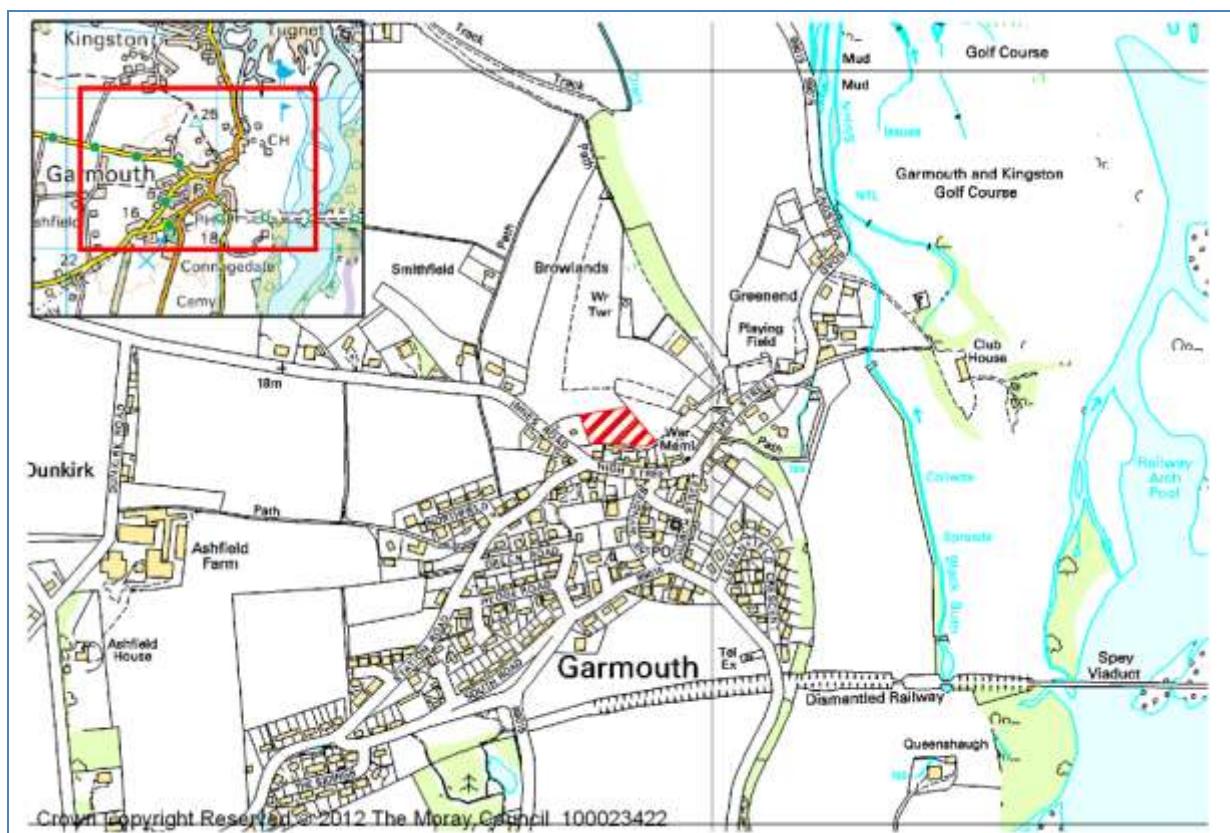


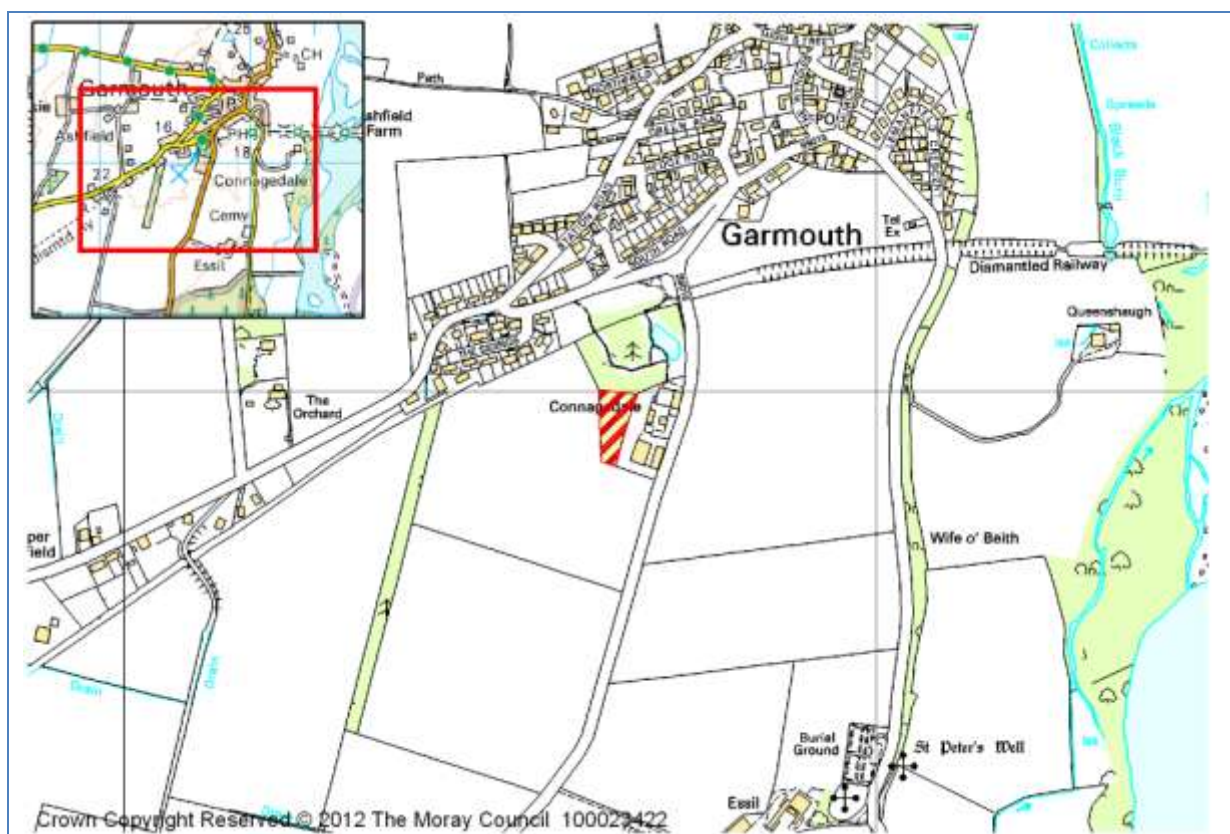
Settlement	Garmouth
Site Address	Land to N of Innes Road.
Ref Number	R3
Bid Summary	Designation for three house sites.
Site Description	Elevated site above Innes Road.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



Transportation	<p><u>TMC Transportation</u></p> <p>Development of this site is only acceptable if restricted visibility at C1E Station Road/C18E Innes Road junction is improved and pedestrian connections provided along Innes Road to Station Road (third party land required). Scope for widening Innes Road between “West Park” and “Moray”, visibility onto Innes Road of 2.4m x 70m required.</p>
Planning History	<p>Site subject to consideration at hearing into objections to Finalised Local plan in 2007. Objector’s case not supported by Reporter. (Ref: 267/346 & 627).</p>
Environmental Health	<p>No objections, incl. Contaminated Land.</p>

Flooding	Not identified in SEPA maps.
Landscape	No formal designations
Biodiversity/Natura	SNH has no comment.
Water/Waste water	SEPA would expect connection to public sewer, and refer to potential capacity issue. Scottish Water has advised that there is an indicative available capacity for four houses.
Cultural Heritage	No formal designation on record.
Overall SEA Assessment	
Overall Planning Assessment	Notwithstanding the likely issue of drainage capacity, it remains to be considered if further housing in Garmouth can be justified. Furthermore, there has been no material change in relevant landscape consideration since the previous Local Plan Review. It is submitted on behalf of the interested party that the Reporter's conclusion " was based on judgement which we believe to be marginal, and as a result not compelling". In this context, it would be useful to take further advice from the Landscape Architect to be commissioned.
Other	

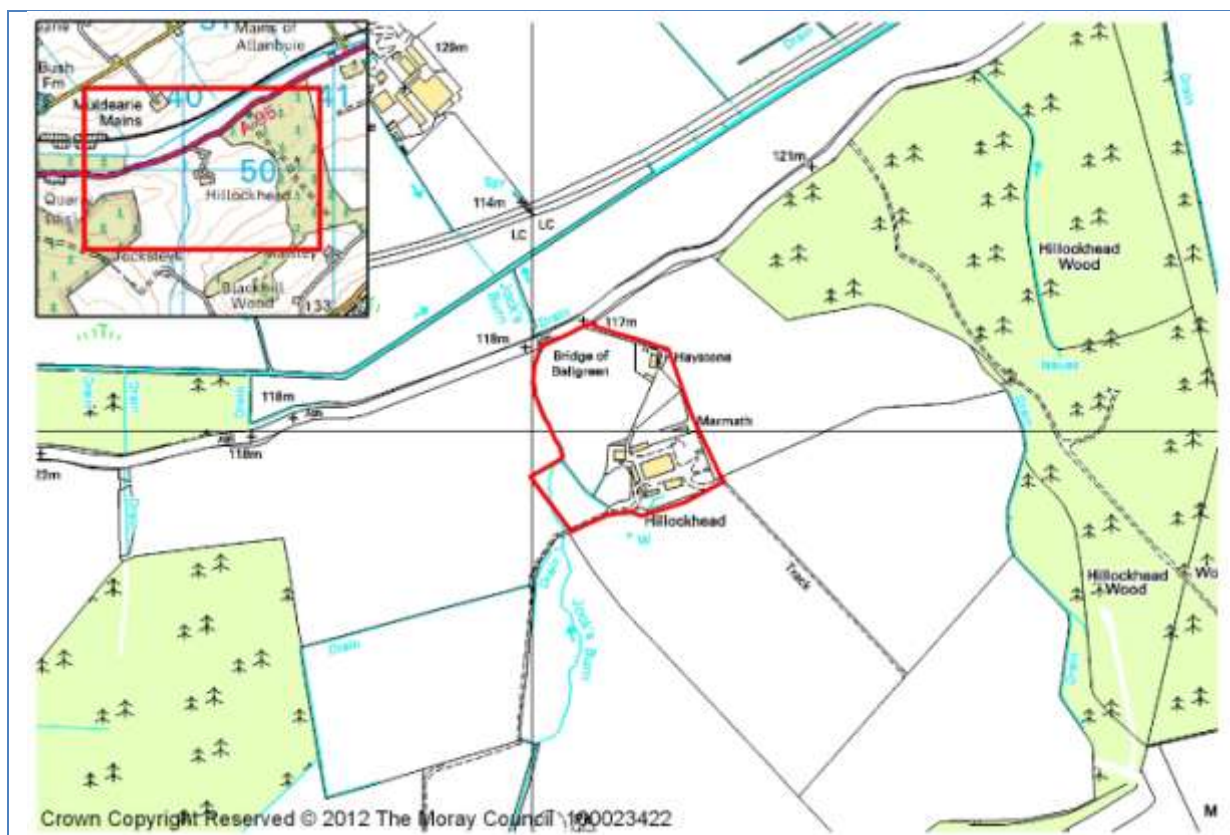
Settlement	Garmouth
Site Address	Connagedale, South Road
Ref Number	R4
Bid Summary	Adjustments to boundary of ENV6 in extant LP. Planning Permission Ref.09/01266/FUL extends westwards into ENV6;and there is an area of white land at the SW extremity of ENV6,where the designation and settlement boundaries almost meet. In interests of accuracy, it is requested that that part of ENV6 covered by PP be removed; and that the Settlement Boundary and designation boundary be adjusted, to reflect situation as on site.
Site Description	Woodland area at southern edge ,and within, settlement boundary.
Greenfield/ Brownfield	Woodland
Current Zoning	ENV6,(which covers a more extensive area).



Transportation	Transportation has no comments on this bid.
Planning History	09/01266/FUL: Demolition of buildings and erection of nine dwellings at Connagedale Farm.-Approval granted for eight dwellings.

Environmental Health	No objections, incl. Contaminated Land.
Flooding	Not identified on SEPA maps.(Comments relating to drainage are not relevant ,given nature of Bid, which does not propose development).
Landscape	No formal designation on records.
Biodiversity/Natura	SNH has no comment.
Water/Waste water	
Cultural Heritage	No formal designation ,on records.
Overall SEA Assessment	
Overall Planning Assessment	These proposals relate to adjustments to the eastern boundary of ENV6, to reflect the western extent of the Planning Permission referred to; and in redrawing the Settlement Map to make the western boundary of ENV6 contiguous with the boundary, and to this extent should both be supported.
Other	*

Settlement	Hillockhead, Nr Keith
Site Address	Hillockhead, Nr Keith
Ref Number	BOUND
Bid Summary	Formation of New Rural Community
Site Description	Farmland
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



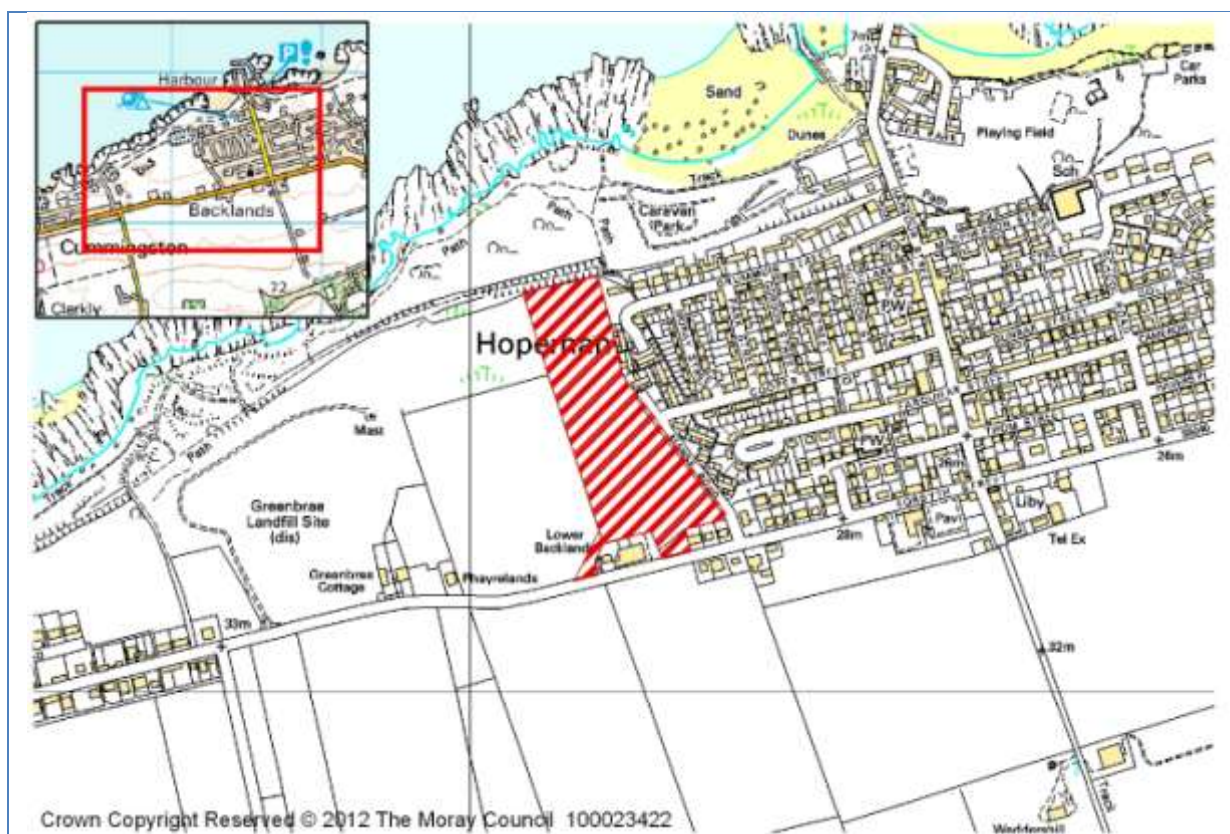
Transportation	<p>Transport Scotland has provided the following comment:</p> <ul style="list-style-type: none"> From the information provided Transport Scotland would have no concerns with the proposal for a small number of additional houses at this location provided the existing junction with the trunk road is of an appropriate standard or if required, improved to the appropriate standard as required by Transport Scotland. <p>However, Transport Scotland advised during the determination of an additional dwelling at Hillockhead (09/01345/FUL) that:</p>
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	<ul style="list-style-type: none"> The applicant should note that Transport Scotland will not recommend approval of any further development utilising this access to the Trunk Road. <p>TMC Transportation Services to advise. There are no core paths/roads or Sustrans routes in the vicinity of the proposed site.</p>
Planning History	<p>The proposal is to create a new rural community at Hillockhead. The rural community would include 2 existing detached stone properties, 1 recently constructed detached single storey dwelling (05/02118/FUL), a disused stone building capable of conversion and recently approved applications for 6 + 1 detached one and a half storey dwellings (08/01657/FUL & 09/01345/FUL) yet to be constructed. For the avoidance of doubt, there are 7 new consented dwellings to be built rather than the 8 shown on the proposed plan.</p> <p>The proposal is to include the land surrounding these properties north to the A95 and an area west of the recently constructed access road within a rural community boundary. There are two sites proposed for residential development. Site A measures 0.49 acres (0.2 hectares) and is capable of accommodating 2 houses. Site B measures 0.86 acres (0.35 hectares) and could accommodate up to 4 houses. Should the proposed boundary be designated further residential development could take place within the areas totalling 5.48 acres (2.22 hectares) adjacent the A95.</p>
Environmental Health	<p>TMC Environmental Health has raised no comments and there are no known contaminated land issues.</p>
Flooding	<p>The site is not at risk from flooding (source: SEPA flood maps, 2012). However, given there are two watercourse adjacent site B, SEPA has stated the following:</p> <ul style="list-style-type: none"> Site B – small watercourses on two sides. Flood Risk Assessment (FRA) likely to be needed and developable area could be affected. <p>SEPA have also commented on the protection/improvement of the water environment:</p> <ul style="list-style-type: none"> Development of this site looks like it will require realignment of Jock's Burn (non-baseline). The burn appears to be steep and will therefore be high energy. This could present significant problems for any realignment proposal. A CAR licence would be required and significant work would be required as part of the application to demonstrate the impact of the realignment. It is difficult to predict at this time whether this would be licensable. <p>No sewerage system is available and additional substantive detail</p>

	will be required relating to the suitability of ground conditions for effluent disposal.
Landscape	<p>The proposed sites are highly visible from the A95. The existing farmhouse sits in a prominent and elevation position in relation to the site which slopes steeply down towards a gravel single track road which splits the two proposed sites. A post and wire fence follows the boundary of the field along the roadside. Derelict farm buildings are located to the rear of the farmhouse. A line of trees to the east of the site partially screen the farmhouse. A drainage ditch separates the house from the proposed site. Site B is disconnected from existing buildings and those consented being separated by the access track. The site slopes down towards the A95. A steeply gorged burn follows the eastern boundary along the roadside. There are remnants of old buildings and some single mature trees within the proposed site. Electricity poles cross the site.</p>
Biodiversity/Natura	<p>SNH has provided the following comments on protected species:</p> <ul style="list-style-type: none"> • There are existing buildings on site and if these are to be removed or altered bat surveys will need to be done the results of which, including any mitigation necessary, will need to be submitted at the application stage. • The buildings may also be used by breeding birds (swallows, barn owls, pigeons etc.) so timing of construction will need to take this into account.
Water/Waste water	<p>Site A would be served by Turriff Water Treatment Works (WTW) which has a capacity of 275 units and Site B would be served by Herricks WTW which has a capacity of 198 units. Waste water would require to be disposed of via private septic tanks – the Council will need to advise the builder to ensure good ground conditions are suitable for a septic tank soakaway.</p>
Cultural Heritage	<p>The Sites & Monuments Record for NJ44NW0044 notes the following demolished farmstead within the proposed Site B:</p> <p>‘Site of a small farmstead depicted on the 1867 1st edition OS map as a Z-plan steading with a rectangular enclosure to the north. On the 1888 2nd edition only the south end of the steading is shown.’ Given the farmstead is demolished no archaeological mitigation would be required within this bid site.</p> <p>No other cultural heritage assets would be affected by the development of this site.</p>
Overall SEA Assessment	<p>Realignment of the burn will be required which could be problematic given the flow is high energy. The impact on protected species needs to be taken into consideration.</p>

Overall Planning Assessment	<p>Since 2005, a significant level of development has been consented at Hillockhead. The location has no facilities to support this growth and further development in accord with the scale proposed will exacerbate the unsustainable nature of this. This level of urban development should be directed to existing rural communities or Keith. The areas adjacent the A95 are also highly prominent from this main transport route and development of the scale proposed would be incongruous within a rural setting.</p>
Other	<p>The site is located within Keith Primary and Keith Grammar School catchments.</p> <p>The proposal lies within proximity of a high pressure gas pipeline, which may affect the extent of development than can be considered.</p>

Settlement	Hopeman
Site Address	Manse Road
Ref Number	R1, LONG
Bid Summary	Propose two phase development, consisting of phase 1- 36 units and nursing/ sheltered housing complex and phase 2 37 units. 20m landscaped strip to be provided to west edge of site, with footpath links, new bus stop and affordable housing.
Site Description	Site is currently rough gorse and scrub on the western edge of Hopeman village. Attractive setting looking north to the Moray Firth. Site is bounded by the old railway line and Moray Coast Trail to the north, the B9040 to the south, further rough grassland/ gorse and Greenbrae landfill site to the west and residential to the east.
Greenfield Brownfield	Greenfield
Current Zoning	Coastal Protection Zone

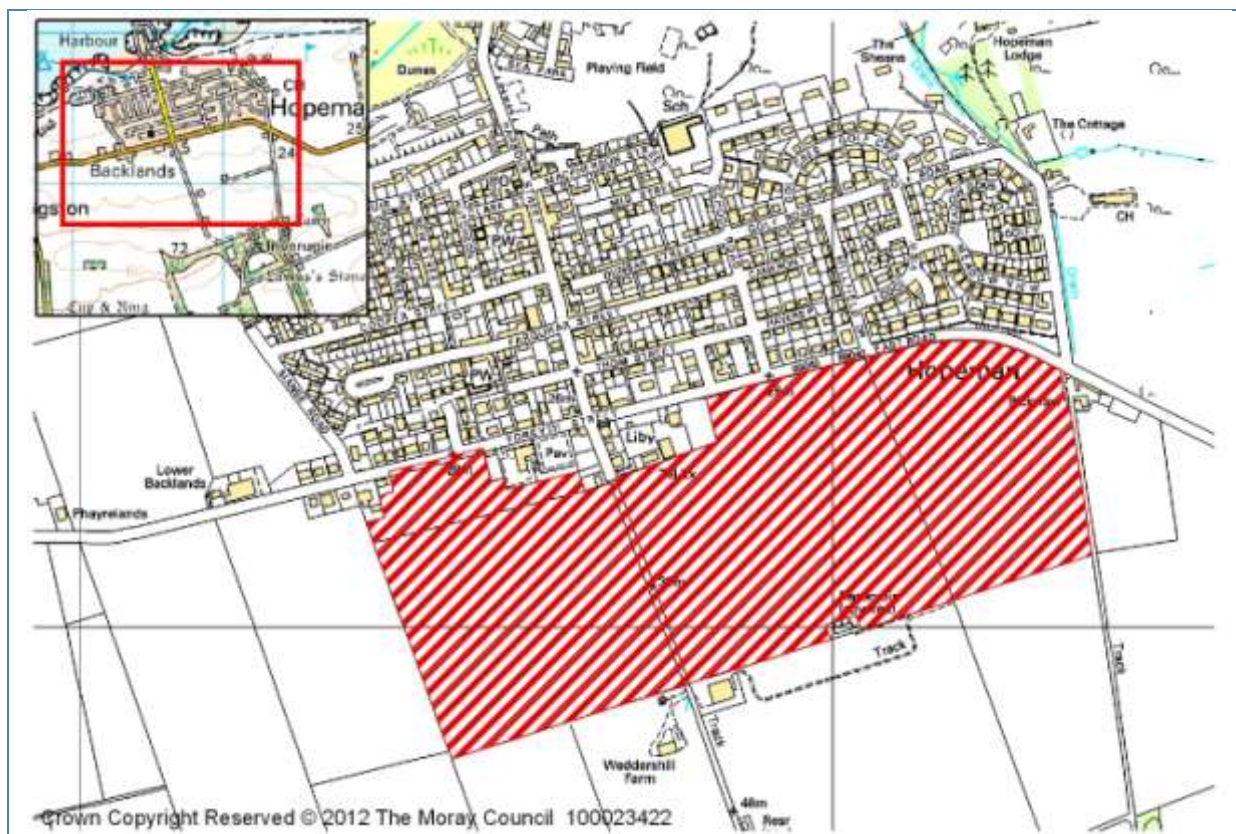


Transportation	TA will be required. Proposal currently only shows one vehicular access onto the B9040 and affordable and nursing care taking access onto Manse Road. This would be unacceptable and a vehicular link between the B9040 access and Manse Road should be provided. A TA will be required. North-South link between B9040 and Core Path (as shown) and east west connections to
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	Cooper St, Duff St and Manse Road
Planning History	Site was considered during preparation of the MLP2008, but discounted because of the landfill gas emissions at that time.
Environmental Health	Landfill gas emissions were a significant issue when this site was previously considered and a number of households were evacuated. The gas was subsequently controlled and ongoing monitoring continued. Any proposed development should take into consideration the requirement for environmental assessments to take into consideration any potential impacts resulting from the landfill gas. The proposed nursing home will need to be considered in respect of possible noise and odour emissions from kitchen plant. Env Health will seek further information at the detailed application stage.
Flooding	Click here to enter text.
Landscape	Site lies with Coastal Protection Zone and Hopeman/ Cunningham Coast AGLV
Biodiversity/Natura	Moray Firth SAC – Provided there is no requirement for new outfalls or drainage direct to the sea this proposal should not affect the SAC interests. There is some gorse scrub on site that could be used by breeding birds so timing of ground clearance work would need to try to avoid the breeding season or the developer will need to make thorough checks of the scrub to ensure there are no breeding birds present.
Water/Waste water	Click here to enter text.
Cultural Heritage	The remains of a Bronze Age cist burial was discovered on part of this bid area, Sites and Monuments Record No NJ16NW0011, and there is potential for further remains within this area. Therefore an archaeological evaluation would be required within this bid site prior to development commencing
Other	Moray Coastal Trail runs along north of site.
Overall SEA Assessment	A number of factors combined suggest that this site could have significant environmental effects without appropriate mitigation.
Overall Planning Assessment	This site was previously considered for inclusion in the plan as providing both a short and longer term supply of housing in what would be the furthest west the village could extend. However, serious landfill gas emissions resulted in this site being discounted from further consideration at that time. Development can now be considered subject to an appropriate landfill gas risk assessment and mitigation measures. The bid includes a draft site layout and this requires discussion with the applicant as the layout does not meet the requirements of the Council's Urban Design guidance or respect the grid layout of the village. There are a number of issues which need to be addressed including a significant layout change

	away from a cul de sac, single road access to a more permeable layout with road linkages into adjacent streets.
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Settlement	Hopeman
Site Address	Site south of B9040
Ref Number	R2
Bid Summary	Request residential designation on 76.43 acres of agricultural land to the south of Hopeman. Seek support for the phased release of land based on a long term Framework Plan and to allocate a first phase of development in the emerging Local Plan.
Site Description	Site is currently agricultural land
Greenfield Brownfield	Greenfield
Current Zoning	None



Transportation	Development requires a comprehensive Masterplan, Transport Assessment and Road Safety Audit. Significant improvements to public transport infrastructure would be required to accommodate the scale of the proposed development.
Planning History	The site was debated at the PLI into the MLP2008. The Reporter concluded that, "in principle I am persuaded by the arguments presented by the Council that, on balance, growth to the west of Hopeman would be preferable to an extension southwards - if and

	when the various constraints on development to the west can be overcome satisfactorily.” The Report had concerns regarding development south of the B9040 and considered that options to the west and also to the east should be considered in future Local Plans.
Environmental Health	No comment
Flooding	No comment
Landscape	Click here to enter text.
Biodiversity/Natura	Moray Firth SAC – Provided there is no requirement for new outfalls or drainage direct to the sea this proposal should not affect the SAC interests.. The area is currently farmed agricultural land. Housing, if designed well to include green and open spaces with appropriate planting and landscaping, could enhance the area’s value to biodiversity. The applicant should be encouraged to include a description of how development could improve the value of the area for biodiversity.
Water/Waste water	Significant increase to population therefore water and waste water modelling will be required
Cultural Heritage	While there are no known archaeological sites recorded within the bid area, there are several Bronze Age sites recorded in the vicinity, including burials, and there is potential for further remains within this area. Therefore an archaeological evaluation would be required within this bid site prior to development commencing.
Other	Click here to enter text.
Overall SEA Assessment	The scale of this proposal would require a Strategic Environmental Assessment to be undertaken.
Overall Planning Assessment	This bid is for a significant, long term expansion of Hopeman to the south. This issue was considered during preparation of the Moray Local Plan and rejected following a Public Local Inquiry. Large scale expansion of Hopeman is not part of the settlement hierarchy.

Settlement	Inchberry
Site Address	Land at Inchberry
Ref Number	SITE 1, SITE 2, SITE 3, BOUND A, BOUND B
Bid Summary	<p>The bid submission makes the following proposals:</p> <p>Site A: allocation for low density housing, accommodating 10 to 12 units on a phased basis;</p> <p>Site B: for low density development, accommodating up to 10 units. Access is proposed via Site A.</p> <p>Site C: low density development, accommodating a group of 4 houses on the infill site between the existing housing.</p> <p>The designation of Inchberry as a Rural Community eastern site including site C; and western site including site A and B.</p>
Site Description	<p>Site A is part of an agricultural field and is bounded to by woodland, access roads and the public road. Site B is irregularly shaped agricultural field bounded by woodland and development.</p> <p>Site C is a small agricultural paddock bounded by development to the north and south and a road to the west.</p>
Greenfield/ Brownfield	Greenfield
Current Zoning	None

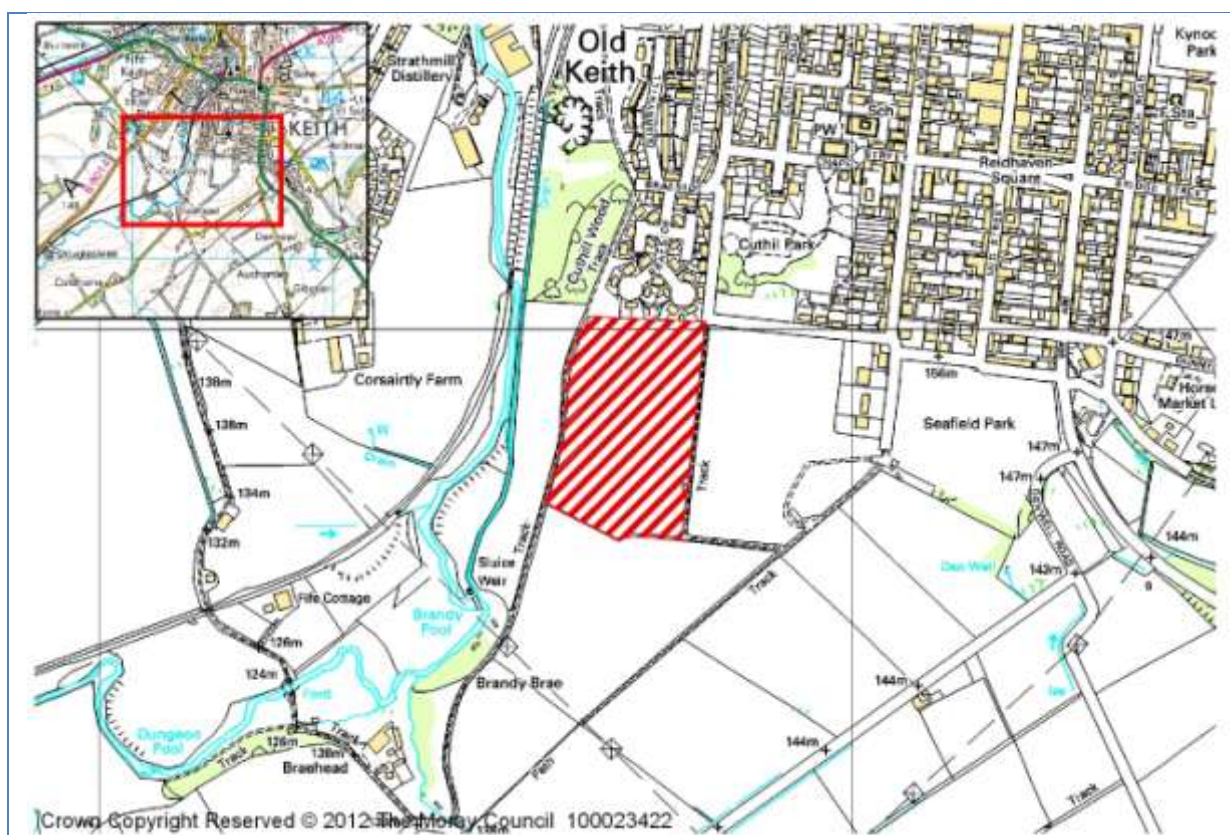


Transportation	
Planning History	<p><u>Site A</u> There's no recent planning history on the bid site.</p> <p><u>Adjacent sites</u> 07/00269/FUL: Planning consent granted to alter and extend existing dwellinghouse.</p> <p><u>Site B</u> There's no recent planning history on the bid site.</p> <p><u>Adjacent sites</u> 99/01892/FUL: Application permitted to demolish existing village hall and erect new village hall. 08/01967/FUL: Planning consent granted to provide a secure storage extension. 05/01836/FUL: Application permitted to demolish sub-standard house and erect new dwelling house. 07/00823/FUL: planning permission refused to erect new dwellinghouse.</p> <p><u>Site C</u> There's no recent planning history on the bid site.</p> <p><u>Sites in close proximity</u> 11/01620/APP: Planning application permitted to demolish house and garage/workshop and erect two log cabin houses. 06/01601/FUL: Planning consent granted to alter dwellinghouse. 06/00277/FUL: Application permitted to erect a garage. 02/00240/FUL: Planning permission granted to build an extension and garage. 09/00507/FUL: Application permitted to erect a conservatory.</p>
Environmental Health	No comment.
Flooding	No comment.
Landscape	<p>No formal designations.</p> <p>Site A is within the western part of Inchberry and sits surrounded by conifer woodland on its western side, housing on its southern side and the B9015 on its eastern side. The site is open and undefined to the north. It is screened from the west and south by dense tree cover around the existing houses. The site extends to 1.1 hectares and slopes gently down from the woodland to the road. Telephone wires run along the eastern boundary.</p> <p>Site B is relatively enclosed as it is bounded by conifer woodland</p>

	<p>and existing development on the majority of its boundaries. The northern boundary includes gorse and scrub with some mature trees adding to the sense of enclosure. The site extends to 1.3 hectares. The site is accessed via a narrow track, which serves four residential dwellings.</p> <p>Site C sits within the eastern part of Inchberry which is made up of a low density row of houses within a raised area of landform. The site is a relatively open flat paddock and is bound by mature hedgerows to the north, east and south and a post and wire fence to the west. The site extends to 0.8 hectares and is relatively flat. The site can be accessed off the road immediately adjacent.</p>
Biodiversity/Natura	<p><u>SNH</u> The River Spey SAC and SINS are located approximately 1km to the east. 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 and in particular the River Spey SAC.</p>
Water/Waste water	<p><u>Scottish Water</u> Septic Tank Advice : Applicant required to ensure ground conditions are suitable for septic tank soakaway.</p> <p><u>SEPA:</u> Drainage: No sewerage system available in area. Treatment will have to be to soakaway - disposal to water is not an option. Detail will be required relating to suitability of ground conditions.</p>
Cultural Heritage	<p>No archaeological mitigation would be required within this bid site.</p>
Overall SEA Assessment	<p>Drainage issues to be addressed if sites are considered for inclusion in the local development plan. Mitigation measures to ensure the protection of the River Spey SAC would be required at application stage.</p>
Overall Planning Assessment	<p>Site A lies within an open field and in a relatively elevated position therefore the visual impact of development could be significant. Access will be a key consideration and allocation of the site could lead to ribbon development along the B9015. The site has no northern boundary and this could encourage further incremental growth along the road. The site would not be preferred for development.</p> <p>Site B is well screened; however, access will be a key consideration for Site B. The site is currently accessed via a narrow track road with poor visibility that currently serves four residential properties. Transportation's assessment will be an important consideration. The size of the site and the envisaged 10 houses would be out of scale and character with the settlement.</p>

	<p>The site would not be preferred for development.</p> <p>Site C is remote from the western part of Inchberry, which constitutes a more recognisable built up area with a village hall. While the bid submission claims the eastern and western settlements are linked by a footpath through the woodland, this path was found to be overgrown and very difficult to access. The site would not be preferred for development.</p> <p>The western part of the settlement constitutes a recognisable built up area, with a village hall creating a social focal point. A post box and telephone box are located outside Rosehill house. There is no footpath linking the two clusters of development (i.e. eastern and western Inchberry).</p>
Other	

Settlement	Keith
Site Address	Land adjacent Braeside
Ref Number	R12
Bid Summary	Residential (100 houses)
Site Description	Agricultural Land
Greenfield/ Brownfield	Greenfield
Current Zoning	Environmental Designation (Functional Green space as part of showgrounds) in Moray Local Plan 2008

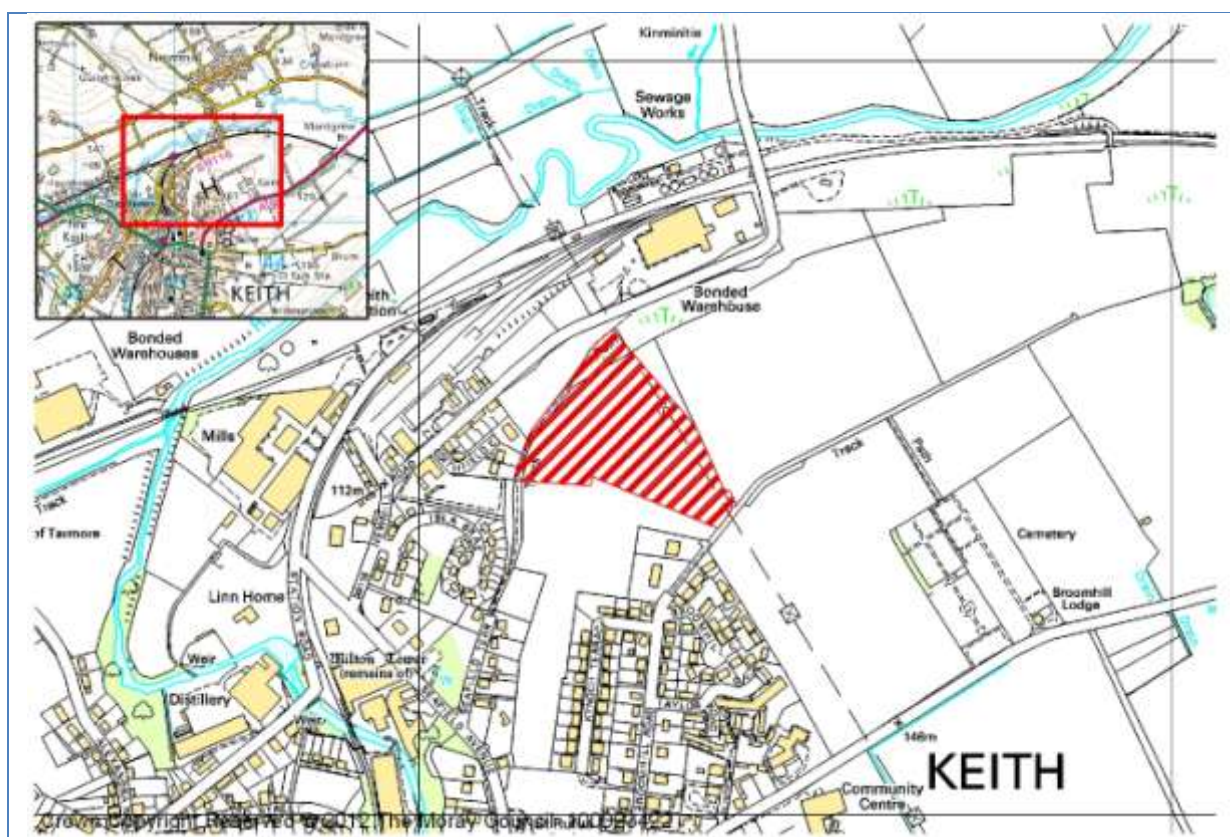


Transportation	<p>Identified as unsuitable due to difficulties in providing satisfactory road access into site. A number of off-site improvements also required, and difficulties in providing a secondary access. Even if achievable this would result in complicated and convoluted connections with the existing road network.</p> <p>Core paths follow the east and west boundaries of the proposed site, respectively and connects with a core road at the north-east corner of the site.</p>
Planning History	<p>There is no previous recorded development interest in this site. It is situated within the Keith settlement boundary, with an ENV designation, as part of the area utilised for the annual Keith</p>

	Agricultural Show, although layout changes may mean this is no longer the case.
Environmental Health	TMC Environmental Health and Contaminated Land have no comment.
Flooding	The proposed site is not at risk of flooding (source: SEPA flood maps).
Landscape	The site extends to approx 4.9ha and slopes from east to west towards the river Isla and the railway line to Dufftown and forms the top slope of this valley. It is highly visible from the B9014 road to Dufftown, as it extends into the landscape beyond the current settlement edge to Keith. Existing development at Braeside is contained within the landscape and from the residential layout and access it is obvious that no further development was envisaged in this location. A track separates the site from the Keith showground which is bounded by metal fencing. There is some vegetation and fencing to the west and south of the site.
Biodiversity/Natura	<p>SEPA has raised the following issue:</p> <ul style="list-style-type: none"> • Protection / improvement of water environment: any development should prevent deterioration of the River Isla which is currently at good status. <p>SNH has no comment.</p>
Water/Waste water	Keith is served by Herricks Water Treatment Works (WTW) which has a capacity of 198 units and Keith Waste Water Treatment Works (WWTW) which has a capacity of 290 units. There is limited capacity at the WWTW and should the site be developed, developers will require to contact Scottish Water regarding options and growth requirements.
Cultural Heritage	<p>Archaeological Services has commented that taking into consideration the topography of the site and its relationship to the river, there is potential for archaeological remains within this bid area. Therefore an archaeological evaluation should be undertaken prior to development commencing within this bid site.</p> <p>Keith Medieval Core is situated immediately adjacent the western boundary of the site. No other cultural heritage assets would be affected by the development of this site.</p>
Overall SEA Assessment	Protection/improvement of the water environment to prevent the deterioration of the River Isla. An archaeological evaluation will be required prior to development commencing.
Overall Planning Assessment	The MLP 2008 protects the site as an environmental designation, specifically in relation to the Keith showground. This may no longer be the case. There are difficulties in providing road access

	into the site, and its position at the top of a sloping valley makes it visually prominent from the west. It is not preferred for inclusion in the Plan, and the bringing forward of the LONG site at Banff Road is the supported option.
Other	None

Settlement	Keith
Site Address	Land adjacent Broomhill Road
Ref Number	R13
Bid Summary	Residential (25 houses)
Site Description	Agricultural Field
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside Around Towns

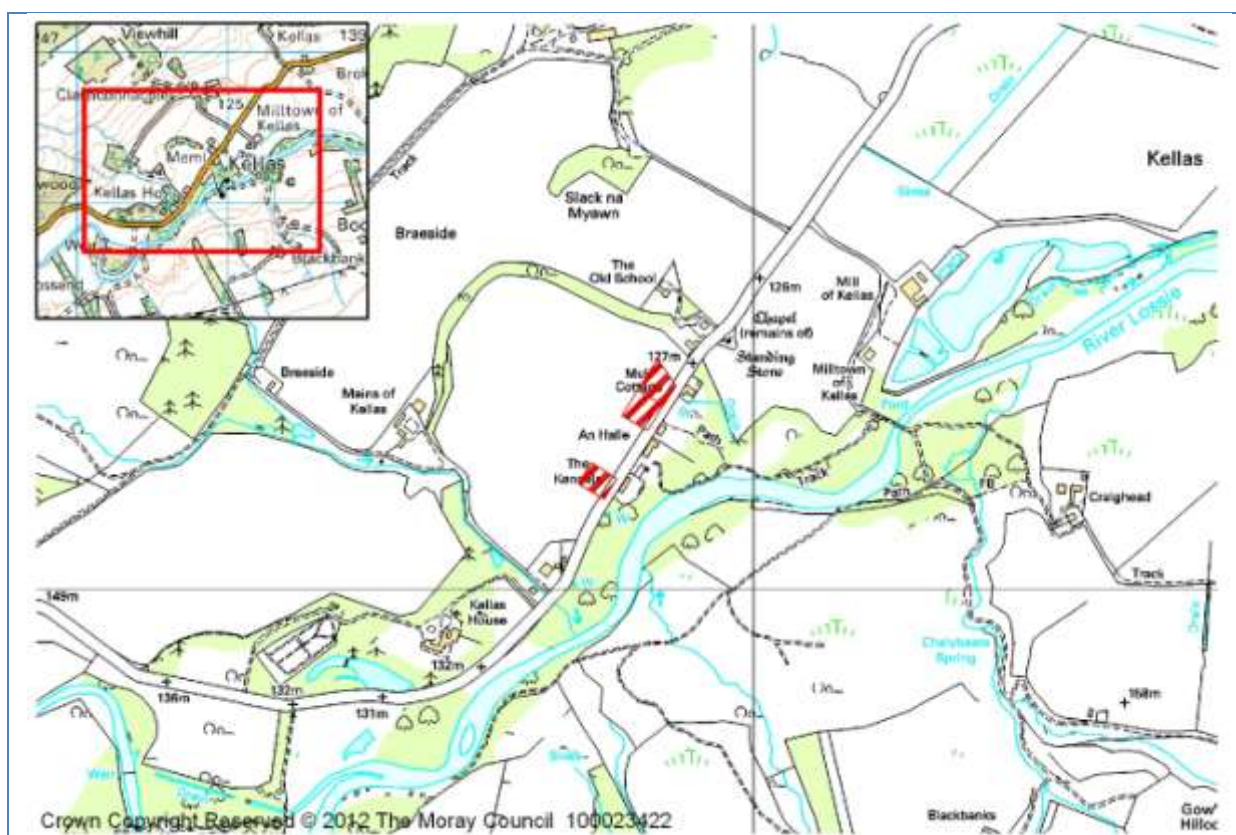


Transportation	<p>This development site is unlikely to be deliverable due to third party land constraints at present and the lack of any viable alternative access routes to the site. The narrow track looks incapable of being improved to the required standard.</p> <p>Along the south-eastern boundary, a core path forms the track connecting to Broomhill Road. There is an aspirational core path along the north-western boundary that connects into the town centre.</p>
Planning History	<p>The 9.34 acre (3.75 hectare) site is located in the northern part of the town outside the settlement boundary and within CAT as defined in the adopted Moray Local Plan 2008 (MLP 2008). The</p>

	<p>proposal is to allocate the site for 25 houses., taking access via the existing track.</p> <p>There is no previous history to this particular site, but an adjacent site (Site R11 Broomhill Road) is allocated in the MLP 2008 for residential development , but no more than 2 houses will be permitted without the road access being improved. It is acknowledged that it would appear difficult to provide this to an adoptable standard.</p>
Environmental Health	<p>An extension of R11 to the road boundary will bring noise-sensitive development in proximity to the Blending Works. Any such proposals will require to take account of noise and a detailed noise impact assessment may be required, as discussed in PAN 1/2011 – Planning and Noise.</p> <p>TMC Contaminated Land has no comment.</p>
Flooding	<p>The proposed site is not at risk of flooding (source: SEPA flood maps).</p>
Landscape	<p>The site forms part of a larger area of agricultural land which slopes steeply down to Newmill Road. There are no natural features or boundaries to differentiate the adjacent designated MLP 2008 Site R11 from the remainder of the field. The land to the south steeply slopes north to the site with the informal vehicular track providing a break in the landscape. The site presents a prominent sloping hillside when viewed from the north. Pylons, telegraph poles and post and wire fencing form the north-western boundary of the site.</p>
Biodiversity/Natura	<p>SEPA and SNH have no comment.</p>
Water/Waste water	<p>Keith is served by Herricks Water Treatment Works (WTW) which has a capacity of 198 units and Keith Waste Water Treatment Works (WWTW) which has a capacity of 290 units.</p>
Cultural Heritage	<p>Archaeological Services has commented that taking into consideration the topography of the site and its relationship to the river, and the adjacent cropmark of an enclosure of possible prehistoric date (SMR Ref NJ45SW0049), there is potential for archaeological remains within this bid area. Therefore an archaeological evaluation should be undertaken prior to development commencing within this bid site.</p> <p>No other cultural heritage assets would be affected by the development of this site.</p>
Overall SEA Assessment	<p>An archaeological evaluation will be required prior to development commencing.</p>

Overall Planning Assessment	Difficulties in achieving road access, and prominent visibility mean that this site would not be preferred for development. Bringing forward the LONG site at Banff Road is a more desirable option.
Other	None

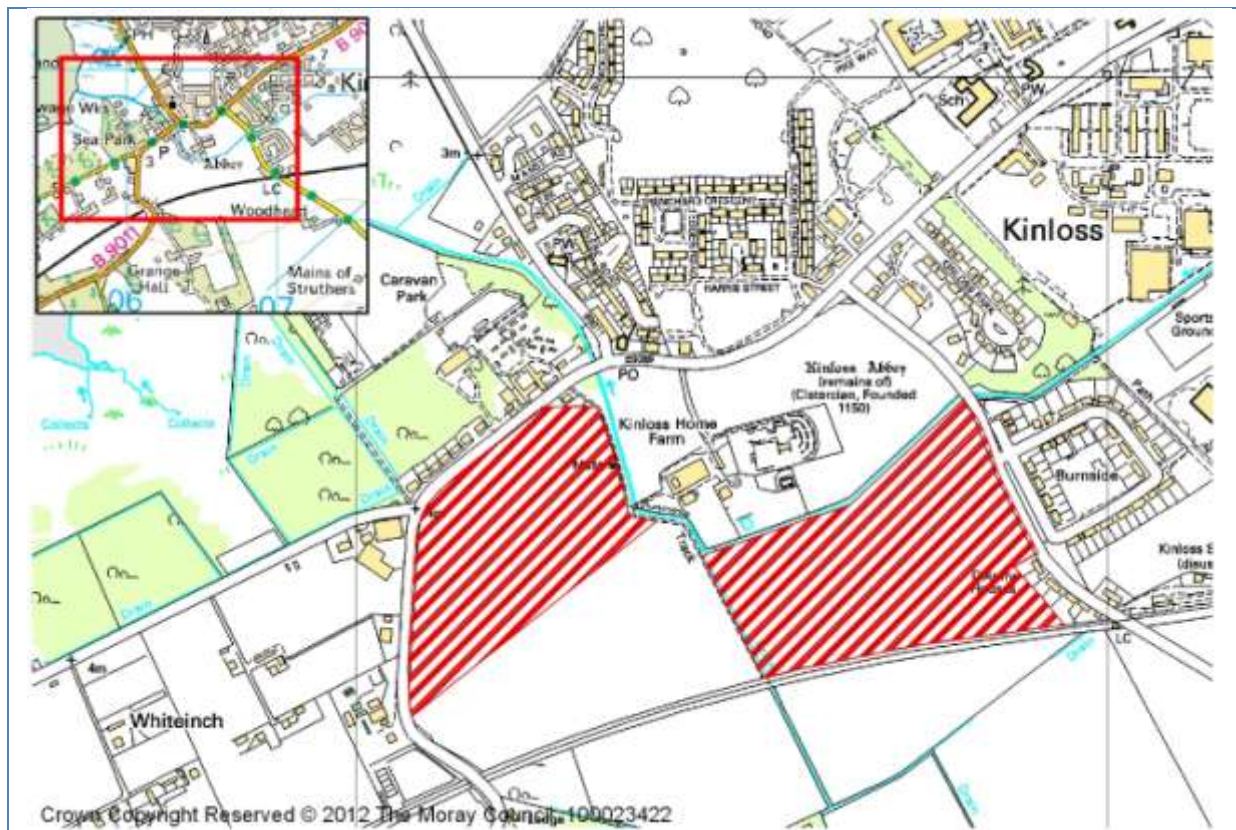
Settlement	Kellas
Site Address	Click here to enter text.
Ref Number	SITE 3, SITE 4, SITE 5
Bid Summary	Sites A and B have planning consent. Two further sites (for three plots) are proposed with individual accesses.
Site Description	Sites are flat and in agricultural use. There are no clearly defined features on the ground to form boundaries other than the minor road and adjacent residential dwellings.
Greenfield/ Brownfield	Greenfield
Current Zoning	None



Transportation	Click here to enter text.
Planning History	Adjacent sites A and B identified in the MLP2008 have been granted planning consent for a total of 3 houses.
Environmental Health	Click here to enter text.
Flooding	Click here to enter text.

Landscape	Sites are located within the Pluscarden AGLV.
Biodiversity/Natura	Click here to enter text.
Water/Waste water	No public sewers in this area. Effluent disposal from multi house developments will require considerable investigative work.
Cultural Heritage	Former prehistoric standing stone nearby, there is potential for archaeological remains. An archaeological watching brief will be required prior to/ at the outset of development commencing.
Other	Click here to enter text.
Overall SEA Assessment	No significant environmental issues arising.
Overall Planning Assessment	A number of consents have been granted at Kellas over the last couple of years and a period of consolidation is proposed, which will be reviewed in the future.

Settlement	Kinloss
Site Address	South west Kinloss, adjacent to Abbey
Ref Number	R5, R6
Bid Summary	Propose designation of two sites as opportunity sites for commercial and/ or residential use.
Site Description	Sites are on the west side of Kinloss, adjacent to Kinloss Abbey, both in agricultural use. Site A is west of the Abbey and extends to approx 6.8ha. Site B is to the south of the Abbey, extends to approx 9.1 ha and is bounded to the south by the railway line. Both sites are flat, immediately adjacent to the “urban” area and have good access onto the road network.
Greenfield Brownfield	Greenfield
Current Zoning	None

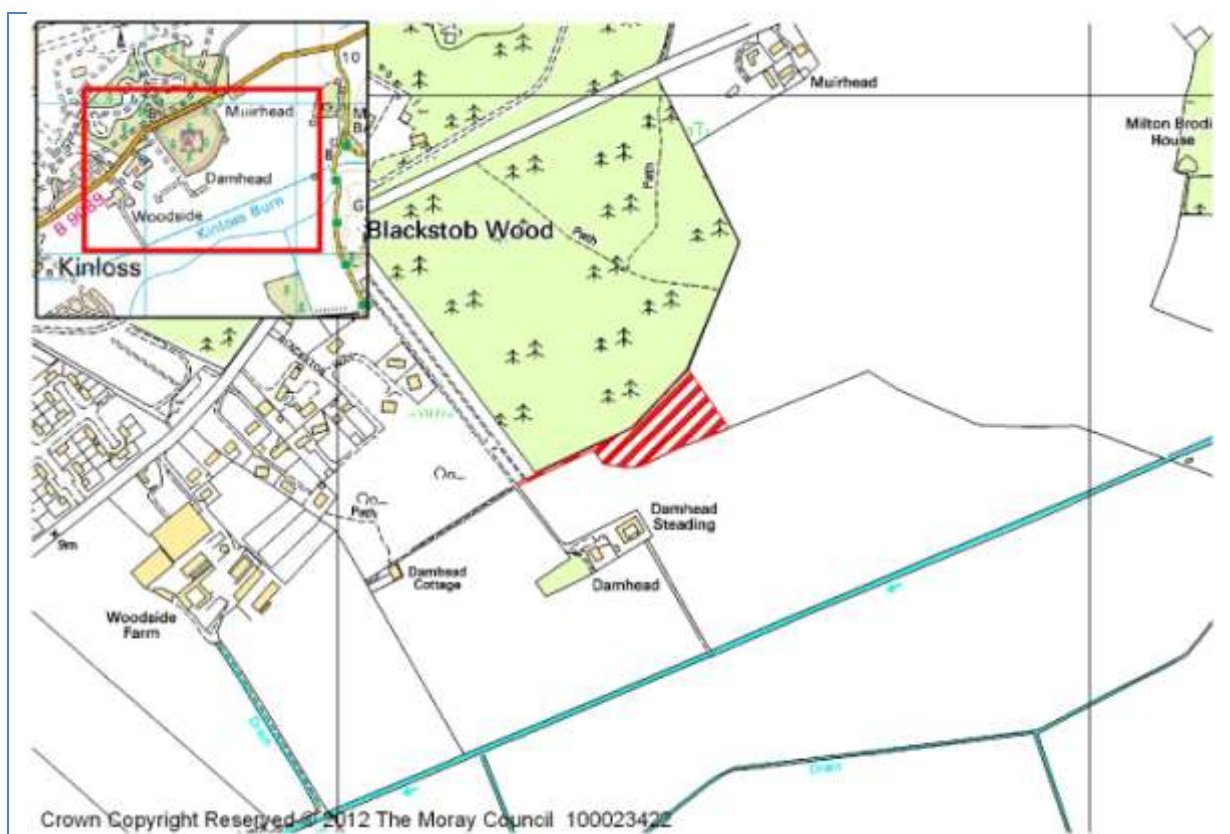


Transportation	Restrictions on providing second point of access for residential development, restricted visibility at B9089/C6E junction would require improvement associated with additional traffic from this site going through this junction.
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Planning History	No relevant planning history
Environmental Health	Consultation required with the MoD regarding noise contours.
Flooding	The eastern half of site A and almost all of site B are at risk of flooding 1 in 200 years. The eastern edge of A and north western corner of B are also at risk of coastal flooding. SEPA would object to the plan should this site be included unless a satisfactory FRA is carried out PRIOR to inclusion in the Plan. The site is almost entirely within the flood map. From the flood map it seems that there would be very little developable land. The Kinloss Burn (WB ID 23023) runs along the boundaries of both Site A and Site B. The burn has been historically straightened and is currently failing to reach good status as a result. Restoration to good status will involve restoration of the straightened sections. Any development of these sites needs to take this into account and allow space for restoration (if not done as part of the development) and development of natural processes in future. This may take up a significant area of land in this case. There is also a minor watercourse on the west boundary of Site B which has also been historically straightened. Again, space should be allowed for restoration and the development of natural processes in future.
Landscape	Click here to enter text.
Biodiversity/Natura	A number of nature conservation designations are adjacent or in close proximity to these sites. However, the proposals are not considered to have a significant impact upon their natural heritage interests. Moray and Nairn SPA, Culbin Sands, Culbin Forest and Findhorn Bay SSSI, Culbin, Findhorn and Burchhead Bay SINS, Findhorn Bay Local Nature Reserve.
Water/Waste water	SEPA has identified that there may be some capacity issues if there are multiple developments in this area.
Cultural Heritage	Kinloss Farm Area A - An archaeological evaluation would be required within this bid site prior to development commencing. Appropriate design should also consider the setting of Kinloss Abbey itself. Historic Scotland must be contacted regarding setting issues of the Abbey. Kinloss Farm Area B – In the first instance the Regional Archaeologist considers that this bid site should be considered for refusal owing to it's impact on the setting of Kinloss Abbey. Should it be minded to be included, then an archaeological evaluation would be required within this bid site prior to development commencing. Appropriate design should also consider the setting of Kinloss Abbey itself. Historic Scotland must be contacted regarding setting issues of the Abbey
Other	Click here to enter text.
Overall SEA Assessment	If these sites were considered for inclusion within the Plan, they should be subject to SEA, because of the potential impact upon

	the setting of Kinloss Abbey and the significant flooding risk.
Overall Planning Assessment	No additional housing land requirement has been identified in Kinloss. These are two large sites which would represent significant scale of development in a third tier settlement. Demand for new housing in Kinloss does not appear to be high and a number of sites remain undeveloped. There seems to be no justification for the scale of development proposed.

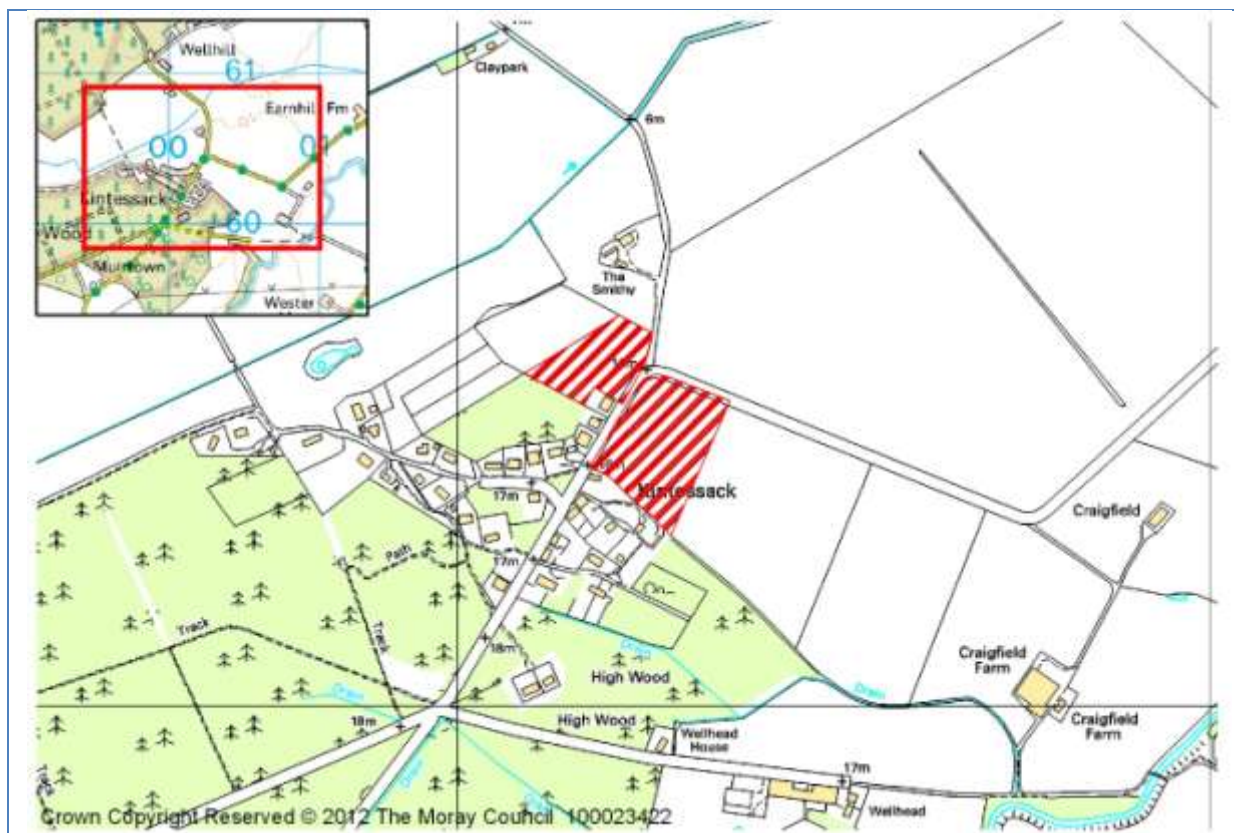
Settlement	Kinloss
Site Address	Muirhead
Ref Number	R7
Bid Summary	Propose extension of settlement boundary to include 1.3 ha site for 3 dwellings, access from the public road to Muirhead Farm
Site Description	Site is located to the east of Kinloss and is detached from the settlement boundary. Woodland to the north and agricultural land to the south and east. Site is flat and currently used for agriculture.
Greenfield Brownfield	Greenfield
Current Zoning	None



Transportation	Proposed access is located on fast stretch of road and requires visibility splays of 4.5m x 215m. Site is remote from settlement with no apparent opportunity to connect with existing footways.
Planning History	10/00110APP for a single dwelling was refused in July 2010 as it was contrary to the settlement boundary policy.
Environmental Health	Consultation with the MoD required in respect of noise contours

Flooding	N/A
Landscape	Site is open from the south but screened by woodland from the north.
Biodiversity/Natura	N/A
Water/Waste water	Possible WWTW capacity issues
Cultural Heritage	Taking into consideration the cropmark of NJ06SE0035, various enclosures of possible prehistoric date, to the immediate south of this site, there is potential for archaeological remains within the bid area. Therefore an archaeological watching-brief would be required within this bid site prior to/at the outset of development commencing.
Other	Click here to enter text.
Overall SEA Assessment	No significant environmental issues.
Overall Planning Assessment	Site is detached from the settlement boundary and does not appear to be a logical extension to the settlement. There are several undeveloped residential designations elsewhere in Kinloss which are considered to be effective.

Settlement	Kintessack
Site Address	Land to north east of Kintessack
Ref Number	SITE 7, SITE 8
Bid Summary	<p>The bid submission makes the following proposals:</p> <p>Site A: extends to 1.1 hectares and could accommodate up to six units taking into account the built form of the settlement and landscaping;</p> <p>Site B: extends to 2.13 hectares and could accommodate up to fourteen units taking into account the built form of the settlement and landscaping.</p>
Site Description	<p>Both sites lie to the north of Kintessack rural community with site A to the west of the public road and site B to the east of the public road. Site A is part of an agricultural field and is bounded by woodland and existing development to the south. There is no defined boundary to the west. Site B is part of an agricultural field and is bounded to the south by existing development. There is no defined boundary to the east.</p>
Greenfield/ Brownfield	Greenfield
Current Zoning	None



Transportation	
Planning History	<p>No recent planning history on site.</p> <p>Relevant planning history Four sites are identified in the extant Local Plan for up to two dwellings each.</p> <p>Local Plan Site A: Application 09/01837/PPP was permitted for one dwelling house. Application 09/01838/PPP on the neighbouring plot was also approved for one dwelling.</p> <p>Local Plan SiteB: Application 09/01916/APP was approved for a dwellinghouse and double garage.</p> <p>Local Plan Site C: Application 07/00910/FUL permitted to erect dwelling house and garage.</p> <p>Local Plan Site D: No planning history</p>
Environmental Health	No comment.
Flooding	The indicative SEPA 1in 200 year flood risk area lies approximately 150 metres north of Site A and there may be a requirement for a flood risk assessment.
Landscape	Both sites are relatively flat open agricultural fields which lie on the edge of the rural community. The majority of the boundaries are post and wire fencing. Site A is bounded on the south by mature woodland and the hedging around existing development. Site B is bounded to the south by the planting and hedging around existing development. In more general terms the sites do not benefit from the woodland setting that characterises Kintessack.
Biodiversity/Natura	<p>SNH –No comment.</p> <p>SEPA - Development may come close to Belmack Burn, which is at bad ecological potential due to morphology pressures. Any potential for improvement should be considered.</p>
Water/Waste water	Scottish Water – There is a main distribution pipe running through the sites and early contact should be made with Scottish Water. Waste water will require private treatment.
Cultural Heritage	The Regional Archaeologist has advised that taking into consideration the Regionally Significant cropmarks of a prehistoric settlement to the NE (SMR Ref NJ06SW0023), there is potential for archaeological remains within the proposed sites. Therefore an archaeological evaluation would be required prior to development commencing within both the north and south bid areas.

Overall SEA Assessment	No significant environmental issues arise. A flood risk assessment may be required and mitigation in this respect may be necessary. An archaeological evaluation will be necessary.
Overall Planning Assessment	<p>Allocation of both sites would represent a large extension to this rural community and is considered excessive. Both sites are very open agricultural fields on the entrance to the village and the sites do not benefit from the woodland character which is a feature of Kintessack. Development would be likely to adversely impact on the landscape setting of the settlement as there is no established planting to help development blend with the existing settlement. It is also a concern that there are no defined boundaries to the west of site A and east of site B and further expansion into these areas may be difficult to control. The sites are not preferred for development on the above basis.</p> <p>The sites identified within the extant Local Plan have yet to be fully developed. These should be carried forward to allow continued opportunities for small scale growth.</p>
Other	A small part of the northern corner of Site A is grade 2 prime agricultural land.