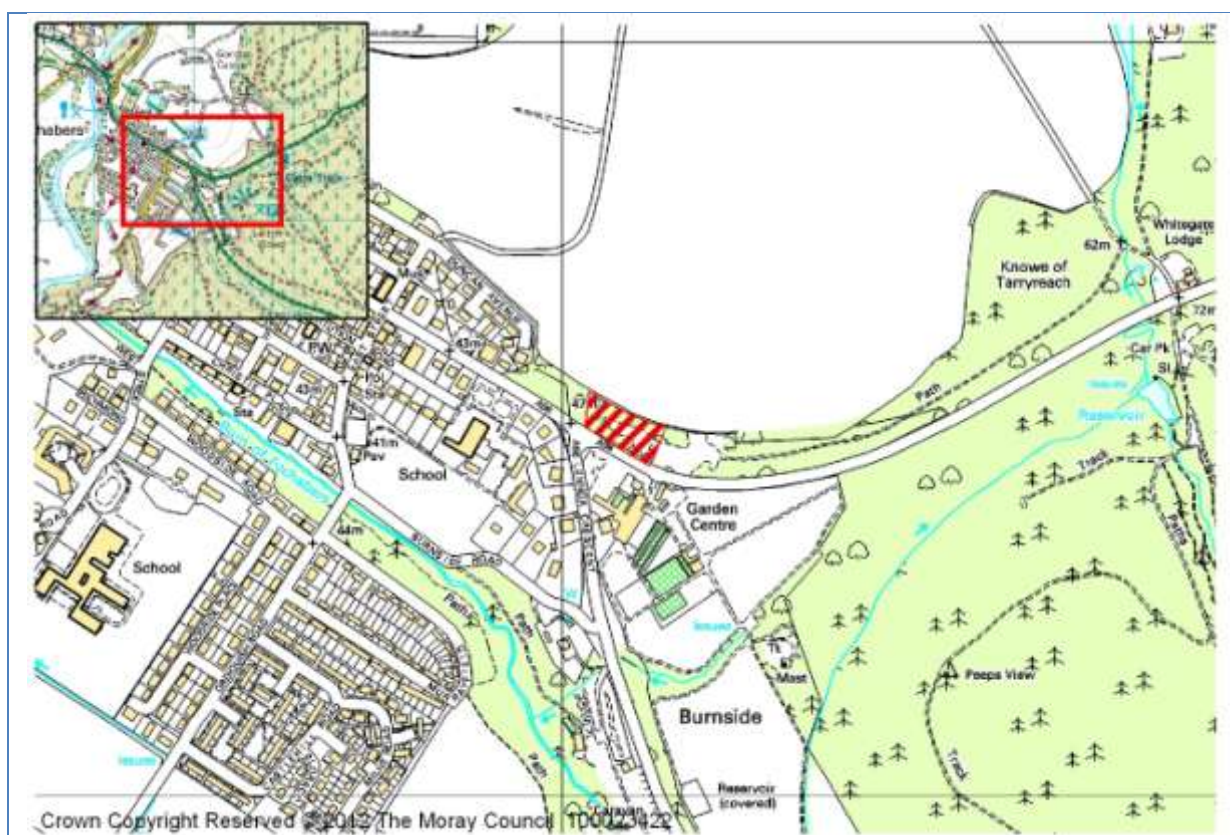


Settlement	Fochabers
Site Address	Land north of A98 (opposite Christie's Garden Centre)
Ref Number	OPP5B
Bid Summary	Residential Development (6 houses)
Site Description	Car park
Greenfield/ Brownfield	Greenfield
Current Zoning	Amenity Greenspace identified as an environmental designation (ENV3) in Moray 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 development of the site is acceptable subject to the appropriate level of replacement car parking being provided on the Nursery site. A priority junction</p>
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	<p>will be required along with an additional bus stop on the site frontage for eastbound services. Developer contributions towards routes for schools and public transport will be sought. A core path (ER 133) and core road (116) run along the A98 forming the southern boundary of the site. These lead into the village centre.</p>
Planning History	<p>The 1.1 acre (0.45 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 6 houses.</p> <p>There is a proposal to develop a hotel/motel or a further 8 houses on land situated immediately to the east of the site currently used as a car park for Christie’s Garden Centre, and a proposal to develop 30 houses on land immediately to the west and north. 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>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. This site forms the western part of a larger car park. The adjacent car park located to the east is more formal and sits at a higher level to this site. The two areas are delineated by a row of mature trees. The southern boundary of this site is formed by a stone boundary wall. The wall sits at the heel of the pavement along the main thoroughfare into the village from the east. The wall leads to the new Fochabers East roundabout. The</p>

	<p>site is relatively flat. The entrance is opposite Christie's Garden Centre via the adjacent more formal carpark to the east. There are many mature trees primarily in the western area and along the northern boundary of the site. An informal path leads through to a wooded area immediately adjacent the western boundary. The bypass can be viewed from the site and given the location in close proximity to the Fochabers East roundabout and on the main thoroughfare 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>Protection of the water environment, 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 informal overspill car park for Christie's Garden Centre. Given the relationship with the eastern car park it is considered that the area should be thought about as a whole to achieve a development that can retain and maximise the natural features of the site. Therefore, given the opportunities that the construction of the A96 bypass and location on a main thoroughfare together with clustering similar businesses in one location have for marketability it is intended to support this site in conjunction with the adjacent car park to the east for commercial uses (i.e. hotel). Any development will need</p>

	to be of a high design standard to reflect the gateway location. Mature trees particularly in this site will need to be retained together with the stone wall, which contribute to the character and setting of the village.
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	OPP5C
Bid Summary	Hotel/Motel
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 is 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 will be required as well as an additional bus stop on the site frontage for eastbound services. A priority junction is required and developer contributions towards public transport will be sought. It may be possible to use the existing access. A core path runs through the site onto the A98 where it connects with a core road . These lead into the village centre.</p>
Planning History	<p>The 1.3 acre (0.52 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 for a hotel/motel .</p> <p>There have been no significant development proposals in the settlement over the period 2000-2011.</p> <p>The site is situated opposite Christie’s Garden Centre and is currently used as a car park for the business. It forms the eastern part of a larger car park. A petrol filling station has recently been consented on land opposite the proposed site, adjacent the eastern boundary of the garden centre. 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 provided the following comment:</p> <ul style="list-style-type: none"> Noise and odour pollution from the proposed kitchen extraction at the hotel will require to be suitably controlled. Environmental Health would seek further information at the detailed application stage. <p>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. This site forms the eastern part of a larger car park. The adjacent car park located to the west is less formal and sits at a lower level to this site. The two areas are delineated by a row of mature trees. The southern boundary of this site is formed by a stone boundary wall recently reconstructed as part of the A96 bypass works. The wall sits at the heel of the pavement along</p>

	<p>the main thoroughfare into the village from the east. The wall turns the corner slightly at the new Fochabers East roundabout situated at the eastern corner of the site. The road (existing A96) gradually rises upwards to the roundabout although 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 within the site primarily in the adjacent western part of the site and along the northern and eastern boundaries of this site 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 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>Protection of the water environment, 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 intended to support the development of the site</p>

	for commercial uses (i.e. hotel). 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 boundary of the site as well as the stone boundary wall, which contribute to the character and setting of the village.
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	OPP5D
Bid Summary	Opportunity site (appropriate alternative uses)
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)



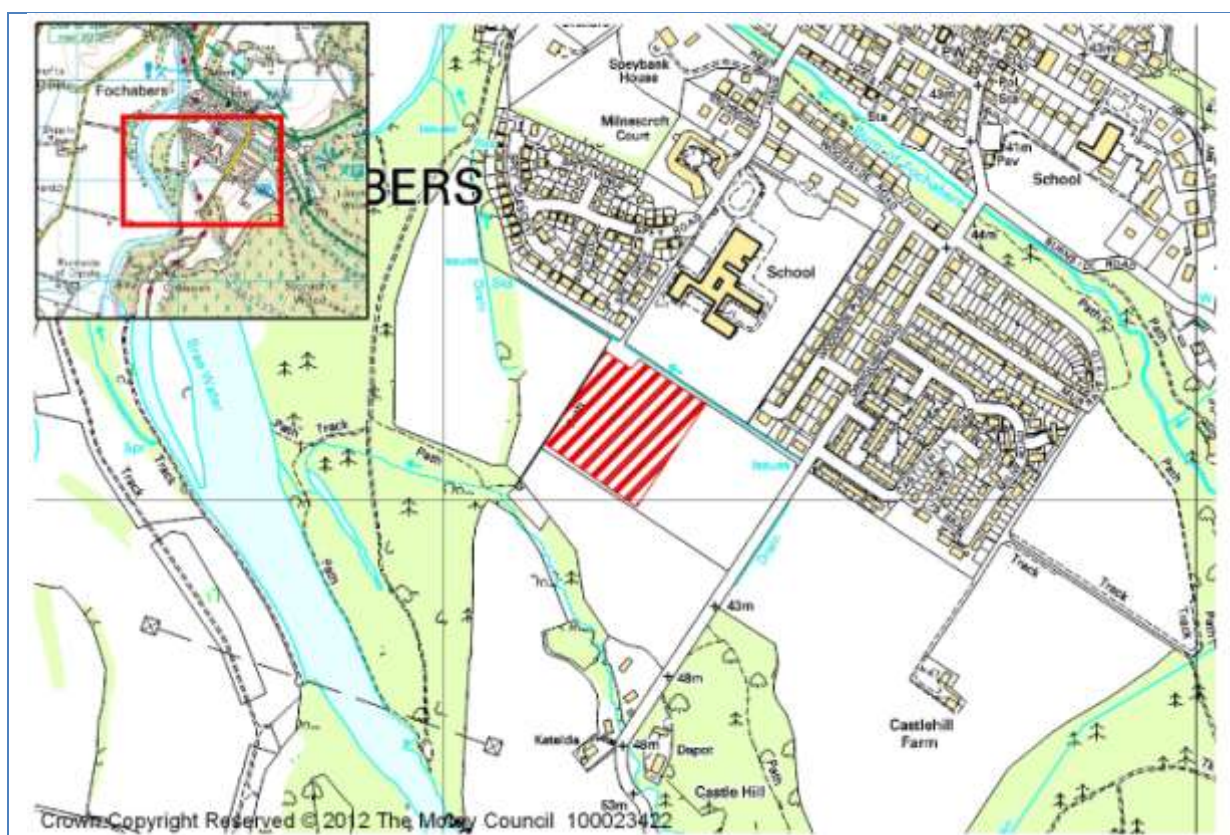
Transportation	<p>Transport Scotland have advised:</p> <ul style="list-style-type: none"> At present Transport Scotland would not support an access strategy for this site in such close proximity to the mini-roundabout at High Street/Lennox Crescent. However on completion of the Fochabers and Mosstodloch 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 will be acceptable subject to an appropriate level of car parking being provided on the Nursery site. A Transportation Statement will be</p>
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	<p>required. An additional bus stop on the site frontage for eastbound services and a priority junction will be needed. Developer contributions towards 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 located within the settlement boundary as amenity greenspace to be protected from development (ENV3) in the MLP 2008. The proposal is to re-designate as an opportunity site. This means the site could be developed for a range of uses such as commercial or residential. 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 and Contaminated Land have no comment.</p>
Flooding	<p>The proposed site is not at risk of flooding (source: SEPA flood maps).</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 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</p>

	immediately adjacent the Fochabers East roundabout and main thoroughfare development development will form a gateway to the village.
Biodiversity/Natura	<p>SEPA have raised the following issues:</p> <ul style="list-style-type: none"> • Flood risk: The maps provided are not good quality and SEPA will therefore require to be re-consulted on this site should it be taken forward. • Drainage: Two levels of SUDS treatment required for car park expansion. <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	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.
Developer Contributions	Planning Gain Unit to advise.
Energy	There are opportunities for passive solar gain.
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	Drainage and the potential impact on the River Spey SAC and protected species will need to be considered.
Overall Planning Assessment	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 intended to support the development of the site for commercial uses (i.e. hotel). 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 Tier 2 Minerals. The site is located within the Milne Primary and Secondary School Catchments.

Settlement	Fochabers
Site Address	Land to west of Ordiquish Road
Ref Number	R2
Bid Summary	Residential Development (50 houses)
Site Description	Agricultural Land
Greenfield/ Brownfield	Greenfield
Current Zoning	The site is included within the Moray Local Plan 2008 (MLP 2008) as a LONG term site for residential development.



Transportation	<p>TMC Transportation Services has advised that the site is developable subject to detailed investigations at a later stage. Two points of access onto Ordiquish Road would be required from combined R1 and proposed Parcel 1 and therefore a masterplan approach should be taken for these sites. Ordiquish Road would require to be widened to 5.5m. Existing footway links to the school would need to be upgraded and a route provided through the site to the school. There is a core path (ER 142) along the northern boundary of the site that connects to the Speyside Way which runs along the western boundary of the site. There is a core path road (121) along Ordiquish Road to the east and along Spey Road to the north of the site. The 6 acre (2.4 hectare) site is</p>
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	<p>identified as a LONG term allocation for residential development (50 units) in the adopted MLP 2008. The proposed site is a continuation of site R1 located immediately to the north-west. The Speyside Way runs along the north-western boundary of the site providing a safe pedestrian route to the school and village centre.</p>
Planning History	<p>The 6 acre (2.4 hectare) site is identified as a LONG term allocation for residential development (50 units) in the adopted MLP 2008. The proposed site is a continuation of site R1 located immediately to the north-west. The Secondary School is located immediately to the north-east and agricultural land to the south-west. The Speyside Way runs along the north-western boundary of the site providing a safe pedestrian route to the school and village centre.</p> <p>A Planning Application Notice (PAN) was submitted for Site R1 in October 2010 (10/01836/PAN) and pre-application discussion has taken place with the landowners agents (Smiths Gore). A planning application has yet to be submitted.</p> <p>There have been no significant development proposals in Fochabers during the period 2000-2011.</p> <p>Development in the surrounding area is mostly detached or semi-detached following an arrangement of cul-de-sacs, typical of 1970s/1980s development. Houses are set-back behind hedges, walls and fencing at the heel of the pavement providing a strong building line. Trees are planted in open space and gardens along Ordiquish Road providing a pleasant transition from the village to the countryside beyond.</p>
Environmental Health	<p>TMC Environmental Health has raised no comments and there are no known contamination issues.</p>
Flooding	<p>The proposed site is not at risk of flooding (source: SEPA flood maps). Drainage should not increase the risk of flooding to neighbouring property. SUDS and a construction phase surface 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 site infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly. It may be required that the developer promote a region wide SUDS scheme such that can accommodate the drainage for all the development included in this submission. SEPA has stated that they would expect the drainage connection to be to the sewer network.</p>
Landscape	<p>The site is a flat agricultural field, currently planted with a crop. It is enclosed by mature trees to the north-east, north-west and south-west. The trees screen the site from the paths that follow the north-east and north-west boundaries. The site forms a continuation of the designated R1 site with no definitive boundaries between. The field located to the north-west of the</p>

	<p>site is currently used as a paddock and slopes down towards a watercourse. There is a gate for vehicular traffic in the northern and eastern corners of site R1. Slorach's woodland can be viewed to the south-east.</p>
Biodiversity/Natura	<p>SEPA have raised an issue with the protection/improvement of the water environment:</p> <ul style="list-style-type: none"> • There are historically straightened minor watercourses on the boundaries of Parcel 1 and Parcel 2. Space should be allowed for the restoration and development of natural processes in the future. • Further consideration of any impacts on the River Spey and Burn of Fochabers may be required at a later stage. <p>SNH has stated that a biodiversity plan may help to ensure adequate green and open space that can benefit outdoor recreation and wildlife, and that they support the concept of linking footpaths to existing networks.</p>
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>Archaeological Services has commented that taking into consideration previous landuse and surrounding archaeological remains an archaeological evaluation will be required within this 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	<p>The site's location in relation to the River Spey and Burn of Fochabers requires to be considered together with the historically straightened watercourse on the boundary of Parcel 1.</p>
Overall Planning Assessment	<p>The site is contained within the landscape and forms a logical extension to the existing residential designation. The site is also well-located for accessing facilities being situated immediately adjacent the secondary school and pedestrian routes into the village centre. Therefore, despite being prime agricultural land, it is considered suitable for development. The indicative capacity of the site will be reduced from 50 to 40 to allow for the incorporation of SUDS for the area as a whole.</p>
Other	<p>The site is prime agricultural land – class 3.1 (land capable of producing consistently high yields of a narrow range of crops). The site is located within the Milne Primary and Secondary School catchments.</p>

Settlement	Fochabers
Site Address	Land to east of Ordiquish Road (Parcel 2)
Ref Number	R3
Bid Summary	Residential Development (120 houses)
Site Description	Agricultural Field
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside

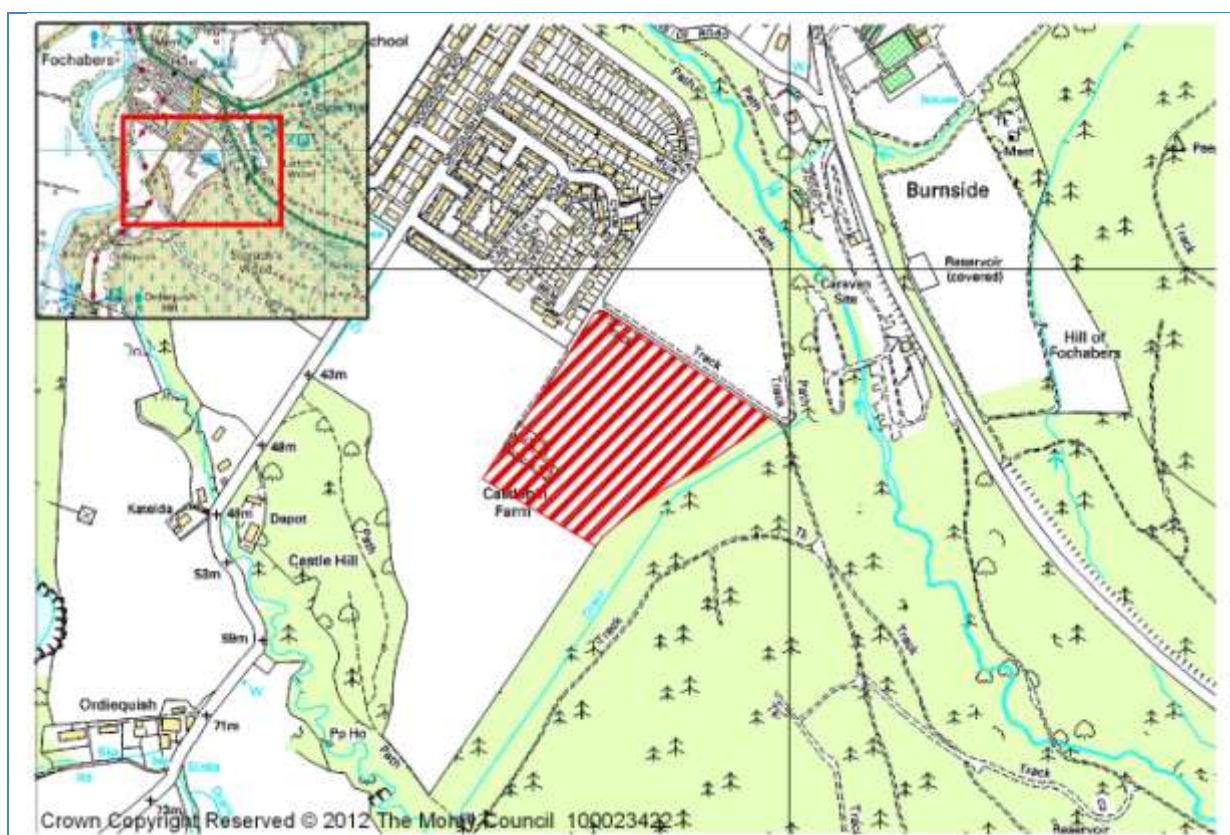


Transportation	TMC Transportation Services has advised that the site is developable subject to detailed investigations at a later stage. Two points of access will be required onto Ordiquish Road from combined R1 designation and proposed Parcel 1. Ordiquish Road would need to be widened to 5.5m. A core path runs along the western boundary (Ordiquish Road) of the site together with a core path road. The Speyside Way is located to the south-west of the site.
Planning History	The 13.6 acre (5.5 hectare) site is currently defined as countryside being located outside the settlement boundary in the Moray Local Plan 2008 (MLP 2008). The proposal is to allocate the site for

	<p>residential development (120 houses) and include it within the settlement boundary.</p> <p>Site R1 on Ordiquish Road is allocated in the MLP 2008 for residential development (50 units) and is located to the north-west of the proposed site. Site R1 has yet to be developed. A Planning Application Notice (10/01836/PAN) has been submitted for the site, although a planning application has not.</p> <p>There have been no significant development proposals in Fochabers during the period 2000-2011.</p> <p>Development in the immediate vicinity is a mixture of terraces, semi-detached and detached properties. Properties immediately adjacent the site in the Castlehill Terrace and Slorach's Brae area are mostly 2-storey, semi-detached and terraced. Properties along Ordiquish Road and Woodside Place are mainly single or one and a half storey, detached or semi-detached. Properties are mostly set back behind hedges, fences or walls at the heel of the pavement providing a strong building line. Trees are planted in open spaces and gardens along Ordiquish Road providing a pleasant transition from the village to countryside beyond.</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 risk of flooding to neighbouring property. SUDS and a construction phase surface 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 site infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly. It may be required that the developer promote a region wide SUDS scheme such that can accommodate the drainage for all the development included in this submission. SEPA has stated that they would expect the drainage connection to be to the sewer network.</p>
Landscape	<p>The agricultural field slopes up towards Castlehill Farm. The land is enclosed by a row of mature trees along Ordiquish Road and mature woodland to the south-west. A broken tarmac track leading to Castlehill Farm forms part of the eastern boundary. The trees planted along the eastern boundary of this track provide a break in the slope before it becomes steeper. The rear curtilage of properties along Castlehill Road and Slorach's Brae create the northern boundary. The land forms part of a larger field. Although there are no natural features to differentiate the site from the remainder of the field, the aforementioned trees do create a type of boundary. The Castlehill Farm buildings sit proud in the landscape. From within the site, particularly from the more steeply sloped eastern area, there are views north over the village with landmarks such as the church clearly visible.</p>

Biodiversity/Natura	<p>SEPA have raised an issue with the protection/improvement of the water environment and drainage:</p> <ul style="list-style-type: none"> • There are historically straightened minor watercourses on the boundaries of Parcel 1 and Parcel 2. Space should be allowed for the restoration and development of natural processes in the future. • Further consideration of any impacts on the River Spey and Burn of Fochabers may be required at a later stage. • Drainage: would expect a connection to the sewer network. <p>SNH has stated:</p> <ul style="list-style-type: none"> • A biodiversity plan may help to ensure adequate green and open space that can benefit outdoor recreation and wildlife. • Support the concept of linking footpaths to existing networks.
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 previous land-use and surrounding archaeological remains an archaeological evaluation will be required within this 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	The protection/improvement of the water environment will need to be taken into consideration as well as drainage. Footpaths linking to existing networks should be developed together with a biodiversity plan to ensure adequate open space.
Overall Planning Assessment	Parcel 2 is relatively well-contained within the landscape and could accommodate some development. There is no requirement for this extent of additional land release, but part of the site could be utilised, with the balance capable of accommodating longer term development. The views from the site form a visual connection with the village centre, and the infrastructure that will be put in place to accommodate development on the current designations at Ordiquish Road can be maximised. The retention of the mature tree strip along the northern boundary should be sought as far as practically possible and incorporated into the development. The site is in relatively close proximity to the school and its development will not affect the landscape setting or character of the settlement.
Other	The site is located within the Milne Primary and Secondary School Catchments.

Settlement	Fochabers
Site Address	Land to far east of Ordiquish Road (Parcel 3)
Ref Number	R5
Bid Summary	Residential Development (130 houses)
Site Description	Agricultural Field
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



Transportation	TMC Transportation Services has advised that the site may not be developable as the site has no frontage onto a public road and is constrained until two points of access can be provided (initially these could both be from Ordiquish Road via the adjacent proposed parcel of land). A core path and core path road runs along Ordiquish Road located to the west of the site. The core path connects at the access track from the north-eastern corner of the site through the woodland located to the east, south and south-west.
Planning History	The 14.8 acre (6 hectare) site is currently defined as countryside being located outside the settlement boundary in the Moray Local

	<p>Plan 2008 (MLP 2008). The proposal is to allocate the site for residential development (130 houses) and include it within the settlement boundary.</p> <p>Site R1 on Ordiquish Road is allocated in the MLP 2008 for residential development (50 units) and is located to the north-west of the proposed site. Site R1 has yet to be developed. A Planning Application Notice (PAN) has been submitted for the site, although a planning application has not.</p> <p>There have been no significant development proposals in Fochabers during the period 2000-2011.</p> <p>Development in the immediate vicinity is a mixture of terraces, semi-detached and detached properties. Properties immediately adjacent the site in the Castlehill Terrace and Slorach's Brae area are mostly 2-storey, semi-detached and terraced. Properties along Ordiquish Road and Woodside Place are mainly single or one and a half storey, detached or semi-detached. Properties are mostly set back behind hedges, fences or walls at the heel of the pavement providing a strong building line. Trees are planted in open spaces and gardens along Ordiquish Road providing a pleasant transition from the village to countryside beyond.</p>
Environmental Health	TMC Environmental Health has raised no comments and there are no known contaminated land issues.
Flooding	<p>The proposed site is not at risk of flooding (source: SEPA flood maps). Drainage should not increase the risk of flooding to neighbouring property. SUDS and a construction phase surface 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 site infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly. It may be required that the developer promote a region wide SUDS scheme such that can accommodate the drainage for all the development included in this submission. SEPA has stated that they would expect the drainage connection to be to the sewer network.</p>
Landscape	<p>The agricultural field rises south-east towards Slorach's woodland which encloses the site. An established track follows the north-eastern boundary and separates the site from the land beyond (Parcel 4). Parcel 4 is barely visible due to the dense strip of mature woodland along the eastern edge of the track. Castlehill Farm buildings which are located within the site sit proud in the landscape. A broken tarmac track with trees along the eastern edge leads to the buildings. This creates a sense of separation from the remainder of the field. The land in this part of the field slopes more steeply upwards to Slorach's wood than the lower area (Parcel 2). Views over Fochabers and landmarks within the village such as the church are clearly visible from within the site. Development of this site would be prominent within the landscape setting of Fochabers.</p>

Biodiversity/Natura	<p>SEPA have raised an issue with the protection/improvement of the water environment and drainage:</p> <ul style="list-style-type: none"> • Further consideration of any impacts on the River Spey and Burn of Fochabers may be required at a later stage. • Drainage: would expect a connection to the sewer network. <p>SNH has commented:</p> <ul style="list-style-type: none"> • A biodiversity plan may help to ensure adequate green and open space that can benefit outdoor recreation and wildlife. • Support the concept of linking footpaths to existing networks.
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 previous land-use and surrounding archaeological remains an archaeological evaluation will be required within this 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	The protection/improvement of the water environment and drainage need to be considered. The linkage of footpaths and a biodiversity plan setting out opportunities for open space should be taken into account.
Overall Planning Assessment	<p>Although the site is relatively well-contained within the landscape being surrounded by mature woods, the topography means development would be prominent and potentially detrimental to the setting of Fochabers. The sustainability and access issues associated with developing a steeply sloping site also need to be considered. Many of the gardens on the steeper sloped areas of the adjacent built-up area are unusable. It is difficult to consider development of the site without accounting for the wider area, and this level of development is not required within Fochabers. For these reasons it is not intended to support development of the site, particularly given there are other sites that could better accommodate development within the settlement.</p>
Other	The site is located within the Milne Primary and Secondary School Catchments.

Settlement	Fochabers
Site Address	Land to east of Murrayfield (Parcel 4)
Ref Number	R6
Bid Summary	Residential Development (80 houses)
Site Description	Agricultural Field
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



Transportation	TMC Transportation Services has advised that the site may not be developable as access from Murrayfield is constrained and may be problematic due to road width and topography. Visibility, approach gradients and drainage issues would need to be addressed. The only opportunity for a second point of access is via the adjacent proposed parcels of land. A core path runs along the north and eastern boundary of the site. This leads through the woodland to Ordiquish Road where it connects with a core path road.
Planning History	The 9.5 acre (3.8 hectare) site is currently defined as countryside being located outside the settlement boundary in the Moray Local

	<p>Plan 2008 (MLP 2008). The proposal is to allocate the site for residential development (80 houses) and include it within the settlement boundary.</p> <p>There have been no significant development proposals in Fochabers during the period 2000-2011.</p> <p>Development in the immediate vicinity is a mixture of terraces, semi-detached and detached properties. Properties immediately adjacent the site in the Castlehill Road, Slorach's Brae and Murrayhill area are a mixture of single and 2-storey, semi-detached and terraced. Properties along Ordiquish Road and Woodside Place are mainly single or one and a half storey, detached or semi-detached. Properties are mostly set back behind hedges, fences or walls at the heel of the pavement providing a strong building line. Trees are planted in open spaces and gardens along Ordiquish Road providing a pleasant transition from the village to countryside beyond.</p>
Environmental Health	TMC Environmental Health has raised no comments and there are no known contaminated land issues.
Flooding	<p>The proposed site is not at risk of flooding (source: SEPA flood maps). The burn of Fochabers is located to the north and east of the site which can be susceptible to flooding. Drainage should not increase the risk of flooding to neighbouring property. SUDS and a construction phase surface 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 site infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly. It may be required that the developer promote a region wide SUDS scheme such that can accommodate the drainage for all the development included in this submission. SEPA has stated that they would expect the drainage connection to be to the sewer network.</p>
Landscape	<p>The agricultural field rises up towards Slorach's wood which encloses the site. The burn of Fochabers runs within Slorach's wood. An informal footpath follows the woodland around Slorach's wood whilst a more formal track separates the site from adjacent fields to the south. The site is immediately adjacent the built-up area – an informal road leading to Castlehill Farm buildings separates the two. The land is steeply sloping and development would be prominent within the landscape setting of Fochabers. The sustainability of developing an exposed site would need due consideration.</p>
Biodiversity/Natura	<p>SEPA have raised the following comments regarding the protection/improvement of the water environment:</p> <ul style="list-style-type: none"> • Further consideration of any impacts on the River Spey and Burn of Fochabers may be required at a later stage.

	<p>SNH has commented:</p> <ul style="list-style-type: none"> • River Spey Special Area of Conservation (SAC): The burn of Fochabers is located below Parcel 4 within the small wooded valley. Sufficient information will be required at the application stage to confirm that adequate protection measures are able to be implemented to protect the water environment. • Biodiversity and sustainability: The steep slopes above the burn of Fochabers and adjacent to parcel 4 can be prone to landslides. It would be advisable to include a buffer zone between housing/infrastructure and the wooded edge to minimise the risk of landslide activity affecting development. • Biodiversity and sustainability: A biodiversity plan may help to ensure adequate green and open space that can benefit outdoor recreation and wildlife. • Biodiversity and sustainability: Support the concept of linking footpaths to existing networks.
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 previous landuse and surrounding archaeological remains an archaeological evaluation will be required within this 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	The protection/improvement of the water environment and drainage need to be considered and proximity to the River Spey SAC. The biodiversity and sustainability of the site needs to be considered especially given the site is subject to landslides.
Overall Planning Assessment	Although the site is well-contained within the landscape being enclosed by mature woodland, the topography means development would be prominent within the landscape setting of Fochabers. The sustainability and access issues associated with developing such an exposed site need consideration together with the potential for landslides. Therefore, it is not intended to support this site for development given there are other opportunities that are capable of accommodating the housing land requirement which will have less impact on the landscape and character of the village as well as being more sustainable.
Other	The site is located within the Milne Primary and Secondary School Catchments.

Settlement	Fochabers
Site Address	Land to east of Lennox Crescent
Ref Number	R7
Bid Summary	Residential (2-3 houses)
Site Description	Greenspace
Greenfield/ Brownfield	Greenfield
Current Zoning	Amenity Greenspace (by-pass landscaping) identified in the Moray Local Plan 2008 (MLP 2008)

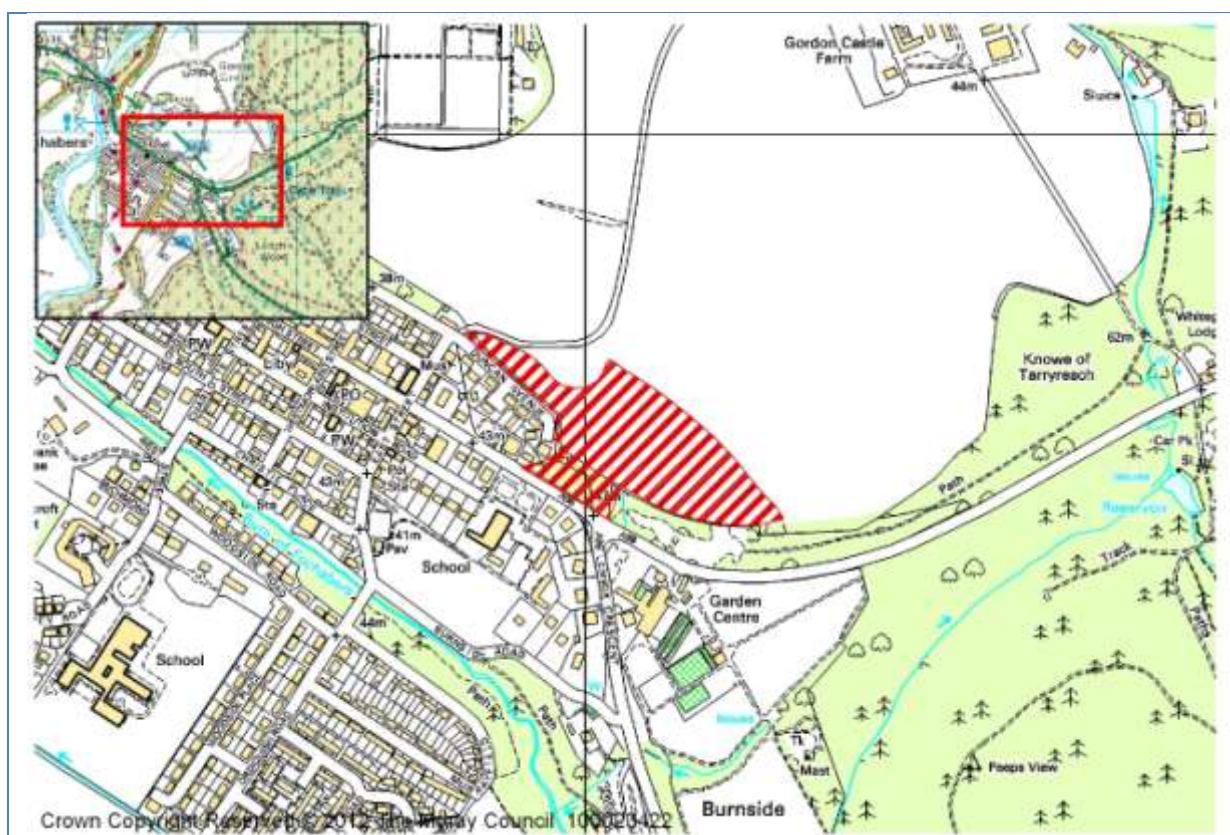


Transportation	TMC Transportation Services have advised that the site is unsuitable from a transport impact perspective. Access is proposed via a mutual shared access through the Nursery car park and a track. Access to housing of this scale needs to be via a public road/road to adoption standards. Visibility is also constrained at the access track onto the old A96. There are no core paths or core path roads within the immediate vicinity of the site.
Planning History	The 0.084 acre (0.034 hectare) site is located within the settlement boundary. It is identified as amenity greenspace (bypass landscaping) to be protected from development (ENV3) in

	<p>the MLP 2008. The proposal is to re-designate the site for residential use.</p> <p>There is a proposal to allocate the land immediately to the north surrounding Christie's Garden Centre for residential development. A petrol filling station situated between the East Fochabers roundabout and Garden Centre was recently approved (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 and kitchen. The Caravan Park is located across the soon-to-be detrunked A96 to the south-west 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 comment 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 site is located immediately adjacent the A96 bypass and sits at an elevated level making it highly exposed and visible from a heavily utilised section of the A96. The site is a flat grassed plateau with some mature trees. It forms part of a wider landscaped strip along the A96. There is no other residential property visible in the immediate vicinity and as such, the site appears isolated from the village.
Biodiversity/Natura	<p>SNH has commented:</p> <ul style="list-style-type: none"> • Biodiversity and sustainability: The ENV was presumably given to the area because of the mature tree and scrub cover. It is likely that due to the bypass construction the boundary of the ENV designation in this area will need to be amended and possible appropriate future land use considered. Any removal of mature trees would of course have to consider whether or not they may be used by bats and their possible amenity value to the community considered.
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 stated that no archaeological mitigation would be required within this bid site.</p> <p>No cultural heritage assets would be affected by the development of this site.</p>
Overall SEA Assessment	Protection of the water environment, River Spey SAC and protected species need to be considered.
Overall Planning Assessment	<p>The topography of the site being situated immediately adjacent and above the A96 bypass make it highly exposed and visible. The site is remote from the village centre and associated facilities and exudes a sense of isolation as there is no other development visible in the immediate vicinity. The amenity of residences on this site will also be eroded by proximity to a heavily utilised trunk road and associated noise and pollution. The site is also unsuitable for development from a transport impact perspective. For these reasons, it is intended to retain the environmental protection designation afforded through the current local plan and not support residential development.</p>
Other	The site is located within the Milne Primary and Secondary School Catchments.

Settlement	Fochabers
Site Address	Land east of Duncan Avenue
Ref Number	R8
Bid Summary	Residential Development (30 houses) & Landscaping
Site Description	Mature Trees, Stone Boundary Wall & Agricultural Land
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. • It would be expected that a development of 30 houses would have no material effect on the adjacent trunk road from a performance or safety perspective.
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	<p>TMC Transportation Services have advised that the site is likely to be acceptable in transportation terms subject to a number of modest transport requirements. Access is limited to a single point onto the old A96 as there is no vehicular access via East Street. A Transport Statement may be required, depending on final numbers. A priority junction will be required along with a pedestrian/cycle linkage from the site to the Gordon Castle access road. This road is unlikely to be adopted by the local authority. Core path and core road run along the old A96 forming the southern boundary of the site. Developer contributions towards routes to schools and public transport will be sought.</p>
Planning History	<p>The majority of the 10.4 acre (4.2 hectare) site is identified as an environmental designation (ENV3 – amenity greenspace) and countryside to be protected from development in the MLP 2008. The proposal is to allocate part of the site for a low density development (5.4 acres/2.2 hectares - 30 houses) with the remainder between the bypass and proposed housing planted to contain the development and shield it from the bypass. The site is located opposite Milne's Primary School. 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 front onto the road being set back behind walls and hedges at the heel of the pavement that 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 flood risk to neighbouring property. SUDS and a construction phase surface water management plan are required. If soakaways are to be used, infiltration tests should be carried out 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 proposed site includes a parcel of mature trees (1.15 acre/0.46 ha) and a flat area of agricultural land. The trees are set behind a stone boundary wall that fronts onto the main thoroughfare through Fochabers whilst the agricultural land sits at a lower level to the rear. The two areas are separated by a watercourse. An informal footpath travels through the site from the car park to the east. The mature trees and wall contribute to the character and setting of the settlement. The agricultural land beyond is visible from the A96 Fochabers bypass which, at its closest point, is 64 metres from the road. The land proposed for planting slopes steeply up (north) towards the new road. Properties along Duncan Avenue (mostly single storey and detached) sit at a higher level to the site and are screened by</p>

	trees and shrub. Given this separation, the proposed development would appear relatively detached in relation to the existing built-up area.
Biodiversity/Natura	<p>SEPA have raised the following issues:</p> <ul style="list-style-type: none"> • Protection/improvement of the water environment: Much of the land proposed to be excluded from ENV3 forms part of a minor watercourse. • Development would require significant modification to the watercourse and we would strongly resist this. • Drainage: Need to ensure that any surface water discharge or effluent to Spey SSSI is treated to an appropriate level. • Connection to sewer network is strongly advisable. <p>SNH has commented:</p> <ul style="list-style-type: none"> • Habitats Regulations Assessment (HRA): River Spey Special Area of Conservation (SAC) - Sufficient information will be required at the application stage to confirm that adequate protection measures are able to be implemented to protect the water environment.
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>Historic Scotland has commented that the site lies within the Gordon Castle (Bog of Gight) Inventory Designed Landscape. We note that the allocation lies to the south of the proposed Fochabers bypass and as such we have no objection in principle to the allocation of the site.</p> <p>Archaeological Services has commented that taking into consideration the topography of the site, and the earlier medieval activity to the north of the site, in particular NJ35NW0002, the site of the old Fochabers village, the following mitigation is recommended: an archaeological watching brief would be required within this bid site prior to, or at the outset of, development commencing.</p> <p>No other cultural heritage assets would be affected by the development of this site.</p>
Overall SEA Assessment	Protection/improvement of the water environment including significant modification to the watercourse, drainage, proximity to the River Spey SAC needs to be taken into consideration.
Overall Planning Assessment	Given that development of the proposed site would involve the loss of mature trees and the stone boundary wall along the main thoroughfare of Fochabers that contribute to the character and setting of the settlement it is not intended to support this site for development. In addition, the site is in relatively close proximity to the bypass, appears disjointed from the existing built-up area and requires significant modification to the watercourse. Given

	there are other options within the village for expansion that have less impact on the built and natural environment there is no requirement to develop this site.
Other	The site is located within the Milne Primary and Secondary School Catchments.