSP10-12. • Necessary footways/cycle ways are likely to be covered through a legal agreement or developer contribution. • TA and Construction Consent for access will be required.
Planning History	<p>The site was considered during the MLP 2008 PLI. The Reporter's conclusion states:</p> <p><i>"..it is unnecessary to allocate the Burnside of Burnie site...and it would be inappropriate to do so given its countryside setting...furthermore, even if for some reason it did not prove feasible or viable to develop the Barmuckity site for the development s proposed in the finalised plan, I conclude that there would still not be justification to promote the Burnside of Burnie site for business park and industrial purposes. This is because in my view, it is not an appropriate location for such uses in the Elgin context"</i>.</p> <p><u>Recent and relevant planning applications:</u></p> <p>05/00651/FUL: Permission granted to form new access road.</p> <p>06/02205/AGR: Permission granted for the erection of an agricultural general purpose shed.</p> <p>10/02070/APP: Application for the erection of 1 no 330kw wind turbine and erection of 50m high temporary wind mast has been withdrawn.</p>
Environmental Health	<p>If proposals for a wind turbine are resubmitted the developer would need to account for the proximity of any noise-sensitive development proposed.</p> <p>Future proposals here may require the provision of a detailed noise impact assessment in terms of PAN 1/2011.</p>

Flooding	<p>Flood Risk:</p> <p>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>The bid site is relatively flat and is lower than the level of the adjoining A941 road, and is currently in agricultural use. The site lies within the open flat plain of agricultural land and is bounded to the east by the A941 which is raised above the field level increasing the site's visual sensitivity. A post and wire fence forms the eastern boundary. The A941 and Birkenhill Wood are situated immediately to the east and the site forms part of a wider open field pattern. The site is open to the north and south. The Linkwood Burn runs along the western boundary of the site.</p>
Biodiversity/Natura	<p><u>SNH</u></p> <p>If the burn adjacent to the site can be given a sufficient buffer zone then there should not be the need for ecological survey work.</p> <p>SEPA The Linkwood Burn (WB ID 23034) runs along the boundary of the site. The burn has been historically straightened and is currently failing to reach good status. Restoration will involve restoration of the straightened sections and any development 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 instance.</p>
Water/Waste water	<p><u>Scottish Water:</u> There are raw water pipes running adjacent site. The contamination risk will depend on class usage.</p> <p><u>SEPA:</u></p> <p>No sewerage network in place currently. Disposal of effluent and surface water likely to be problematic if private arrangements are proposed. Further information is required.</p>
Cultural Heritage	<p>While there are no known archaeological sites recorded within this area, the general surrounding vicinity has numerous cropmarks of prehistoric and later date. Taking this and the topography of the land into consideration, there is archaeological potential for remains within the bid area. Therefore an archaeological evaluation would be required within this bid site prior to development commencing.</p>
Overall SEA Assessment	<p>Potential waste water issues to be addressed if this site is considered for inclusion- potential contamination issues as a result of raw water pipes running adjacent to site. Landscape impact would require mitigation if this site is considered for inclusion.</p>

<p>Overall Planning Assessment</p>	<p>The Burnside of Burnie development would be an isolated pocket of development of employment uses in a wholly countryside setting. The proposed site is not adjacent to the settlement edge, and is within the middle of the Countryside Around Towns designation. Development of the site would be highly visible across the level plain and prominent when approaching Elgin from the south. The site is not preferred for development.</p> <p>The site was considered during the MLP 2008 PLI and the Reporter's concluded that: "...it is unnecessary to allocate the Burnside of Burnie site...and it would be inappropriate to do so given its countryside setting". The Reporter also commented that the site being free from flooding and in a single ownership was "not sufficient reasons to allocate the site for an isolated commercial use in otherwise unspoilt countryside location." The Reporter also raised concern that the "the proposed designationwould be likely to trigger additional pressures for even more new housing and other development in the intervening fields between there and the southern edge of Elgin. I conclude this would be detrimental to the character and setting of Elgin...."</p> <p>There has been no material change to suggest the position should now be altered.</p>
<p>Other</p>	

Settlement	Findhorn
Site Address	Heathneuk
Ref Number	R3
Bid Summary	Proposal is to develop 15 residential dwellings on a 0.95 hectare site.
Site Description	Site is relatively flat, rough gorse and sand on the west side of the minor road/track leading to the east beach. The site is bounded by housing to the south and west, dune and gorse to the north and a residential designation to the east.
Greenfield Brownfield	Greenfield
Current Zoning	Part of a large ENV8 designation identified in the Moray Local Plan 2008, to protect the semi natural qualities of the eastern dune area.

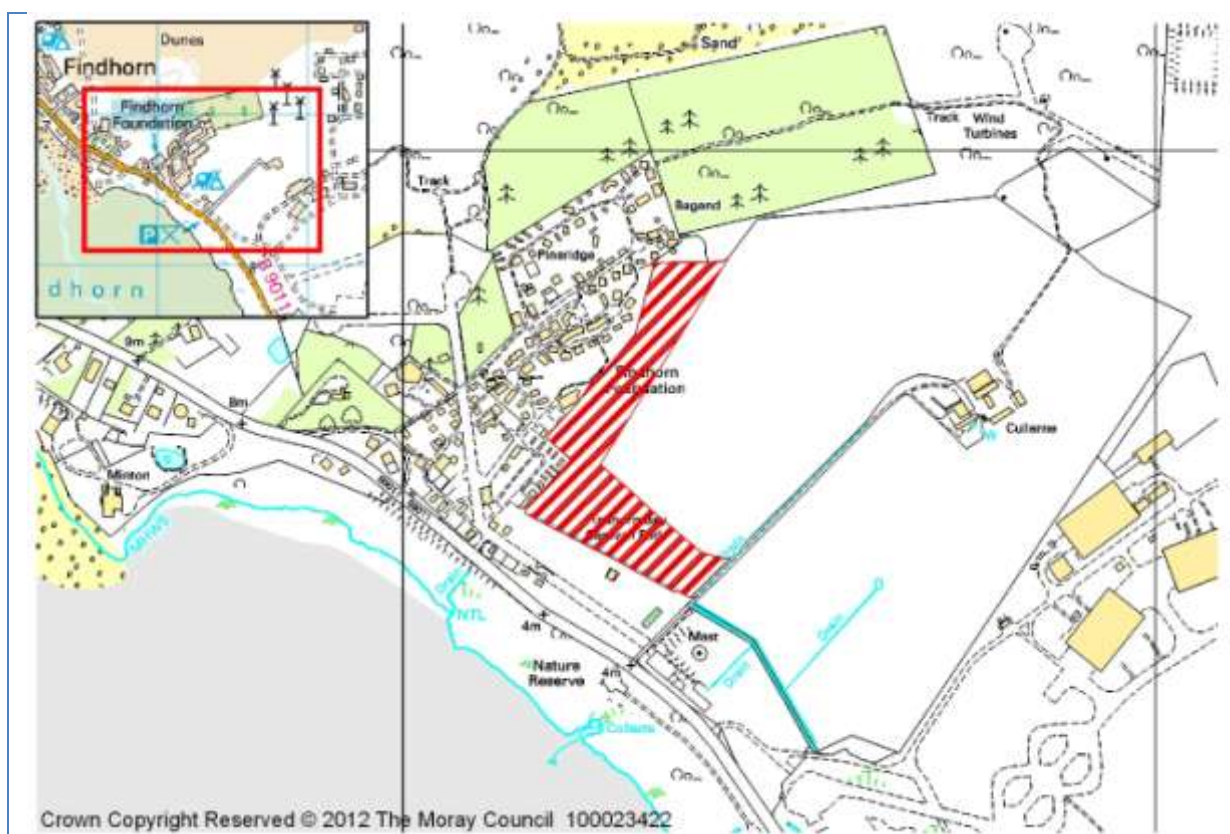


Transportation	Transportation considers that the bid site should be combined with R1 and promoted as a modification to the R1 site. Access via Dunes Road is constrained by restricted visibility at B9011/U148E junction; access via Fyrish Road would require ground works to provide road to adoption standards. Transportation considers that combined R1+bid site would only be acceptable if developed on a phased basis, with 10 units in Phase 1 served via an extension of Fyrish Road and remaining
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	<p>10 units in Phase 2 served by Dunes Road, which would need to be upgraded to roads adoption standard. Need to extend footways from U148E Dunes Road and U148E Fyrish Road to the site. Visibility splay requirements $x = 2.4\text{m}$; $y = 70\text{m}$ at B9011/U148E Dunes Road junction; third party land required. $x = 2.4\text{m}$; $y = 25\text{m}$ for individual accesses onto Dunes Road. Improvements to visibility at B9011/U148E Dunes Road junction; upgrade of Dunes Road to adoption standards (third party is believed to control private section of Dunes Road)</p>
Planning History	<p>Site was considered during preparation of the Moray Local Plan 2008 and debated at the Public Local Inquiry. The Reporter concluded that “the Council might wish to initially allocate the part of the objection site to the south of the East Beach Road for development within the plan period (2008-2012) and designate the part of the objection site to the north of that road as being ‘LONG’ – for development beyond that plan period.” (as shown in Landscape Study).</p>
Environmental Health	<p>Consultation with the MoD in regard to noise contours will be required.</p>
Flooding	<p>Site is not at risk of flooding.</p>
Landscape	<p>The site is within an AGLV and Coastal Protection Zone. A landscape study was carried out on this site in 2005 and concluded that most of this eastern area is inappropriate in landscape terms for development. The clear structure of the village and its strong relationship with the western edge of the spit is a defining characteristic of the existing settlement pattern, and this would be compromised by continuous eastern extension. The landscape of whin and sandy dunes is semi natural in character, reflecting the natural dynamics of the coastal location. This space is currently large enough to experience a sense of openness and relative distance from development which creates a distinctive sense of place which could be easily eroded by incremental development extending over the more stable dune systems. The Study concluded that there is one discreet part of the proposed development bid which lends itself to ‘in fill’ development, as it is located between existing areas of development, and has an existing setting of mature conifers. The area is bounded to the north by a well defined dune landform, which partially contains the area both physically and visually. Development within this area would not visually affect the scale of the wider space, nor would it encroach significantly upon the integrity of the semi natural character.</p>
Biodiversity/Natura	<p>The site is located within the Culbin, Findhorn and Burghead Bay Site of Interest to Natural Science. The proposed development is not considered to compromise the objectives of the designation.</p>
Water/Waste water	<p>Pumping to public sewer may be an issue. Some capacity issues with WWTW if multiple development in this area</p>

Cultural Heritage	No archaeological mitigation required.
Other	Click here to enter text.
Overall SEA Assessment	Site raises landscape integration issues.
Overall Planning Assessment	<p>Site was considered as part of the Moray Local Plan 2008 PLI. Reporter recommended that part of the site be considered for inclusion in the longer term, in accordance with the Landscape Study. This position is supported. Expansion beyond the area identified in the Landscape Study would erode the semi natural qualities of the eastern dune area and could lead to further incremental encroachment on this area. The new “infill” area should be treated as an extension of the existing R1 designation, with a revised overall capacity for 10 units. If site is constrained to 10 units this number would be acceptable to be accessed via Dunes Road, subject to improvements in visibility at B9011/U148E Dunes road junction, upgrading of Dunes road to adoption standards with provision of a turning facility at the end of the upgraded Dunes Road.</p>

Settlement	Findhorn
Site Address	Cullerne Farm
Ref Number	R4
Bid Summary	Proposed land for visitor accommodation/ chalets, community business proposals and residential development.
Site Description	Site comprises fields to the east of the Findhorn Ecovillage, with adjacent uses of the caravan park, residential and small scale business uses. Close proximity to RAF Kinloss. Site extends to approx 4.1ha
Greenfield Brownfield	Greenfield
Current Zoning	None



Transportation	TA required. Footway connection to bus stop; connections to adjacent private (third party) road network. Two points of access required, or one access with additional emergency vehicle access. Provision of access onto B9011 constrained by third party land, which is required for visibility splays and provision of access to Roads Adoption Standards.
Planning History	Application 10/02004/APP approved in Feb 2011 for car park for Moray Arts Centre

Environmental Health	Need to consult the MoD in respect of noise contours.
Flooding	Not at risk of flooding
Landscape	Site is within the Burghead/ Findhorn Coast AGLV. Site is low lying and open in nature.
Biodiversity/Natura	Moray and Nairn Coast SPA – development on this scale should not have any impact on the SPA interests. Protected sites. Culbin Sands, Culbin Forest and Findhorn Bay SSSI is close to the site but is not anticipated that this development would adversely affect the protected interests of the site. Site is within the Culbin, Findhorn and Burghead Bay SINS designation (bio and geo).
Water/Waste water	FRA needed if watercourse to be affected by development, however if avoided and buffer provided, FRA will probably not be needed. The watercourse on the south-west boundary has been historically straightened - space should be allowed for restoration and development of natural processes in future. Pumping to public sewer may be issue. Some capacity issues with WWTW if multiple development in this area.
Cultural Heritage	In the Sites & Monuments Record there are several recorded cropmark sites within the boundary of Cullerne Farm, dating from the prehistoric to medieval period (such as NJ06SE0077 and NJ06SE0054). Therefore all of the fields that form Cullerne Farm contain potential or actual archaeological remains. A programme of archaeological works would be required prior to the commencement of any development.
Other	Click here to enter text.
Overall SEA Assessment	Site is within a SINS and AGLV designation and close to a SPA. Given the location, sensitivity and scale of the proposal it should be subject to Natura and SEA procedures if considered for inclusion in the Local Development Plan.
Overall Planning Assessment	Proposed scale of development would constitute a further large expansion of the Ecovillage. Concerns expressed at time of Moray Local Plan 2008 regarding the large expansion of the Ecovillage. There are still considerable effective development opportunities available to the north of the Ecovillage and further development beyond these cannot be justified at this time.

Settlement	Findhorn
Site Address	ENV3 adjacent to Bundon
Ref Number	R5
Bid Summary	Request the removal or amendment of the ENV3 designation adjacent to Bundon to allow for a single house development.
Site Description	Rectangular shaped site with elongated triangular area projecting to the south east. Site is dune/ gorse and was historically used as an informal parking area.
Greenfield Brownfield	Part Greenfield, part brownfield (car parking area?)
Current Zoning	ENV3



Transportation	Visibility splay requirements x = 2.4m; y = 25m recommended
Planning History	Consent 06/00053/ful granted in February 2006 to build a boatshed. Application 10/01036 for a single house was withdrawn.
Environmental Health	Need to consult MoD with regard to noise contours
Flooding	Site is identified as being at risk of coastal flooding 1 in 200 years. Any development on the site would need to be supported by a

	satisfactory FRA. As this is coastal flooding, the FRA would inform development layout and site levels, but access/egress may still be an issue on which the council have to consider acceptability.
Landscape	Sensitive coastal location, high profile site.
Biodiversity/Natura	Site is located within the Culbin, Findhorn and Burghead Bay SINS and the western edge of the site encroaches into the Findhorn Bay Local Nature Reserve, although this may be a data issue to be clarified. Moray and Nairn Coast SPA – development on this scale should not have any impact on the SPA interests. Culbin Sands, Culbin Forest and Findhorn Bay SSSI is close to the site but it is not anticipated that this development would adversely affect the protected interests of the site.
Water/Waste water	Effluent disposal would need to be to public sewer
Cultural Heritage	No archaeological mitigation required.
Other	Public access is available through the site. Any development should ensure that this continues to be available.
Overall SEA Assessment	Flood risk requires to be addressed. Impact upon natural heritage designations is not considered to be an issue.
Overall Planning Assessment	Proposal offers an opportunity for a single house development within a gap site between Bundon and the boatyard. Provision for continued public access would be required.

Settlement	Fochabers
Site Address	Land adjacent Christie's Garden Centre
Ref Number	OPP3
Bid Summary	Residential (13 houses)
Site Description	Grassland
Greenfield/ Brownfield	Greenfield
Current Zoning	Whiteland – included within the settlement boundary identified in the Moray Local Plan 2008 (MLP 2008)



Transportation

TMC Transportation Services has advised that the site is unsuitable for development from a transport impact perspective. Access is proposed via a mutual shared access through the Nursery car park and a track. Access to housing of this scale needs to be via a public road/road to adoption standards; it is not acceptable to provide an adopted road through the nursery car park. Visibility is also constrained at the access track onto the old A96. Should the site be developed, a Transport Statement may be required. Missing footways alongside the eastern side of the old A96 and southern side of the A98 would need to be provided. Developer contributions will be required for routes to schools and public transport. Third party land will be required for visibility

	<p>splays. There is a core path located to the north of the site which connects to a core path road. These lead into the village centre.</p>
Planning History	<p>The 4.62 acre (1.87 hectare) site is located within the settlement boundary. It is not identified for a specific land use, i.e. it is whiteland. Therefore, development proposals will be considered on their compatibility with uses in the surrounding area and other relevant material considerations. The site is contained between the curtilage of Christie's Garden Centre, the A96 bypass to the east and, the soon-to-be detrunked A96/Lennox Crescent to the south-west.</p> <p>A petrol filling station and associated retail sales and vehicular maintenance facilities was recently approved adjacent the north-eastern boundary of the site (01/00098/OUT). The Garden Centre has also recently received consent for an animal and aquatic centre (11/00255/APP). The Garden Centre includes a café area and associated kitchen. Further residential development and a hotel/motel are proposed to the north of the site, opposite the Garden Centre and the Caravan Park is located to the south of the site. There is also a proposal to develop 2-3 houses on land currently identified as greenspace adjacent the southern boundary of the site.</p> <p>Residential development in the immediate vicinity is primarily detached in relatively generous plots. Houses along the A96 and Lennox Crescent front onto the road being set back behind walls and hedges at the heel of the pavement which provide a strong building line.</p>
Environmental Health	<p>TMC Environmental Health has raised no comments and there are no known contaminated land issues.</p>
Flooding	<p>The proposed site is not at risk of flooding (source: SEPA flood maps). Drainage should not increase the flood risk to neighbouring property. SUDS and a construction phase 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 infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly.</p>
Landscape	<p>The new East Fochabers roundabout is situated to the northern corner of the site. The A96 bypass which sits lower than the site follows the eastern boundary. There are mature trees to the south where the land slopes steeply downwards towards Lennox Crescent. An informal track follows the south-western boundary which gradually slopes towards the south. Christie's Garden Centre which sits lower than the site is located to the north-west. The site slopes from the north (Garden Centre) upwards to the south where it reaches maximum height before sloping steeply downwards to the wooded area beyond. The site is scrub/grass with an informal tarmac road following the boundary. There are a</p>

	few mature trees on the site. The A96 bypass can be viewed from the site together with the village to the east.
Biodiversity/Natura	<p>SNH has provided the following comments:</p> <ul style="list-style-type: none"> • Habitats Regulations Assessment (HRA): The site is close to the River Spey SAC. Adequate drainage will be needed to avoid negative impacts on the water quality. • Visual impact: New housing here would form the 'entrance' to Fochabers from the east via the A96. Any housing should be well-designed and able to integrate with the new by-pass infrastructure using appropriate landscaping to create an attractive welcome to the Fochabers area.
Water/Waste water	Fochabers is served by Turriff Water Treatment Works (WTW) which has a capacity of 275 units and Fochabers Waste Water Treatment Works (WWTW) which has a capacity of 49 units.
Cultural Heritage	<p>Archaeological Services has commented that taking into consideration the topography, previous land use and surrounding archaeological remains an archaeological evaluation would be required within the bid site prior to development commencing.</p> <p>No other cultural heritage assets would be affected by the development of this site.</p>
Overall SEA Assessment	Impact on the River Spey SAC and prominence in the landscape needs to be considered.
Overall Planning Assessment	<p>The site is situated in a gateway location immediately adjacent the A96 bypass. The topography makes it highly exposed. The site's situation on the edge of the settlement means it is relatively remote from facilities such as the secondary school. Given the above and proximity of the Garden Centre together with consent for a petrol filling station adjacent, it is intended to support this site for commercial uses rather than housing provided transportation issues can be overcome. This will allow a cluster of similar businesses to be grouped together in one location that is potentially highly marketable given the visibility of the site from the main transport routes. Furthermore, housing in this location would not be desirable given the noise and pollution associated with residing immediately adjacent a heavily utilised trunk road, exposure to the elements and transportation issues.</p> <p>Development of this site will need to be of a high design standard to reflect its location as a gateway.</p>
Other	The site is located within the Milne Primary and Secondary School Catchments.

Settlement	Fochabers
Site Address	Land adjacent Christie's Garden Centre (Garage Site)
Ref Number	OPP4
Bid Summary	Residential (8 houses at 650 sq metres per plot)
Site Description	Nursery land
Greenfield/ Brownfield	Greenfield
Current Zoning	Whiteland – included within the settlement boundary identified in the Moray Local Plan 2008 (MLP 2008)



Transportation	TMC Transportation Services has advised that the site is likely to be acceptable with modest requirements (i.e. can be dealt with at application stage by conditions) subject to a footway being provided on the east side of the road and improved bus stopping facility as requested in planning application consultation response (01/00098/OUT). A priority junction will need to be provided onto the old A98.
Planning History	The 1.33 acre (0.54 hectare) site is located within the settlement boundary. It is not identified for a specific land use, i.e. it is whiteland. Therefore, development proposals will be considered on their compatibility with uses in the surrounding area and other

	<p>relevant material considerations. The site is contained between the curtilage of Christie's Garden Centre, the soon-to-be detrunked A96 to the north and the new A96 by-pass to the east. A petrol filling station and associated retail sales and vehicular maintenance facilities was recently approved on the site (01/00098/OUT). The adjacent Garden Centre has also recently received consent for an animal and aquatic centre (11/00255/APP). The Garden Centre includes a café area and associated kitchen. Further residential development and a hotel/motel are proposed to the north of the site, opposite the Garden Centre. The new Fochabers roundabout is located immediately to the east of the proposed site.</p> <p>Residential development in the immediate vicinity is primarily detached in relatively generous plots. Houses along the A96 and Lennox Crescent front onto the road being set back behind walls and hedges at the heel of the pavement which provide a strong building line.</p>
Environmental Health	TMC Environmental Health has raised no comments and there are no known contaminated land issues.
Flooding	The proposed site is not at risk of flooding (source: SEPA flood maps). Drainage should not increase the flood risk to neighbouring property. SUDS and a construction phase water management plan are required. If soakaways are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly.
Landscape	The new East Fochabers roundabout is situated at the northern corner of the site. The land slopes up towards the roundabout. The A96 bypass which sits lower than the site follows the eastern boundary. The garden centre car park is situated immediately adjacent the western boundary of the site. The site is scrub/grass and is relatively exposed.
Biodiversity/Natura	<p>SNH has provided the following comments:</p> <ul style="list-style-type: none"> • Habitats Regulations Assessment (HRA): The site is close to the River Spey SAC. Adequate drainage will be needed to avoid negative impacts on the water quality. • Visual impact: New housing here would form the 'entrance' to Fochabers from the east via the A96. Any housing should be well-designed and able to integrate with the new by-pass infrastructure using appropriate landscaping to create an attractive welcome to the Fochabers area.
Water/Waste water	Fochabers is served by Turriff Water Treatment Works (WTW) which has a capacity of 275 units and Fochabers Waste Water Treatment Works (WWTW) which has a capacity of 49 units.

Cultural Heritage	<p>Archaeological Services has commented that taking into consideration the topography, previous land use and surrounding archaeological remains an archaeological evaluation would be required within the bid site prior to development commencing.</p> <p>No other cultural heritage assets would be affected by the development of this site.</p>
Overall SEA Assessment	Impact on the River Spey SAC and prominence in the landscape needs to be considered.
Overall Planning Assessment	<p>The site is situated in a gateway location immediately adjacent the A96 bypass. The topography makes it highly exposed. The site's situation on the edge of the settlement means it is relatively remote from facilities such as the secondary school. Given the above and proximity of the Garden Centre together with an existing consent for a petrol filling station, it is intended to support this site for commercial uses rather than housing, subject to meeting transportation requirements. This will allow a cluster of similar businesses to be grouped together in one location that is potentially highly marketable given the visibility of the site from the main transport routes. Furthermore, housing in this location would not be desirable given the noise and pollution associated with residing immediately adjacent a heavily utilised trunk road that is exposed to the elements. Development of this site will need to be of a high design standard to reflect its location as a gateway.</p>
Other	The site is located within the Milne Primary and Secondary School Catchments.

Settlement	Fochabers
Site Address	Land north of A98 (opposite Christie's Garden Centre)
Ref Number	OPP5A
Bid Summary	Residential (14 houses)
Site Description	Car park and woodland
Greenfield/ Brownfield	Greenfield
Current Zoning	Amenity Greenspace identified as an environmental designation (ENV3) in Moray Local Plan 2008 (MLP 2008)



Transportation	<p>Transport Scotland have advised:</p> <ul style="list-style-type: none"> At present Transport Scotland would not support an access strategy for this site in such close proximity to the mini-roundabout at High Street/Lennox Crescent. However on completion of the Fochabers and Mosstodloch bypass and with this part of the existing A96 reverting back to Council ownership then the issue of junction location with the development will rest with the Moray Council. <p>TMC Transportation Services have advised that development of the site will be acceptable subject to an appropriate level of replacement car parking being provided on the Nursery site. A</p>
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	<p>Transportation Statement may be required depending on the development proposal. An additional bus stop on the site frontage for eastbound services and a priority junction will be needed. There is potential to re-use the existing access. Contributions towards routes to schools and public transport will be sought. A core path (ER 133) runs through the eastern part of the site onto the A98 where it connects with a core road (116). These lead into the village centre.</p>
Planning History	<p>The 2.4 acre (0.97 hectare) site is identified as an environmental designation (ENV3 – amenity greenspace) to be protected from development in the Moray Local Plan 2008 (MLP 2008). The proposal is to re-allocate the site for 14 houses.</p> <p>There have been no significant development proposals in the settlement over the period 2000-2011. Site R1 identified for residential development (50 units) in the MLP 2008 has yet to be developed, although a Planning Application Notice (PAN) has been submitted.</p> <p>There is a proposal to develop 30 houses on land situated immediately adjacent the western and northern boundary of the site.</p> <p>The site is situated opposite Christie's Garden Centre and is currently used as a car park for the business. Residential development in the immediate vicinity is primarily detached and a mixture of 2-storey, one and a half and single storey in relatively generous plots. Houses along the A96 and Lennox Crescent front onto the road being set back behind walls and hedges at the heel of the pavement which provide a strong building line.</p>
Environmental Health	<p>TMC Environmental Health has raised no comments and there are no known contaminated land issues.</p>
Flooding	<p>The proposed site is not at risk of flooding (source: SEPA flood maps). However, SEPA has requested to be re-consulted should the site be taken forward as the proposer's maps are not good quality. Drainage should not increase the flood risk to neighbouring property. SUDS and a construction phase water management plan are required. SEPA has commented that two levels of SUDS treatment are required for the car park expansion. If soakaway are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic site infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly.</p>
Landscape	<p>The site is currently used as an overspill car park for Christie's Garden Centre. The western part of the site sits at a lower level than the more formal car park to the west. The two areas are delineated by a row of mature trees. The southern boundary is formed by a stone boundary wall at the heel of the pavement along the main thoroughfare into the village from the east. The wall turns the corner slightly at the new Fochabers East</p>

	<p>roundabout situated at the eastern corner of the site. The road (existing A96) gradually rises upwards to the roundabout although the eastern area of the car park continues to sit at a lower level making the site relatively flat. Decorative metal fencing forms the entrance to the car park opposite Christie's Garden Centre. There are many mature trees primarily in the western part of the site and along the northern and eastern boundaries of the more formal car park within which there is also lighting and a picnic table. The A96 underpass is accessed via the site to the east. The bypass can be viewed from the site and given the location immediately adjacent the Fochabers East roundabout and main thoroughfare development development will form a gateway to the village.</p>
Biodiversity/Natura	<p>SNH has commented:</p> <ul style="list-style-type: none"> • Habitats Regulations Assessment (HRA): River Spey Special Area of Conservation (SAC) – The site is close to the River Spey SAC. Adequate drainage to avoid negative impacts on water quality will be required. • Protected species: There are a few mature trees on site. If these can be retained there will be no requirement to consider bats. If trees are to be removed then their potential to provide roosting opportunities will need to be assessed and survey work done if necessary with results submitted at the planning application stage.
Water/Waste water	<p>Fochabers is served by Turriff Water Treatment Works (WTW) which has a capacity of 275 units and Fochabers Waste Water Treatment Works (WWTW) which has a capacity of 49 units.</p>
Cultural Heritage	<p>Historic Scotland has commented that the site lies within the Gordon Castle (Bog of Gight) Inventory Designed Landscape. The area in question lies within already degraded woodland policies. Historic Scotland therefore has no objection in principle to the allocation of this site.</p> <p>Archaeological Services has commented that no archaeological mitigation would be required within this site.</p> <p>No other cultural heritage assets would be affected by the development of this site.</p>
Overall SEA Assessment	<p>Impact on the water environment and River Spey SAC and protected species need to be considered.</p>
Overall Planning Assessment	<p>Although the site is identified as an environmental designation in the MLP 2008, it is used as an overspill car park for Christie's Garden Centre. Given the opportunities that the construction of the A96 bypass and location on the main thoroughfare together with clustering similar businesses in one location have for marketability it is considered that this site is more appropriate for commercial (i.e. hotel) than residential use. Residential</p>

	development can be provided elsewhere within the village without inhibiting business opportunities. Any development will need to be of a high design standard to reflect the gateway location. Mature trees should be retained particularly along the northern and western boundaries of the site as well as the stone boundary wall, which all contribute to the character and setting of the village.
Other	The site is located within the Milne Primary and Secondary School Catchments.