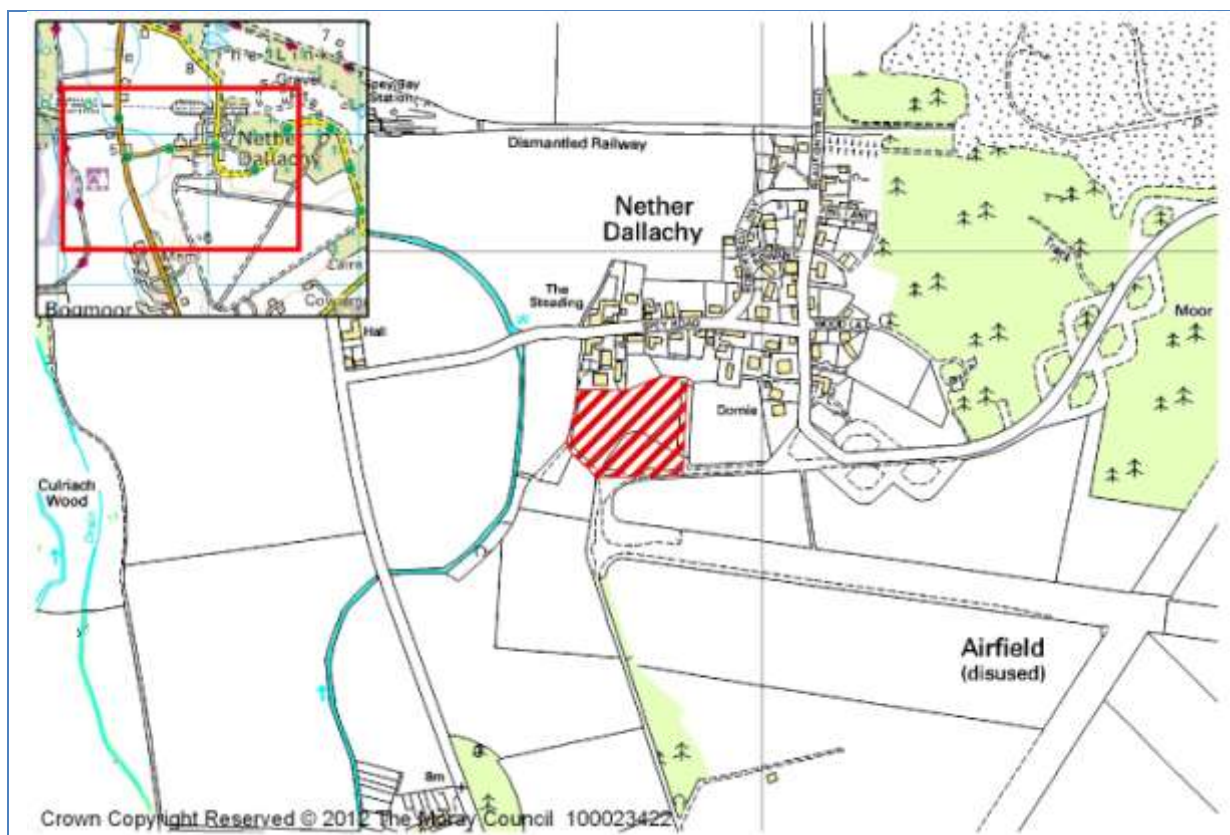


Settlement	Nether Dallachy
Site Address	Land to south of Spey Road (Phase 2: Long term)
Ref Number	SITE 5
Bid Summary	Residential Development: Long Term (15-20 houses)
Site Description	Agricultural Field/Rough Grazing
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



Transportation	TMC Transportation Services to advise. There is one bus service to Nether Dallachy from Fochabers. A Sustrans route runs along Spey Road to the north of the site and joins an aspirational core path (86) on Beaughtier Road to the east of the site.
Planning History	There are no planning applications for development of this 1.76 hectare site and it was not considered during the preparation of the Moray Local Plan 2008 (MLP 2008). There is a residential designation for 15 houses on Site A located to the south-east of the settlement allocated in the MLP 2008. No applications have been submitted. Over the period 2000-2011, 14 houses have been granted consent

	<p>in Nether Dallachy (10 of these have been built). These have primarily been on gap or infill sites within the hamlet. As a consequence, the development pattern has been relatively sporadic with similar amounts of development taking place both east and west of Beaufighter Road. There is one gap site remaining within the hamlet on Wood Lane.</p> <p>The majority of housing within the settlement is single storey with a mixture of traditional and more recent development.</p>
Environmental Health	<p>Waste management has been raised as an issue by the Moray Council Contaminated Land team and SEPA. There are existing waste management facilities in and around Nether Dallachy (Multi-activity site at Nether Dallachy landfill; Civic Amenity site at Dallachy CA site; Metal Recycler at Spey Bay Auto Salvage, Nether Dallachy; and a Waste Transfer Station at Grays Recycling Service, Nether Dallachy). Any potential new development adjacent to waste management facilities should not compromise the existing activities and, the potential impact of these activities on new development proposed on adjacent sites should be considered.</p>
Flooding	<p>The site is not at risk from flooding (source: SEPA flood maps, 2012). Drainage should not increase the flood risk to neighbouring property. SUDS and a construction phase water management plan are required. If soakaway are to be used, infiltration tests should be carried out 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. If the development is to be phased in the way suggested in the proposed document then the SUDS should be designed in such a way that it is operational for the initial phase and suitably sized to receive the future phases of development that make up this proposed site.</p>
Landscape	<p>The site forms part of a larger area of grassland. The land is relatively flat, gently sloping down to the informal pedestrian track along the western boundary to the countryside beyond. The track leads to Spey Road past a working farm immediately adjacent the north-west corner of the site. A large clump of vegetation and storage area for hay bales, run-down machinery and fly-tipping is located outside the southern field boundary; this area is included within the proposal. The land is enclosed to the north by properties fronting onto Spey Road. An overgrown broken tarmac track with a gate at either end splits the long and medium term sites. Phase 2 is accessed via a broken tarmac vehicular track from Beaufighter Road that forms the southern boundary. Dallachy Airfield is located to the south.</p>
Biodiversity/Natura	<p>SNH have commented that 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 of the River Spey Special Area of Conservation (SAC).</p>

Water/Waste water	Nether Dallachy is served by the Turriff Water Treatment Works (WTW) which has an indicative capacity of 275 units. SEPA have commented that there are no public sewers in the area and effluent disposal from multi-house developments will require considerable investigative work.
Cultural Heritage	Archaeological Services have commented that taking into consideration the cropmarks of possible prehistoric settlement just to the south of these areas, SMR Ref NJ36SE0057, there is potential for archaeological remains within both bid sites. Therefore an archaeological evaluation would be required within these bid sites prior to development commencing. There are no listed buildings, Scheduled Ancient Monuments (SAMs) or Designed Gardens and Landscapes in the vicinity of the proposed site.
Overall SEA Assessment	Proximity to waste management facilities and impact on the River Spey SAC will need to be considered. An archaeological evaluation will be required prior to development commencing.
Overall Planning Assessment	The site forms part of a larger area that could form a logical extension to the settlement. However, the existing allocation for 15 houses has yet to be built and a further 30-40 houses would be incompatible with the settlement hierarchy as the total number of units allocated in a rural community would be more than some settlements. Furthermore, this level of development would be unsustainable given there are no facilities in Nether Dallachy to support growth. For these reasons, it is not intended to support the proposal.
Other	The site is located within the Milne's (Fochabers) Primary and Secondary School Catchments.

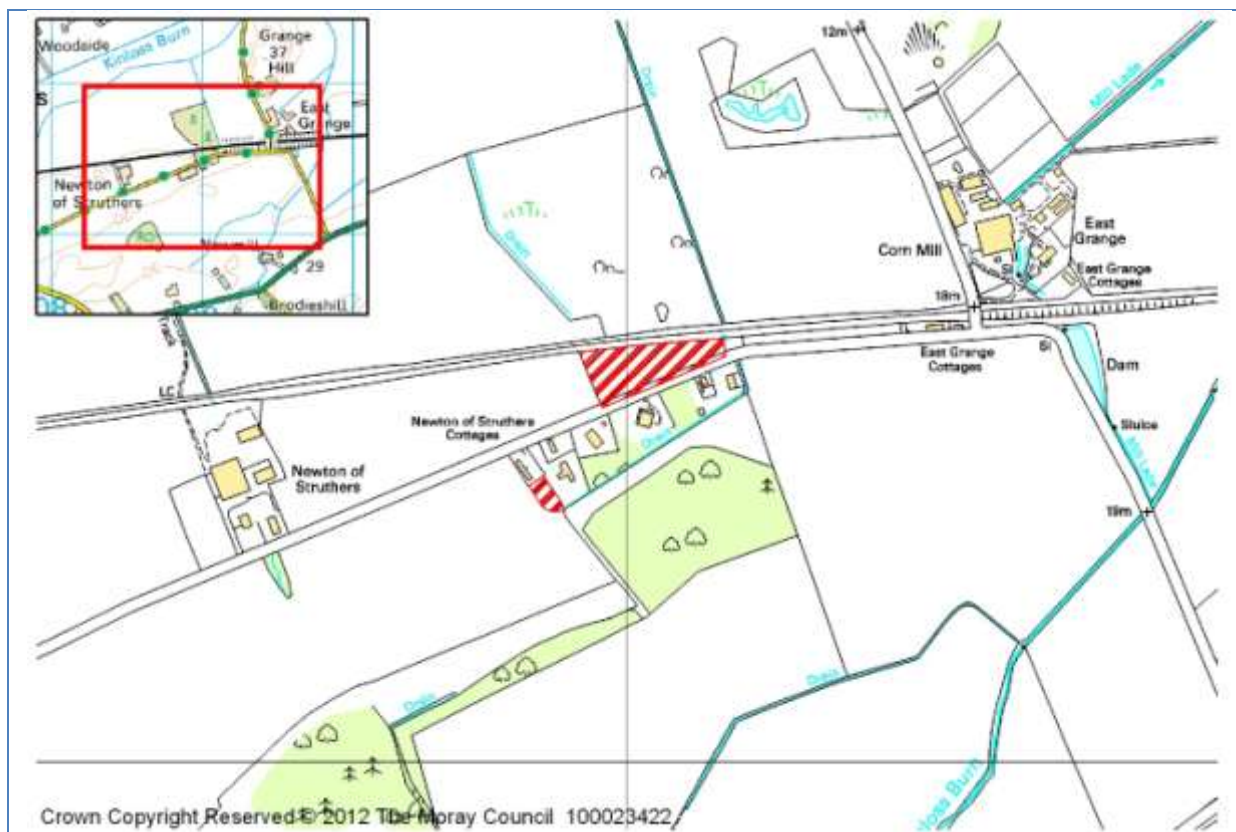
Settlement	Newton of Struthers
Site Address	South of existing housing
Ref Number	SITE 1, BOUND
Bid Summary	Proposal involves an extension of the current boundary to the south for development of 6 plots.
Site Description	Site slopes steeply away from the road. Some of the site is rough scrub , the rest is young woodland, mainly birch. Newton of Struthers is a single row of houses, with a single house on the north side of the road. It was designated for the first time as a rural community in the Moray Local Plan 2008.
Greenfield Brownfield	Greenfield
Current Zoning	The site is located within countryside immediately adjacent to Newton of Struthers rural community.



Transportation	Click here to enter text.
Planning History	Outline application 04/00866/OUT to erect a dwellinghouse and garage was withdrawn. The bid was not supported by the Reporter at the Moray Local Plan 2008 Public Local Inquiry. In the finalised Plan (prior to adoption of the 2008 Local Plan), the Council identified this site as site A, contrary to officers recommendation. This attracted 14 objections. The site was subsequently deleted in August 2007. The Reporter considered that the abrupt change in

	<p>level of the ground immediately behind the existing row of houses means that any new houses would be unduly prominent and intrusive. The Reporter was also concerned that the existing rear boundary features including some hedges and bushes would not adequately screen existing properties from the new development and effective new screening would be highly difficult to achieve. Reporter concluded that new houses on Site A would detract significantly from the residential amenity of the nearby residents - and the elevated houses, irrespective of how they were designed and positioned, would also be incongruous in the wider landscape context.</p>
Environmental Health	Within 57dB Kinloss noise contours
Flooding	Site is not at risk of flooding
Landscape	Development of six plots on this elevated site would be prominent and intrusive, especially upon the amenity of the existing houses.
Biodiversity/Natura	No issues have been identified
Water/Waste water	<ul style="list-style-type: none"> No public sewers in the area. <p>Effluent disposal from multi-house developments will require considerable investigative work</p>
Cultural Heritage	<p>Taking into consideration the cropmarks of various prehistoric features indicating settlement all around this site, such as SMR Ref NJ06SE0015, NJ06SE0037 and NJ06SE0034, there is potential for archaeological remains within both the bid sites.</p> <p>Therefore an archaeological evaluation would be required within these bid sites prior to development commencing.</p>
Other	
Overall SEA Assessment	If the site was considered for inclusion, a Landscape assessment and mitigation would be required. However, it is not considered suitable for inclusion.
Overall Planning Assessment	Proposal is not considered suitable for inclusion for a number of reasons, including the scale in relation to the existing rural community, prominence and amenity. The site was previously rejected by the Reporter into the Moray Local Plan 2008 and nothing has changed to alter the conclusion of the Inquiry.

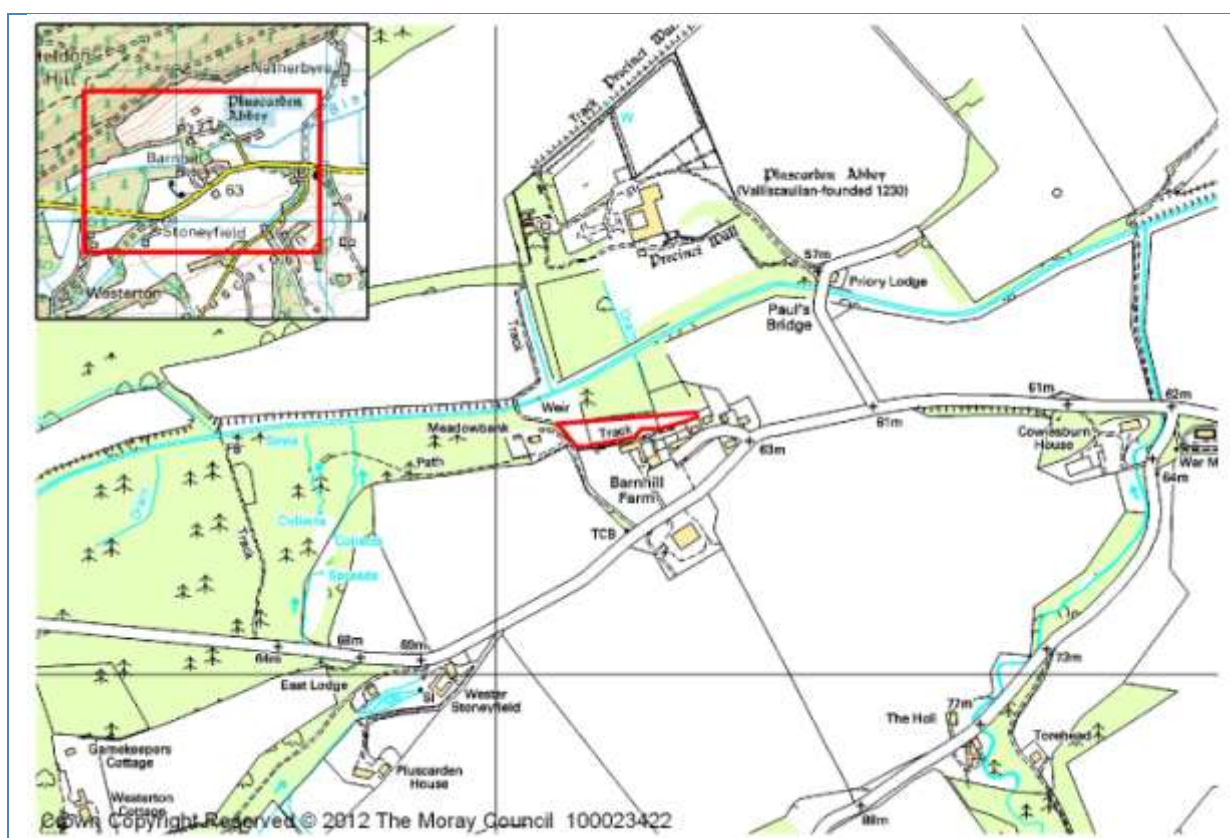
Settlement	Newton of Struthers
Site Address	Sites to north and west of Newton of Struthers
Ref Number	SITE 2, SITE 3
Bid Summary	Proposal involves 2 areas of agricultural land which are considered difficult to farm and are put forward for residential use.
Site Description	The site to the north of the row of houses at Newton of Struthers extends to approximately 0.8ha and is flat agricultural land, bounded by the road to the south, rail line to the north, agricultural land to the west and a single house to the east. The site on the western end of the rural community extends to approximately 0.1ha and is bounded by houses to the east and north and agricultural land to the north and west. The sites are both prime agricultural land grade 3.1.
Greenfield Brownfield	Greenfield
Current Zoning	The site is located within countryside immediately adjacent to Newton of Struthers rural community.



Transportation	Click here to enter text.
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Planning History	No planning history for the site on the west. An application ref 07/00778ful for a single house was refused on the northern bid site, adjacent to the existing site.
Environmental Health	Within 57dB Kinloss noise contours
Flooding	Site is not at risk of flooding
Landscape	Detailed landscape assessment required if site was to be considered for inclusion.
Biodiversity/Natura	No issues have been identified
Water/Waste water	<p>Issue: protection / improvement of water environment</p> <ul style="list-style-type: none"> • A historically straightened minor watercourse passes along the north-western boundary of the site and is possibly also culverted under the south-western boundary. • Space should be allowed for restoration (including de-culverting) and development of natural processes in the future. <p>Issue: drainage</p> <ul style="list-style-type: none"> • No public sewers in the area. • Effluent disposal from multi-house developments will require considerable investigative work.
Cultural Heritage	<p>Taking into consideration the cropmarks of various prehistoric features indicating settlement all around this site, such as SMR Ref NJ06SE0015, NJ06SE0037 and NJ06SE0034, there is potential for archaeological remains within both the bid sites.</p> <p>Therefore an archaeological evaluation would be required within these bid sites prior to development commencing.</p>
Other	
Overall SEA Assessment	No significant environmental issues arising.
Overall Planning Assessment	Proposals are not considered suitable for inclusion within the rural community boundary. The proposed expansion to the north would represent significant expansion of the community, which has developed in a linear form. Transportation comments are required. The site on the western boundary is the edge/ corner of a field with no clear defensible boundary.

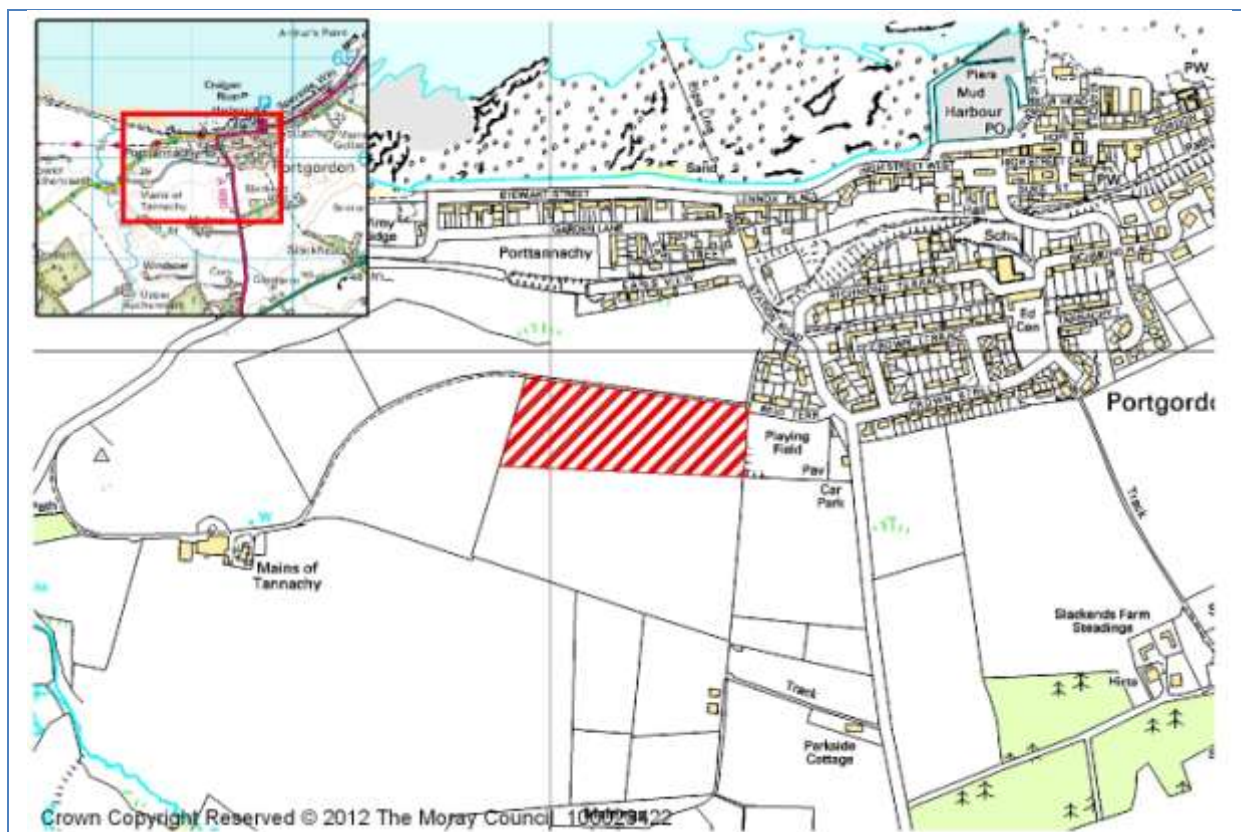
Settlement	Pluscarden
Site Address	Site adjacent to Barnhill Farm
Ref Number	BOUND
Bid Summary	Amend settlement boundary to the north to allow a limited redevelopment of the existing steadings.
Site Description	Site is bounded by residential uses to the south, east and west with woodland to the north.
Greenfield/ Brownfield	Greenfield
Current Zoning	Site is located within the Pluscarden Area of Great Landscape Value and the Pluscarden Area of Special Control.



Transportation	Click here to enter text.
Planning History	No planning applications on this site. The rural community boundary was extended to the west in the Moray Local Plan 2008.
Environmental Health	Click here to enter text.
Flooding	Site is not at Risk of Flooding, although the area further north is (approximately 65m away from edge of site)

Landscape	Site is located within the Pluscarden AGLV and also within the Pluscarden Special Area of Control which restricts proposals for new housing to safeguard and protect the very special character and setting of the Abbey and its exceptional environment.
Biodiversity/Natura	Click here to enter text.
Water/Waste water	The site is close to Black Burn which is currently at moderate status due to abstractions. Deterioration of the watercourse should be prevented. No public sewers in the area. Effluent disposal from multi-house developments will require considerable investigative work.
Cultural Heritage	Pluscarden Abbey, the monastic buildings and precinct walls are category A listed buildings. Historic Scotland should be consulted with regard to any impact on the setting of Pluscarden Abbey, a Scheduled Ancient Monument. A photographic record should be undertaken of any historic buildings prior to their redevelopment.
Other	Click here to enter text.
Overall SEA Assessment	No significant issues arising.
Overall Planning Assessment	The proposed extension would represent a significant extension to the settlement boundary when added to the extension to the west included within the Moray Local Plan 2008. However, the woodland edge to the north does represent a logical boundary and will mitigate any impact upon the Abbey and its setting.

Settlement	Portgordon
Site Address	South of Site R4 (MLP 2008) Tannachy
Ref Number	R4
Bid Summary	Extend existing R4 designation to effectively double in size with no additional units proposed
Site Description	Agricultural land forming part of Tannachy Farm. The site is separated from existing R4 designation by an existing farm track. The land is relatively flat and bounded by post and wire fencing on two sides. Access is proposed via Reid Terrace.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside

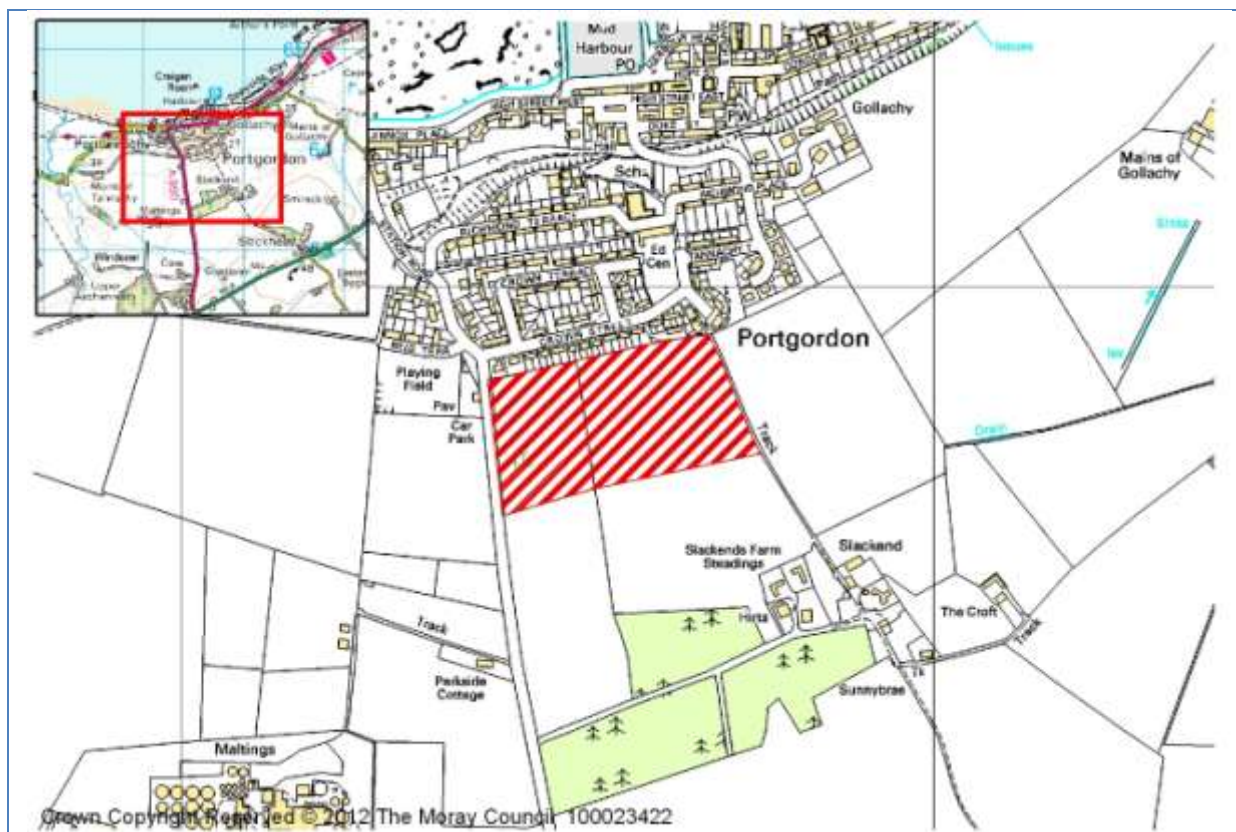


Transportation	A Transport Assessment would be required if the number of house units exceeds 50. The development would require the upgrade of the private un-adopted road to an adoptable standard and improvement to sightlines onto the A990 which may require third party land. The upgrading of Reid Terrace would require the provision of a new 2m wide footway on the southern side of the road and upgrading of the pedestrian link between Reid Terrace (north) and Station Road. The upgrading of public transport infrastructure is required (existing bus stops on A990 to north of site) and contributions towards safer routes to school.
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Planning History	No planning history
Environmental Health	TMC Environmental Health has raised no comments and there are no known contaminated land issues.
Flooding	SEPA has raised no flooding issues and the site is not shown as flooding on the SEPA indicative flood maps. There is no known fluvial flood risk at this location.
Landscape	The site occupies a relatively flat plateau sitting above the main body of Portgordon, and a landscape assessment has identified some sensitivity issues. The land continues to rise gently towards the maltings complex to the north. There are no natural features on site however the current R4 designation makes reference to the incorporation of long term landscaping provision. The extension to the site should allow for this to be an integral part of the design of the development, with woodland planting to provide shelter, visual containment and defined edge, and opportunities for public access.
Biodiversity/Natura	SNH has commented that the proposed extension would appear to offer greater scope to provide for green and open space and well laid out landscaping that could enhance the development overall.
Water/Waste water	Portgordon is served by the Turriff Water Treatment Works (WTW) which has an indicative capacity 275 units and Moray East Waste Water Treatment Works (WWTW) which has an indicative capacity 1,816 units. TMC Flood Alleviation Team has commented that drainage should not increase the flood risk to neighbouring property. SUDS and 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 provided an accurate indication of ground suitability for soakaways to function properly.
Cultural Heritage	Taking into consideration the cropmarks of prehistoric settlement extending over part of the current R4 allocation, SMR Ref No NJ36SE0025 there will also be potential for archaeological remains within the proposed extension of R4 to the south. The mitigation as stated within the 2008 LDP would therefore still apply, but extended to include the new bid area. Therefore an archaeological evaluation would be required within this bid site prior to development commencing.
Overall SEA Assessment	The proposals are not considered to have a significant environmental impact.
Overall Planning Assessment	The proposal seeks to effectively double the area of land for development with no increase in the number of dwellings. This will leave a significant area of land for the required long term landscaping. There is no immediately apparent reason not to extend the designation especially if it will enhance the viability of the site. The only concern relates to the possibility of issues relating to density and control over this at planning application

	<p>stage. Given the enlargement of the area of land for development the site is considered capable of accommodating a further 10 houses which will take the capacity up to 50.</p> <p>NOTE : At the special meeting of the Planning and Regulatory Services Committee on 1st November 2012, it was decided that this bid was excessive in terms of provision for landscaping, and that the Committee did not support the proposed increase in capacity (additional 10) that could have been incorporated. Instead, the site at Crown Street is to be increased by 10 units.</p>
Other	<p>There is a maltings on the edge of Porgordon which may offer the opportunity to investigate the possibility of utilising excess heat from processes. The site layout and orientation should maximise the opportunities for passive solar gain and the installation of renewable technologies. An existing operational waste transfer station is located to the south east of Portgordon. Any proposed new development adjacent to this site should give full consideration to the existing waste facility, and the potential impacts which may arise from development adjacent to the site. Pylons stretch across part of the site and existing R4 designation.</p>

Settlement	Portgordon
Site Address	Land to the south of Crown Street
Ref Number	R5
Bid Summary	Residential designation and longer term residential designation with first phase of development consisting of 12-15 dwellings
Site Description	The rectangular 5.5 ha site is located on the east side of the A990. The site is relatively flat agricultural/grazing land that rises up from the road gently. The land is bounded on three sides with Crown Street to the north, the A990 to the west and an existing track leading from Slackend to the east. Access is proposed via the A990.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside

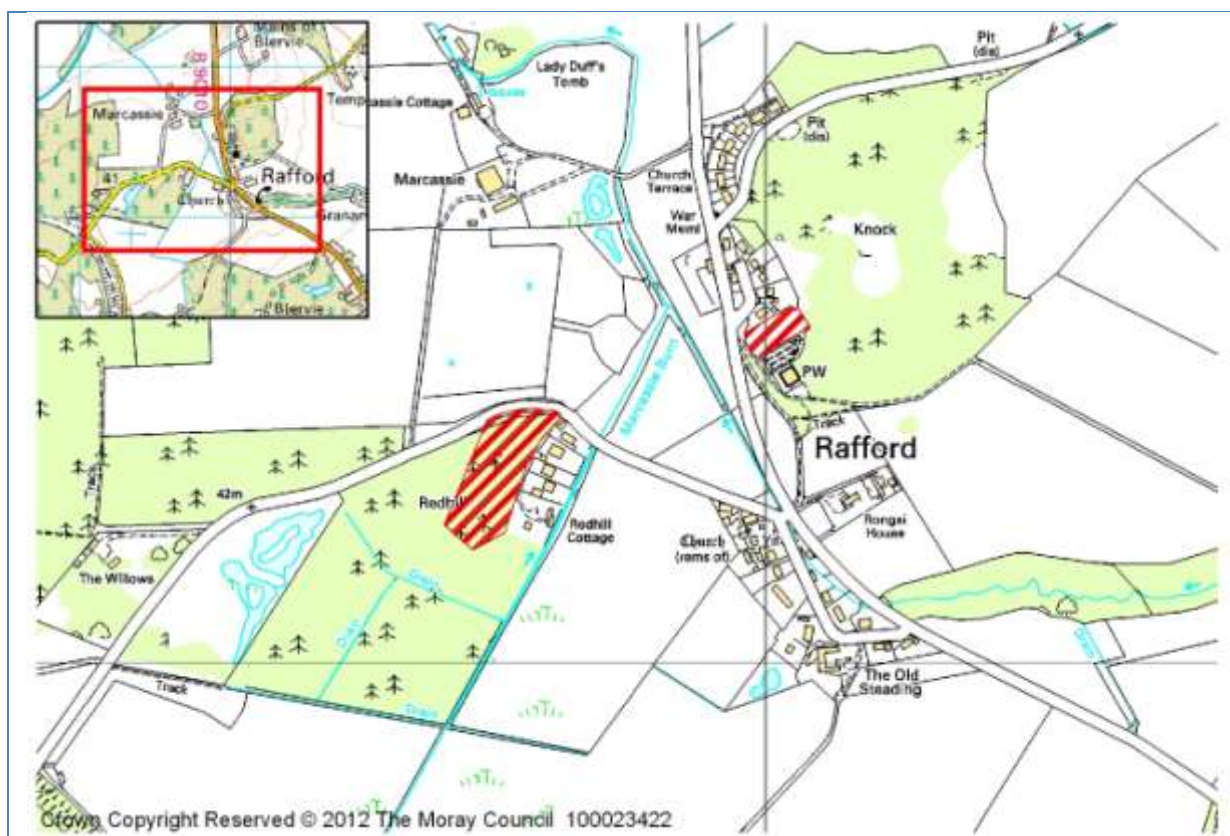


Transportation	A Transport Assessment will be required for the LONG site. A priority junction will be required for the smaller development and a ghost island for the LONG site. Visibility splays onto the public road for access into the LONG site may require third party land depending on siting and form of the junction. A second vehicular access will be needed for the LONG site. A footway along the A990 frontage and into the site, connecting to existing footway provision at the A990 will be required. A footway connection
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	from the site into the existing pedestrian network off Crown Street (east) will also be required. The upgrading of public transport infrastructure (existing bus stops on the A990 to the north of the site) will be required together with contributions towards safer routes to school.
Planning History	No planning history on the site.
Environmental Health	TMC Environmental Health has no comment and there are no known contaminated land issues.
Flooding	No flooding issues. There is no known fluvial flood risk at this location. It has been noted that some of the land has ponding water and is generally quite wet therefore the developer will need to address this in the SUDS design.
Landscape	The site occupies a relatively flat plateau above the main body of Portgordon. There is some sensitivity as there are no natural features on site to assist the development to integrate sensitively and the housing would be a stark feature when entering Portgordon from the A990 although this is not unusual for many of the coastal villages in the area. This edge to Portgordon could be however be softened with well designed development, although there may be issues with establishing landscaping in an exposed area like this.
Biodiversity/Natura	SNH has raised no comment.
Water/Waste water	Scottish Water Water supply Turriff 275/WWT Moray East 1,816. TMC Flood Alleviation team : Drainage should not increase flood risk to neighbouring property. SUDS and construction phase surface water management plan are required. If soakaway are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic site infiltration tests may not provided an accurate indication of ground suitability for soakaways to function properly. If the development is to be phased as suggested in the proposal document then the SUDS should be designed in such a way that it is operational for the initial phase and suitably sized to receive the future phases of development that make up this proposed site.
Cultural Heritage	Taking into consideration the cropmarks of prehistoric settlement on either side of this site, SMR Ref No NJ36SE0027 and NJ36SE0071, and the local topography extending between these two areas, there is potential for archaeological remains within the site. Therefore an archaeological evaluation would be required within this bid site prior to development commencing.
Overall SEA Assessment	The proposals are not considered to have a significant environmental impact.
Overall Planning Assessment	In the current Local Plan it is an objective to control the direction of growth and avoid spread along the coast. The proposed site is an area where it is anticipated that growth could be acceptable, and with the provision of planting to provide shelter and visual containment, there is scope to enhance the approach into the

	<p>village. There is doubt over the ability to develop housing on the R2 Garden Lane and this proposal in conjunction with R4 Reid Terrace could offer a choice of sites for development. The allocation of land for up to 15 houses is supported. The area of land identified as LONG represents the future expansion of the village beyond the currency of the next plan.</p> <p>NOTE : at the special meeting of the Planning and Regulatory Services Committee on 1st November 2012, it was decided to increase the phase 1 capacity of the land release here by a further 10, to 25 units, in preference to allocating an extension to the currently designated site at Tannachy Terrace.</p>
Other	<p>Existing operational waste transfer station located south east of Portgordon. Any proposed development adjacent to this site should give full consideration to existing waste facility, and the potential impacts which may arise from development adjacent to the site.</p>

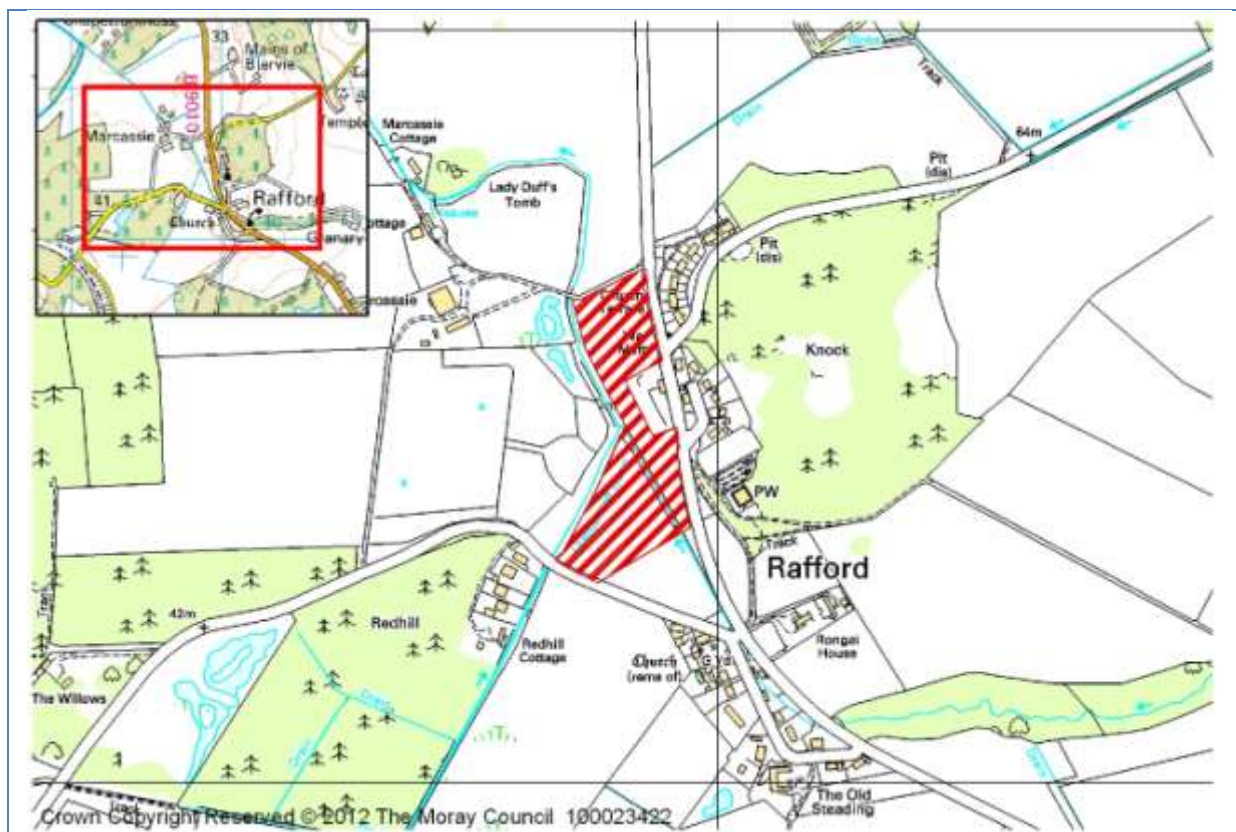
Settlement	Rafford
Site Address	Field adjacent to Rafford church
Ref Number	R2, R3
Bid Summary	Propose development of one or two houses
Site Description	Site is currently used for grazing. Character of surrounding area is of low density housing with surrounding woodland and agricultural uses. Residential properties to the north, church and graveyard to the south, woodland to the east and the "B" class road to the west.
Greenfield Brownfield	Greenfield site
Current Zoning	Site is within an ENV9 designation within Rafford settlement



Transportation	First 15m of access track to be constructed to Moray Council standards.
Planning History	None
Environmental Health	Click here to enter text.

Flooding	Click here to enter text.
Landscape	Click here to enter text.
Biodiversity/Natura	Click here to enter text.
Water/Waste water	Possible capacity issues
Cultural Heritage	An archaeological watching-brief would be required within this bid site prior to/at the outset of development commencing. Church is listed category B.
Other	Click here to enter text.
Overall SEA Assessment	No significant issues arising.
Overall Planning Assessment	Site could be designated for a low density residential development, which should be of a scale to respect the setting of the listed church.

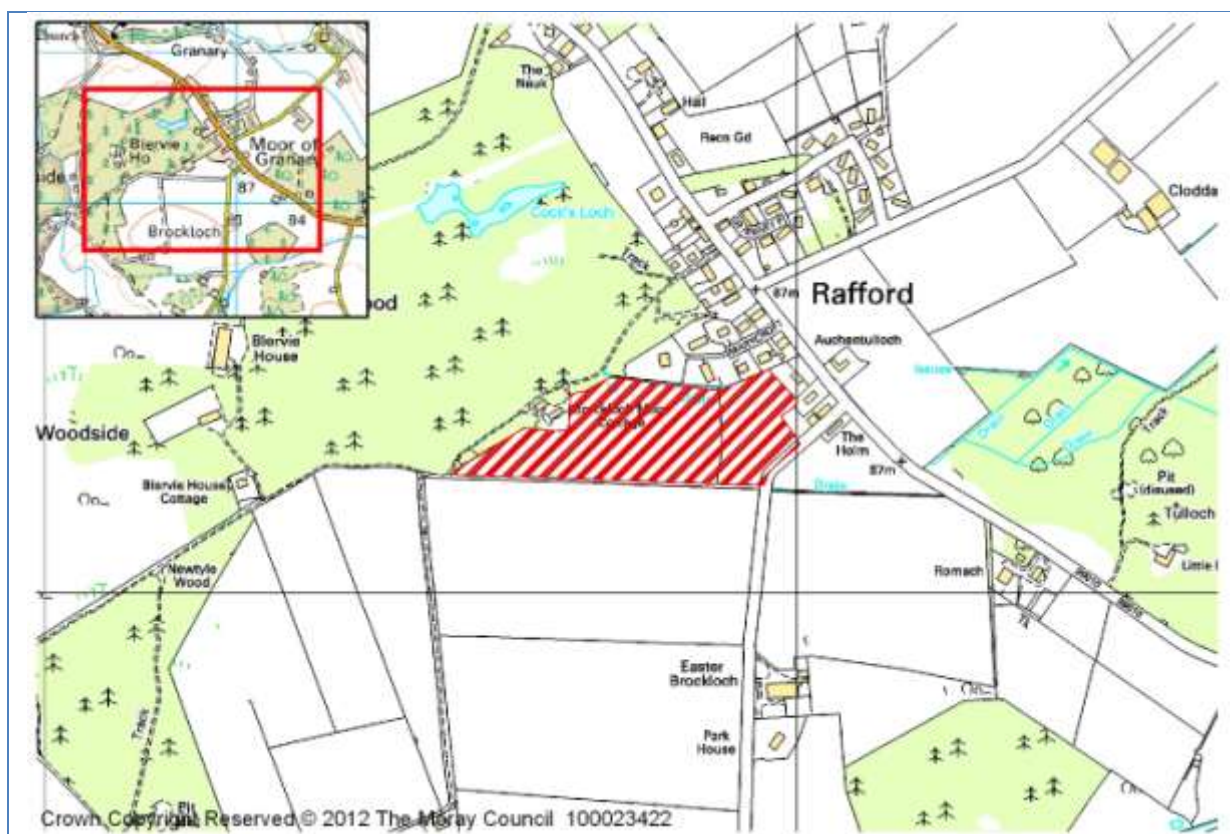
Settlement	Rafford
Site Address	Marcassie
Ref Number	R4
Bid Summary	Proposal submitted by Future Plans on behalf of Mr Robert Bremner to designate two fields to the west of lower Rafford for residential use. Subsequent layout plan shows 27 proposed plots and communal open spaces.
Site Description	The fields extend to approximately 3.5 hectares. Road access to each field would be separate. The field closest to Church Terrace is higher sloping ground while the other field is flat and separated by the Rafford Burn.
Greenfield Brownfield	Greenfield
Current Zoning	None



Transportation	Visibility for accesses onto B9010 cannot be obtained due to blind summit and proximity of existing accesses and third party land Transport Assessment/Transportation Statement would be required if alternative access proposals were pursued.
Planning History	None

Environmental Health	Click here to enter text.
Flooding	Parts of both fields are at risk of flooding 1 in 200 years. The LDP should be clearly worded to highlight that any development on the site would need to be supported by a satisfactory FRA. The outcome of the FRA may affect the extent of developable land available, but it is likely that at least part of the site can be developed.
Landscape	Site is open agricultural land with no natural screening .
Biodiversity/Natura	The site extends over the Marcassie and Rafford Burn – there are some wetland/pond areas adjacent to site which should be protected. The Mosset Burn has been historically straightened and is currently failing to reach good status as a result. Restoration to good status will involve restoration of the straightened sections. Any development of this site needs to take this into account and allow space for restoration (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 instance and may make development of the land unviable. The Marcassie Burn (non-baseline) passes along the west boundary of the site. It has also been historically straightened. Again, space should be allowed for restoration and the development of natural processes in future.
Water/Waste water	Capacity issues with WWTW
Cultural Heritage	No mitigation required
Other	Click here to enter text.
Overall SEA Assessment	Potential flooding and wastewater issues to be addressed.
Overall Planning Assessment	The site would be a significant extension of Rafford and would lead to the coalescence of the existing village and the housing at Redhill. The existing R1 designation remains undeveloped and the housing land requirement for Rafford is 0.

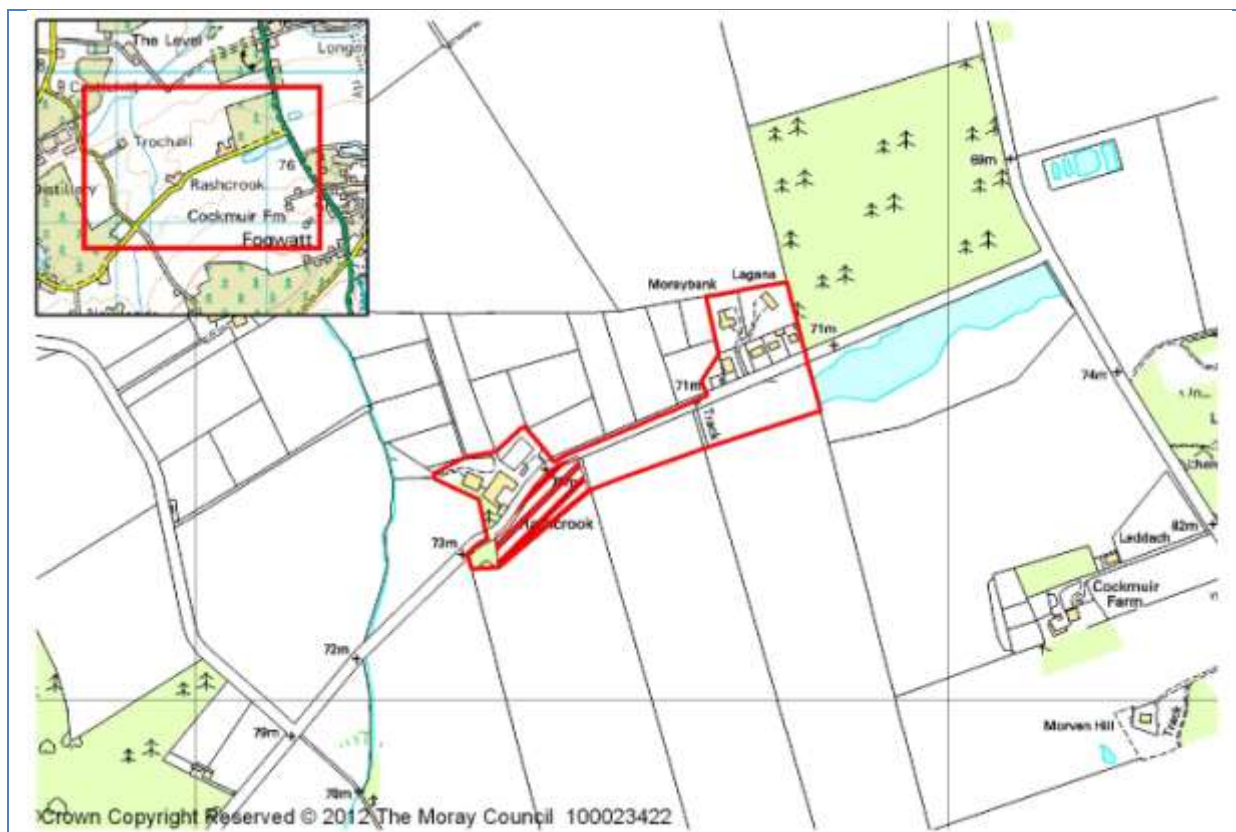
Settlement	Rafford
Site Address	Brockloch Moor
Ref Number	R5
Bid Summary	Bowlts on behalf of Blervie Estate propose designation of 4.4ha site for residential use to provide Raffords, short, medium and long term requirements. Housing would reflect the scale and character of the traditional housing in the village.
Site Description	Site is located to the south west of Upper Rafford and is generally flat and currently in agricultural use. Site is bounded by a minor road to the south, Brockloch cottage and woodland to the north and the established village to the east.
Greenfield Brownfield	Greenfield
Current Zoning	None



Transportation	Click here to enter text. B9010/U107E junction has restricted visibility (third party land), U107E has restricted width (third party land required for widening), visibility splay for site access requires third party land, site floods, roads drainage infrastructure within site
Planning History	None specifically for this site. However, the existing designation R1 and the drainage/ flooding issues in Rafford were discussed at the last Public Local Inquiry for the MLP2008.

Environmental Health	None
Flooding	Site appears “wet” in places but is not highlighted on SEPA’s flood risk maps. FRA will be required if the watercourse is to be affected by development. If avoided and a buffer is provided then a FRA will probably not be required.
Landscape	Site is open to the south but would have a wooded backdrop to the north.
Biodiversity/Natura	SNH has commented that any housing developed should reflect the open nature of the surrounding developments and include ample green/ open space.
Water/Waste water	Private systems would be required and will require considerable investigative work. Rafford is known to have a high water table and problems with soakaways.
Cultural Heritage	No mitigation required.
Other	Click here to enter text.
Overall SEA Assessment	Potential waste water/ drainage issues to be addressed if this site was considered for inclusion.
Overall Planning Assessment	Access to this site is currently unsuitable. The site is proposed to serve short, medium and longer term requirements for the village. However, the existing designated site remains undeveloped and Rafford is not proposed for additional housing land requirements .

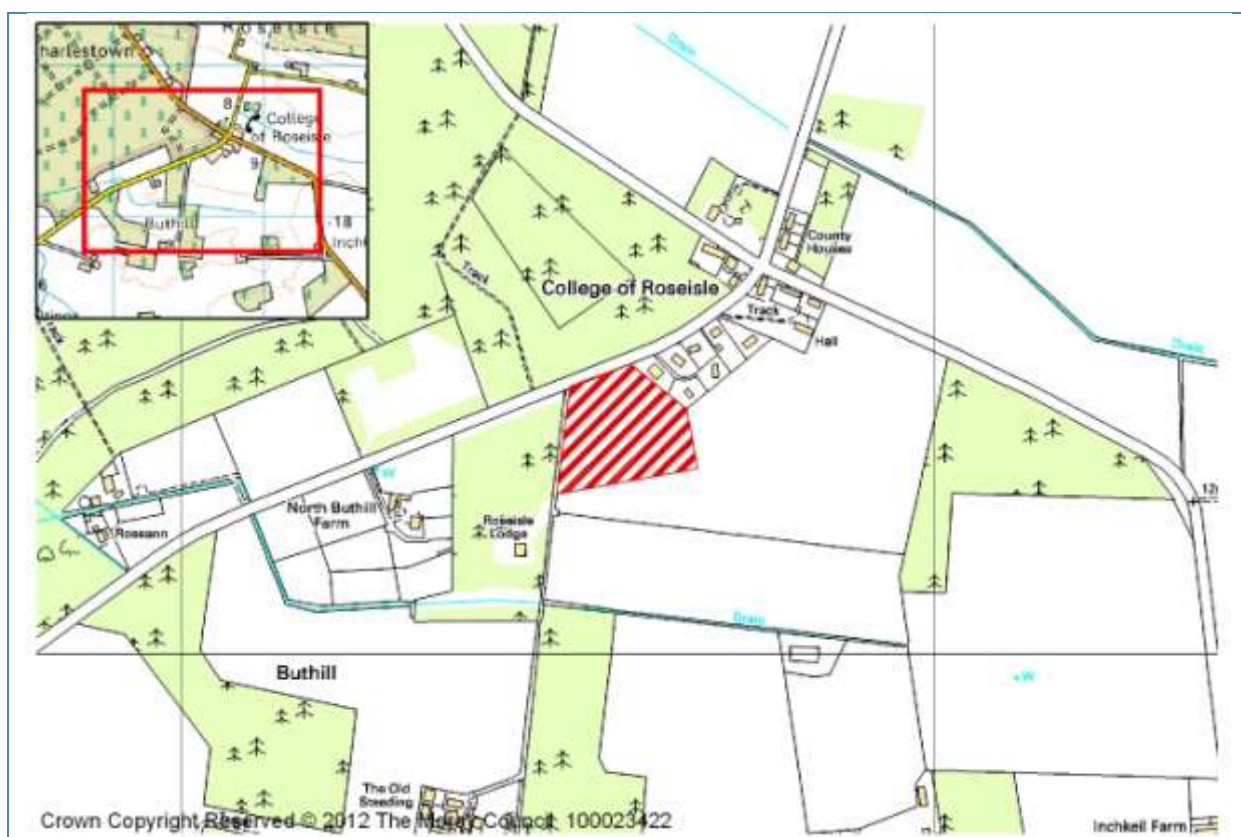
Settlement	Rashcrook
Site Address	Proposed new rural community
Ref Number	SITE 1, BOUND
Bid Summary	Propose to link two groupings of existing buildings and consented plots with planted areas to create a new rural community with further development opportunities identified as site A which extends to approximately 0.6ha.
Site Description	Rashcrook is located north west of Fogwatt. The site is flat and in agricultural use. The proposal seeks to link the farm site at the west with low density housing to the east, although only on the southern side of the minor road.
Greenfield/ Brownfield	Greenfield
Current Zoning	None



Transportation	Click here to enter text.
Planning History	Numerous applications for residential development and agricultural buildings. Most relevant is 09/01663 which was granted consent for the redevelopment of the farm steading to the west of the proposed rural community for 5 houses.

Environmental Health	Click here to enter text.
Flooding	Not at risk of flooding
Landscape	This is a large site in open countryside and would require landscape mitigation to ensure integration.
Biodiversity/Natura	Click here to enter text.
Water/Waste water	Possible capacity issues at the Birnie Septic Tank. Percolation testing will be required if proposed treatment on site. Disposal into local watercourse following on-site treatment is not an option that can be considered.
Cultural Heritage	There are several cropmarks just to the south of this site that could indicate either prehistoric settlement or burials (SMR Ref No NJ25NW0038). Therefore an archaeological watching-brief would be required at the outset of any development works for the residential section of this bid site, or should any development works extend into the area between the amenity planting area and the existing agricultural building as shown on the supplied bid plan.
Other	Click here to enter text.
Overall SEA Assessment	No significant environmental issues have been highlighted.
Overall Planning Assessment	The proposal involves extending and linking two groupings of buildings which are either built or consented to create a new rural community with a further development site proposed. The applicant proposes landscaping mitigation measures. However, this is an area which has had relatively considerable development and change in the last few years. The proposal would continue that rapid development and would create ribbon development along the road to link the two groupings. The proposed boundary would inevitably result in future development pressure on both sides of the road to infill the resultant “gaps” between buildings.

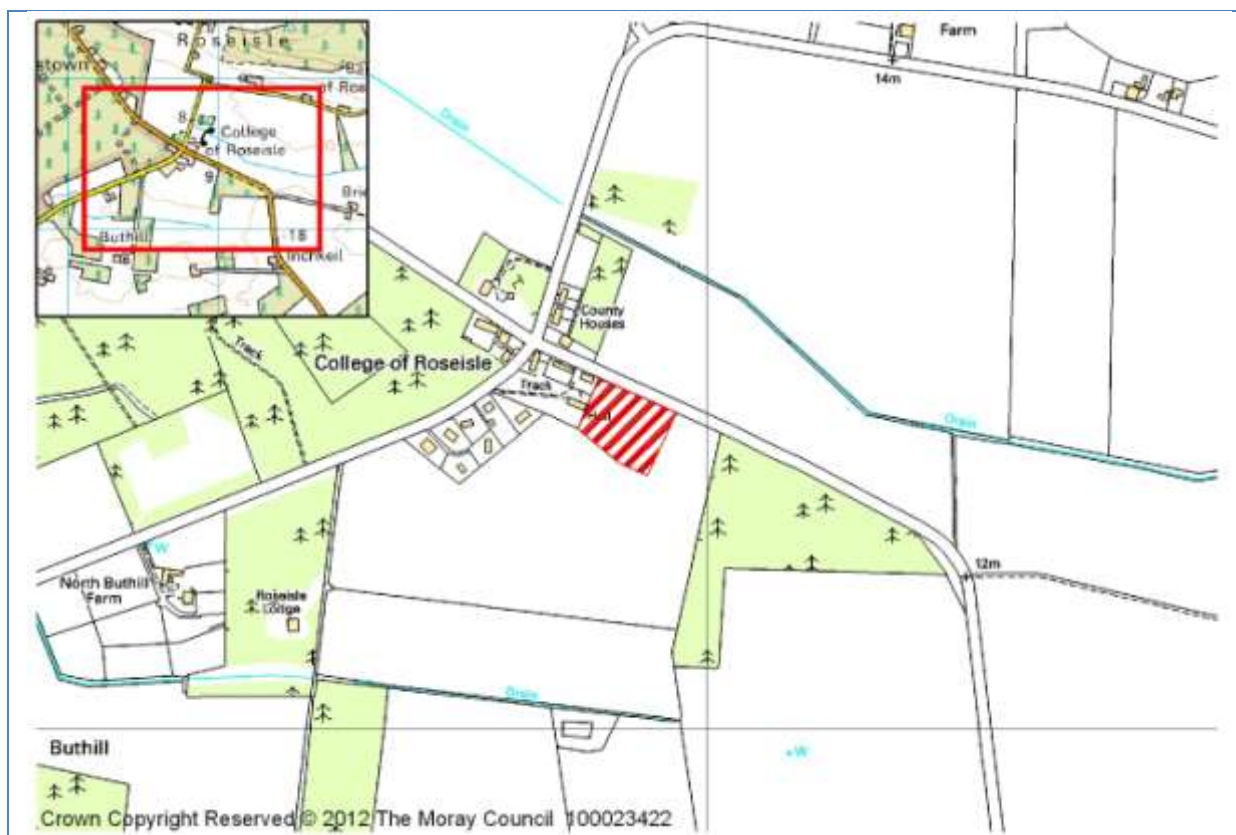
Settlement	Roseisle
Site Address	Site A
Ref Number	SITE 5
Bid Summary	Propose 8-10 houses
Site Description	Site is a flat agricultural field located to the south west of Roseisle. It is bounded by the B9089 to the north, residential development to the east, agriculture and woodland to the south and west.
Greenfield/ Brownfield	Greenfield
Current Zoning	None



Transportation	Click here to enter text.
Planning History	None
Environmental Health	Site is located within noise contours from RAF Kinloss. Consultation with MoD would be required.
Flooding	Not at risk of flooding

Landscape	Site is relatively open, although some screening would be provided by woodland to the west.
Biodiversity/Natura	No comments.
Water/Waste water	Proposals relating to College of Roseisle are close to Terchick Burn which is currently at poor status due to range of pressures. Consideration should be given to any potential for improvements. No public sewers in the area. Effluent disposal from multi-house developments will require considerable investigative work.
Cultural Heritage	No comments.
Other	Click here to enter text.
Overall SEA Assessment	No significant environmental effects are likely to result from development on this site. There are issues to be considered and addressed regarding noise contours and fuel pipelines.
Overall Planning Assessment	The level of development proposed is considered to be out of scale with Roseisle. Previous Local Plans have promoted very limited growth of the rural community. However, it is considered that site A could accommodate a limited number of dwellings, subject to further investigation regarding the fuel pipeline running across the site.

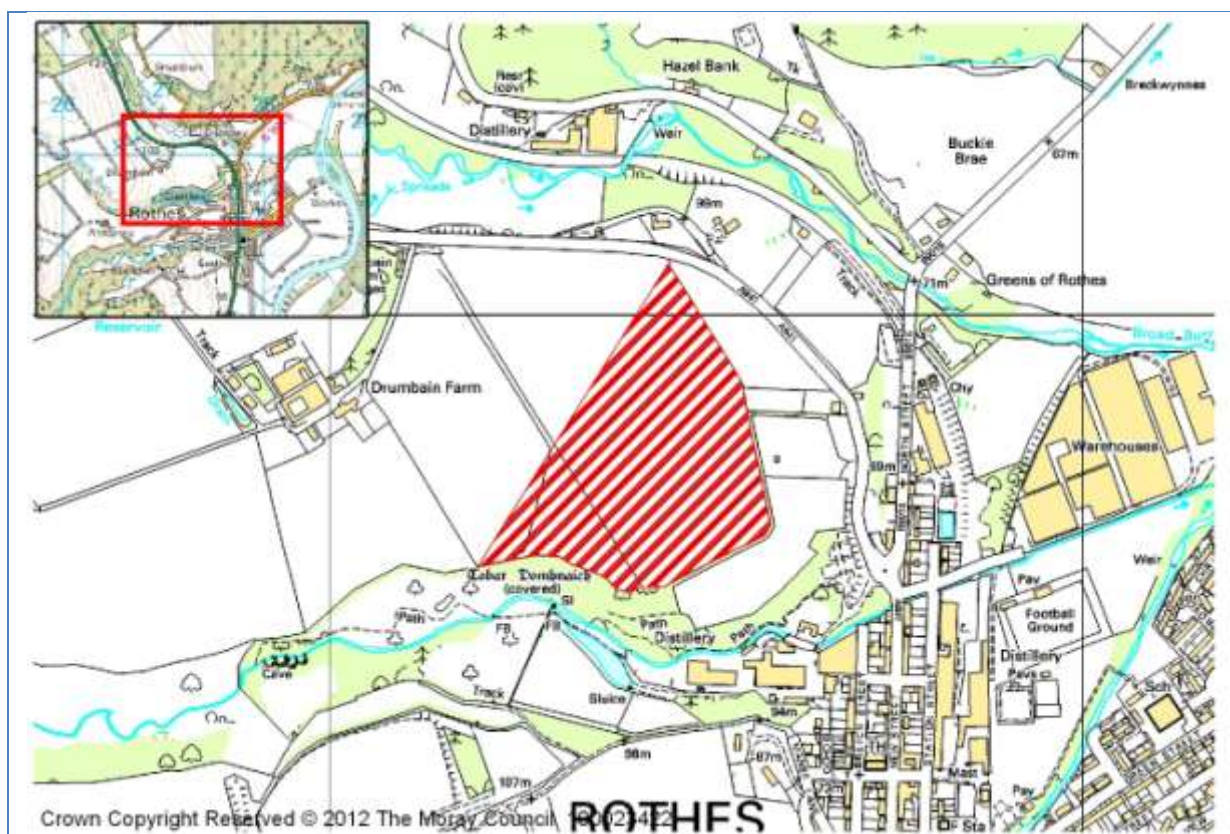
Settlement	Roseisle
Site Address	Site B
Ref Number	SITE 6
Bid Summary	Proposal for 6 houses on eastern approach to Roseisle.
Site Description	Site is a flat agricultural field on the edge of the village, extending to 0.95 ha. Boundaries are formed by the B9013 to the north, field boundaries to the south and east and buildings to the west.
Greenfield/ Brownfield	Greenfield
Current Zoning	None



Transportation	Click here to enter text.
Planning History	None
Environmental Health	No comments
Flooding	Not at risk of flooding

Landscape	No landscape assessment undertaken
Biodiversity/Natura	No comments
Water/Waste water	Proposals relating to College of Roseisle are close to Terchick Burn which is currently at poor status due to range of pressures. Consideration should be given to any potential for improvements. No public sewers in the area. Effluent disposal from multi-house developments will require considerable investigative work.
Cultural Heritage	No comments
Other	Click here to enter text.
Overall SEA Assessment	No significant environmental effects are likely to arise from any development on this site, although there are noise issues and proximity to fuel pipeline issues to be addressed.
Overall Planning Assessment	This is a relatively open site on the entrance to the village. Extension of the community on this site could lead to pressure to extend on the northern side of the road. There is no clearly defined boundary on the western side and there may be future pressure to effectively develop the areas between the 2 bid sites. Site A is considered more contained, mainly due to the woodland to the west and on the northern side of the road.

Settlement	Rothies
Site Address	Drumbain, by Rothies
Ref Number	IND9
Bid Summary	Extension of ENV 6 designation and allocation of industrial land for provision of warehousing for adjacent distillery.
Site Description	Irregular shaped site on north western approach to Rothies. The site is level with the A941 and large parts of it are flat before sloping down to meet to a belt of trees defining the edge of Rothies. The site is bounded by a belt of trees and the A941. Access is proposed through the environmental designation within the Glen Grant distillery complex.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside

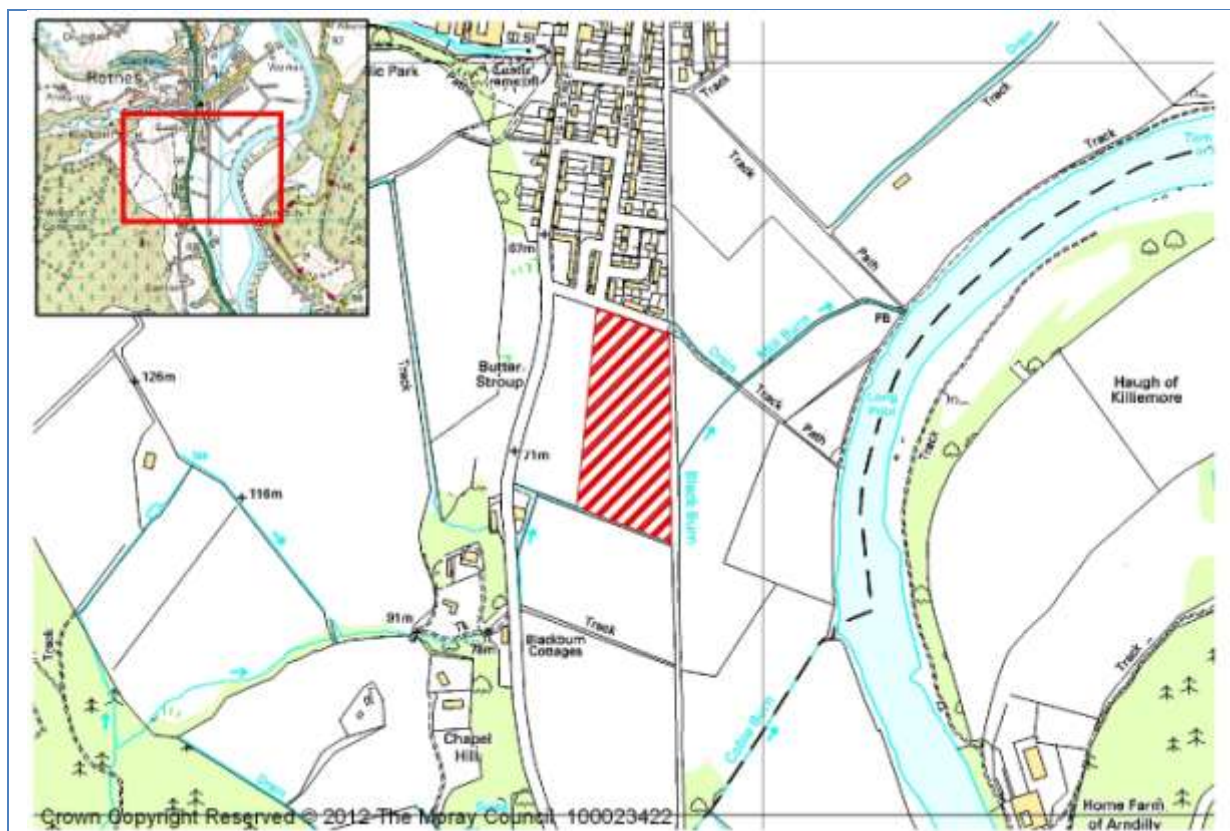


Transportation	Providing the use site can be restricted to warehousing which is ancillary to the distillery the existing access should be adequate. Further assessment in the form of a Transport Assessment may be required depending on the proposed use i.e. if the proposal would increase visitor facilities or if another traffic generating use was proposed in which case provision for parking/coaches foot and cycle and bus would need to be considered. A new access onto the A941 within the available frontage would be unachievable.
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Planning History	No recent planning history on site.
Environmental Health	No comments have been received in relation to noise or contaminated land issues.
Flooding	No comments in relation to flooding received from SEPA and the site is not shown as flooding on the SEPA indicative flood maps. Flood team - No known fluvial flood risk at this location.
Landscape	The site is highly prominent from the A941 and sits significantly higher than the existing distillery complexes at Glen Grant and Speyburn. The addition of large warehouse buildings will introduce an overtly prominent feature into the landscape and extend the Rothes boundary up into the hills above it. Therefore the applicant will be required to provide further information how the development could be accommodated into the landscape.
Biodiversity/Natura	River Spey SAC – Surface water run off from the slopes above Rothes has been one of the causes of flooding in Rothes. The Flood Alleviation Scheme(FAS) has included a cut off ditch to catch and channel ‘overland flow’ safely away from housing. Warehousing significantly increases the area of impermeable surfaces and rainfall run off can be rapid and concentrated. It is not clear if the site would have sufficient capacity to attenuate (through SUDS) this additional run off and unless measures can be implemented this could result in increased pressure on the FAS and create additional flood risk. It is therefore not clear if such measures would be required and nor what their impacts could be on the SAC. Construction work could pose a significant risk to the SAC. There is a steep slope between the site and the nearest watercourse and run off from the construction site may be difficult to control. A new access is required that would also need careful drainage design to ensure that it did not simply act as a conduit for surface water run off leading it directly down to the town. 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 throughout construction and operation of the site and that such measures will also not impact on the SAC interests. Protected species It is likely that badgers are present in the woodland areas adjacent to the site. It is highly advisable that the applicant establish at an early stage if badgers are present to inform whether there may be any licensing requirements and to help avoid delays. Biodiversity and sustainability. We support the extension of ENV6. The area is currently an agricultural field with probably a low value to local biodiversity. This development could present opportunities to enhance the value to local biodiversity through landscaping plans.
Water/Waste water	Careful consideration of surface water disposal required. No further comments due to poor quality of submission Scottish Water – Water supply Badentinan 74/WWT Rothes <10. Flood team - Drainage should not increase flood risk to neighbouring property. SUDS and 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 provided an accurate indication of ground suitability for soakaways to function properly.
Cultural Heritage	Taking into consideration the topography of the site and its relationship to the river, and the possible prehistoric cropmarks to the west (SMR Ref NJ24NE0025), there is potential for archaeological remains within this bid area. Therefore an archaeological evaluation would be required within this bid site for industrial use prior to development commencing.
Overall SEA Assessment	There are a number of issues including landscape impact, surface water flooding and impact on the River Spey SAC that means the development could potentially have a significant environmental impact.
Overall Planning Assessment	It has been identified that there is a lack of industrial land in Rothes by the Council's Estates Section. The Local Development Plan should support indigenous industries to expand. A primary issue to address is the landscape impact and in particular the prominent nature of the site and whether or not it can accommodate the type of development proposed without adversely affecting the landscape character of the area. There are potential transportation issues depending on the use of the site and careful consideration of surface water run-off is required.
Other	There is an area of land slip above the Back Burn upstream of the distillery, any development on this land should be such that it is not at risk from this land slip. The site is immediately adjacent to two distillery complexes and consideration should be given to whether there is an opportunity to utilise excess heat from distilling processes.

Settlement	Rothes
Site Address	Land at High Street, Rothes
Ref Number	IND10
Bid Summary	Designation of OPP site for range of uses including high quality employment land based around the high quality environment created by the newly formed Flood Alleviation Scheme surface water drainage pond
Site Description	The 2.5 ha site is located on the southern edge of Rothes. The almost rectangular site is part of a larger agricultural field. The site is bounded by post and wire fencing, the Black Burn and the flood scheme surface water retention pond. Access is proposed via the public road off Land Street.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



Transportation	Dependent on the scale of development and type there may be further considerations to road width requirements e.g. if large numbers of heavy vehicle movements. Details of how the existing access to the FAS pond from the A941 and existing field access would be treated needs to be confirmed. A TA may be required depending on scale and type of proposals and proposed access arrangements. Provision should be made for potential future
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	connections to the south and east by way of reserved corridors (10m) wide. Widening of Land Street (E-W) and realignment to improve skewed junction should be undertaken and new 2m, wide footway along south side of Land Street (E-W).
Planning History	The site formed part of the 2007 (07/00646/EIA) flood alleviation scheme application site. There is no other planning history on the site.
Environmental Health	No comments have been received in terms contaminated land issues. Proposals in this location may require the provision of a noise impact assessment in terms of PAN/1/2011.
Flooding	<p>SEPA - A satisfactory Flood Risk Assessment would be sought prior to the inclusion of this site within the Local Development Plan.</p> <p>The site is almost entirely within the flood map, with records of flooding in 2002, 1997, 1829. SEPA hold a photo of the whole site inundated in 2002. The Rothes Flood Alleviation Scheme (FAS) does not protect from flooding from the River Spey. The pond is sized for flood alleviation of existing property, additional drainage to this may compromise the scheme.</p> <p>SNH- Building in areas at risk of flooding from a watercourse as large as the River Spey is not sustainable. The applicant should be able to justify how this proposal does not put the proposed housing or other areas at risk of flooding.</p> <p>Flood Team - Rothes FAS is designed to provide a level of protection of 1 in 200 years plus an allowance for climate change. Residual flood risk should be assessed by means of a Flood Risk Assessment. This site may also be at flood risk from the River Spey a Flood Risk Assessment is required. Any development should not adversely effect the safe operation of Rothes FAS.</p>
Landscape	The site is located on the southern approach to Rothes the whole of the site is relatively flat. Given this is a gateway entrance substantial planting would be required to enhance and soften the appearance of this edge of the village.
Biodiversity/Natura	<p>The Black Burn runs along the boundary of the site. This has been historically straightened. Any development should allow space for future restoration and the development of natural processes.</p> <p>River Spey 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 throughout the construction and operation of the site.</p>
Water/Waste water	<p>Nearby River Spey (Fiddich to tidal limit) is already affected by sewage pollution (moderate status) and the proposal needs to assess potential impacts of proposed development further.</p> <p>Scottish Water – Water supply Badentinan 74/WWT Rothes <10.</p> <p>Flood team - Drainage should not increase flood risk to neighbouring property. SUDS and 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</p>

	provide an accurate indication of ground suitability for soakaways to function properly.
Cultural Heritage	No archaeological mitigation would be required within this bid site.
Overall SEA Assessment	Significant Risk of Flooding. The site is in close proximity to the River Spey SAC.
Overall Planning Assessment	It has been identified that there is a lack of industrial land in Rothes. The Council is keen to support and identify industrial/employment land in the village. This site is heavily constrained by flooding and there is significant investigative work is required to demonstrate that the proposal does not compromise the existing flood scheme and put existing houses at risk of flooding. The site is also in close proximity to a residential area and potential uses on the site may be restricted on grounds of residential amenity. The site is significantly larger than that required to meet local need and a smaller scale site would be supported subject to satisfactory resolution of the flooding issues. Depending on the scale of development a Transport Assessment or Statement may be required. The scale of improvements necessary to the road will also be dependent on the proposed development.
Other	The site layout and orientation should be designed to maximise the opportunities for passive solar gain and installation of renewable technologies in particular photovoltaics and solar thermal panels if there is to be an expanse of roofspace.