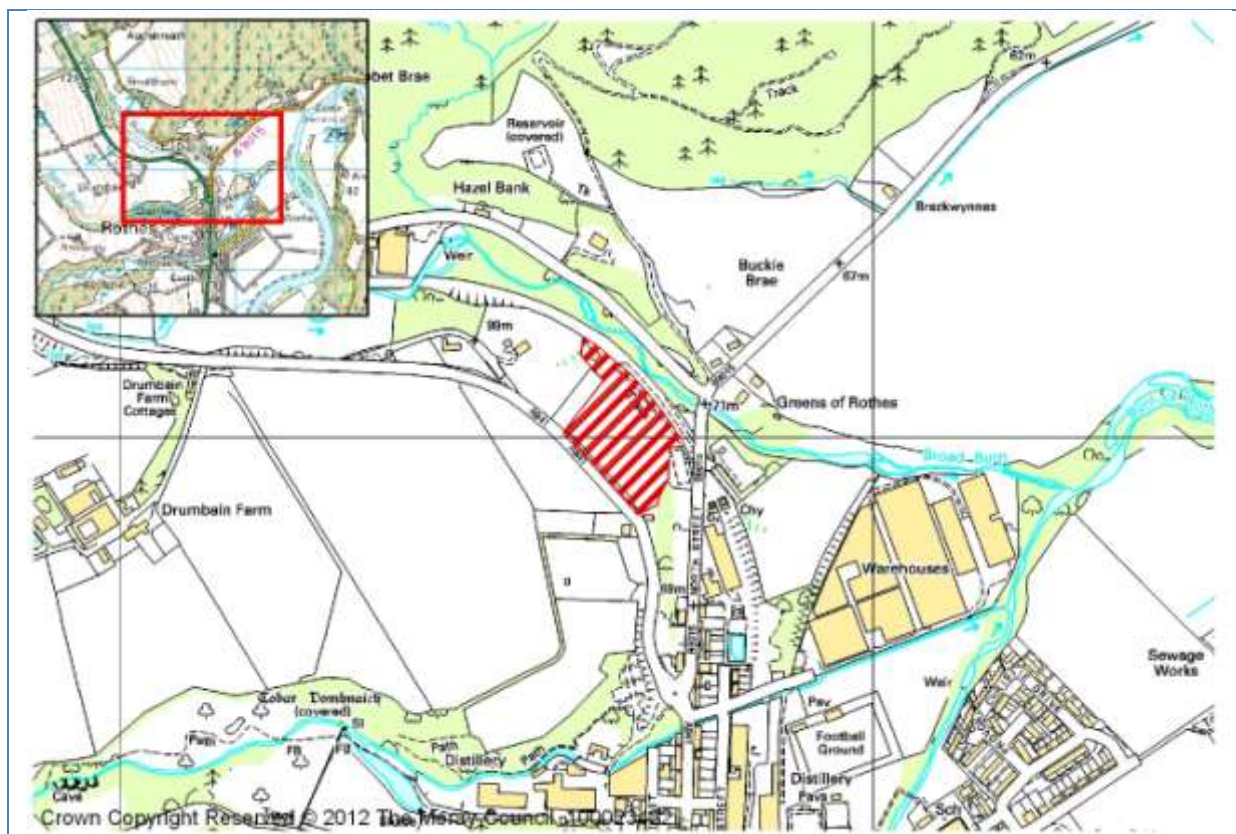


<b>Settlement</b>	<b>Roths</b>
<b>Site Address</b>	Land to the north of Greenbrae, Roths
<b>Ref Number</b>	OPP5
<b>Bid Summary</b>	Extension to Roths settlement boundary to accommodate residential development
<b>Site Description</b>	Irregular shaped 5 acres site on the northern edge of Roths. The site slopes significantly from the A941 down to the B9015. The site is contained by the A941 and the Broad Burn access appears to be proposed from both the B9015 and A941.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside

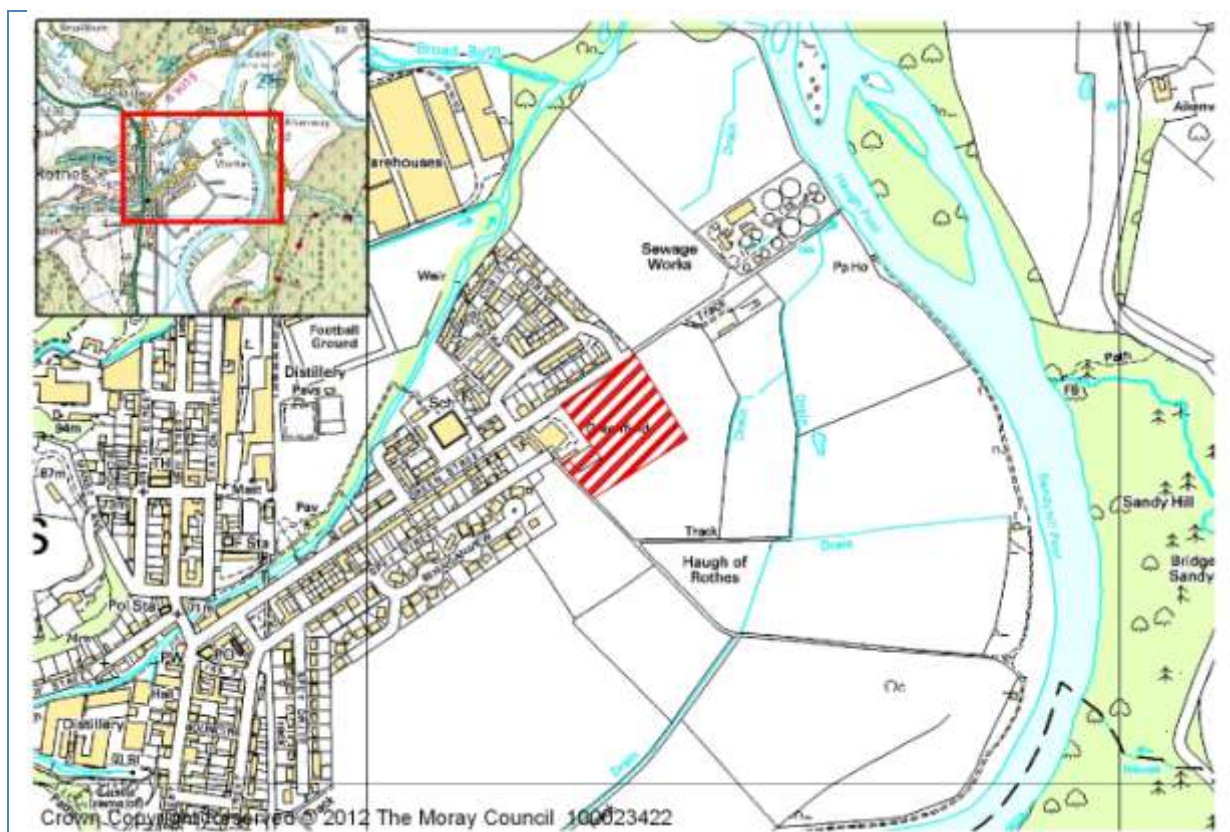


<b>Transportation</b>	Pedestrian access is poor with no opportunity for improvement adjacent to the A941 and a narrow footpath adjacent to the A941. No details have been provided to confirm that an acceptable gradient for roads within the site could be achieved, it is considered unlikely acceptable gradients can be achieved.
<b>Planning History</b>	09/00920/OUT – outline application to replace and existing dwellings and improve access of the B9015
<b>Environmental Health</b>	No comments have been received in relation to contaminated land issues. Proposals in this location may require the provision

	of a detailed noise impact assessment in terms of PAN/1/2011.
<b>Flooding</b>	SEPA has raised no comments in respect of flooding and the site is not shown as flooding on the SEPA indicative flood maps. No known fluvial flood risk at this location.
<b>Landscape</b>	The site slopes away steeply from the A941 before levelling out to be flat before meeting the B9015. The site is contained by the A941 and Broad Burn. The topography of the site and tree planting along the burn means the site should be visually contained. The site layout will have to work with the topography of the site which may limit the density of the development.
<b>Biodiversity/Natura</b>	River Spey SAC – the Broad Burn is included within the SAC boundary. 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. Potential to include housing and surface design idea to reduce surface water run off. Optimise the extent of green areas that can absorb rainwater. Potential to introduce native tree planting to enhance residential area and encourage birdlife.
<b>Water/Waste water</b>	The site is separated from the broad burn by an embankment. The burn is already constrained on one side by the access road to the distillery. The only remaining realistic improvement that could be made to the burn is removal of setting back of the embankment to give the river more space. Such an approach is encouraged. Careful consideration of surface water disposal required. 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.
<b>Cultural Heritage</b>	No archaeological mitigation would be required within this bid site.
<b>Overall SEA Assessment</b>	The site is in close proximity to the River Spey SAC however, the development is not considered to pose a significant environmental impact.
<b>Overall Planning Assessment</b>	The site benefits above others in Rothes as it is not prone to flooding which has significantly constrained development in the village. The topography of the site requires careful consideration in terms of layout and design. The developer would have to demonstrate that acceptable gradients for roads can be achieved and overcome lack of pedestrian connectivity to the site however it is considered this is unlikely. If this is the case then the site will be undevelopable. There is a question in relation to the attractiveness of the site for a housing development given the lack of outlook and the character of the surrounding area which is mixed. Given the lack of industrial/employment land in the

	<p>Roths area the site is also considered suitable for a small scale industrial use. The site is supported as an opportunity designation subject to satisfactory resolution of roads issues.</p>
Other	<p>The proposal lies within proximity of a high pressure gas pipeline, which may affect the extent of development that can be considered. The site layout and orientation of the dwellings should be designed to maximise the opportunities for passive solar gain and the installation of renewable technologies. The site is located immediately adjacent to Roths Combined Distillers and should actively investigate the opportunities to utilise excess heat from distilling processes.</p>

<b>Settlement</b>	<b>Roths</b>
<b>Site Address</b>	Green Street, Roths
<b>Ref Number</b>	R3
<b>Bid Summary</b>	Redesignate OPP 1 to residential and extend Roths settlement boundary to accommodate 75 houses
<b>Site Description</b>	This irregular shaped flat site of 2.5 ha is currently used as agricultural land. There are existing trees along the boundary with Greenfield Farm steading. Access is provided via Spey Street and Green Street.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Part of the site is covered by OPP 1 – Greenfield farm steading (0.89 ha). The remainder is Greenfield land.



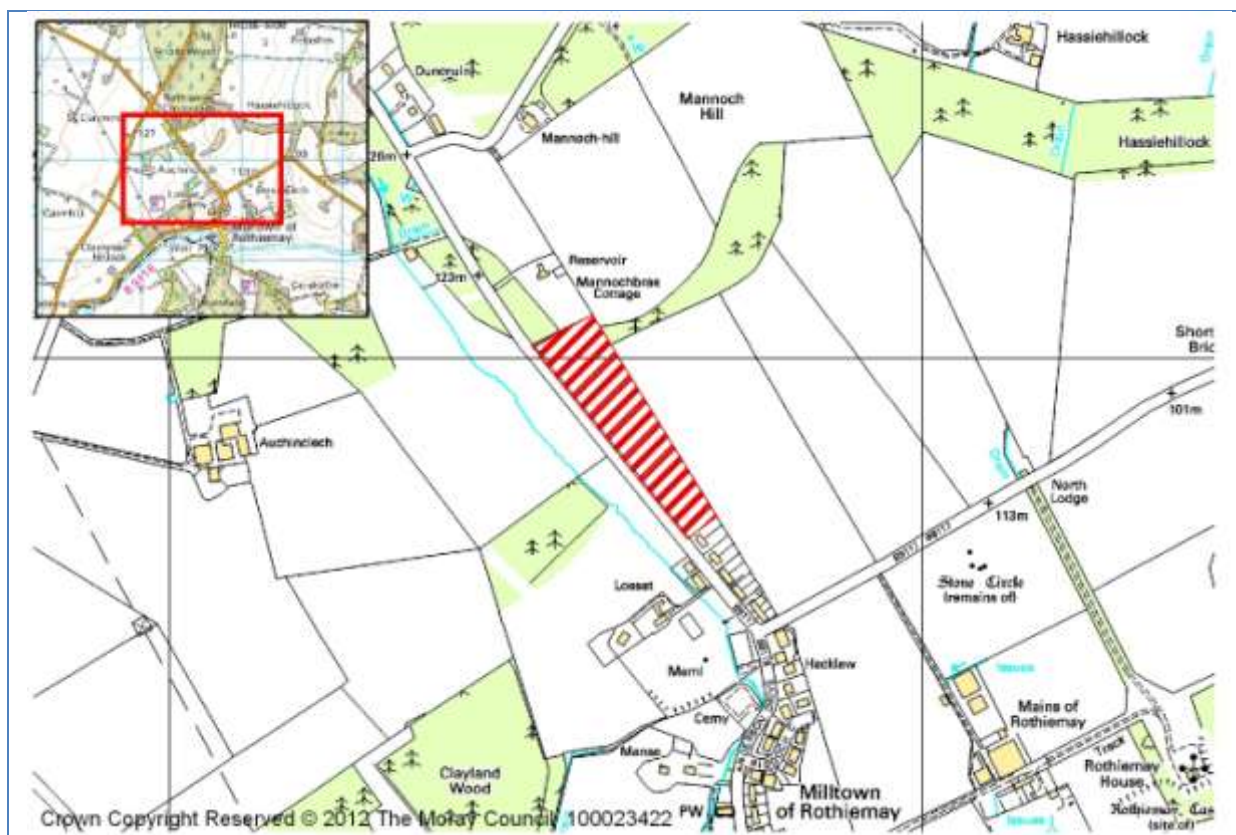
<b>Transportation</b>	Main access should be taken from Green Street with a secondary connection to Spey Street. Further detailed investigation required which requires to be supported by information relating to number of dwellings and phasing of development.
<b>Planning History</b>	11/01452/PNOT – Agricultural prior notification to erect agricultural building at Greenfields.
<b>Environmental Health</b>	No comments have been received in terms of contaminated land or noise issues.



<b>Flooding</b>	<p>SEPA - A satisfactory Flood Risk Assessment would be sought prior to the inclusion of this site within the Local Development Plan.</p> <p>This site is almost entirely within the flood map, with records of flooding in 2002, 1997 and 1829. SEPA have previously been consulted on the site and after a Flood Risk Assessment was provided objection to the inclusion of the site was sustained. The Rothes Flood Alleviation Scheme only deals with flooding from smaller watercourses and not the River Spey which is a risk to this site.</p> <p>SNH - Building houses 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>
<b>Landscape</b>	<p>The site is located on flat land on the edge of Rothes. The proposal would appear to be a natural extension to the village and could be accommodated without detriment to the landscape character of the area.</p>
<b>Biodiversity/Natura</b>	<p>River Spey SAC – sufficient information will require to be provided at application stage to confirm adequate protection measures are able to be implemented to protect the water environment throughout the construction and operation of the site. Protected species</p>
<b>Water/Waste water</b>	<p>The River Spey (Fiddich to tidal limit) is already affected by sewage pollution and is at moderate status. Potential impacts on ecological quality from this development proposal would need to be further investigated. Scottish Water – Water supply Badentinan 74/WWT Rothes &lt;10. Trunk sewer crosses south east edge of site. 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.</p>
<b>Cultural Heritage</b>	<p>No archaeological mitigation would be required within this bid site.</p>
<b>Overall SEA Assessment</b>	<p>The site is at significant risk of flooding.</p>
<b>Overall Planning Assessment</b>	<p>There are significant issues to overcome in terms of flooding on this site that are required to be addressed prior to the sites being brought forward within the Local Development Plan. Beyond this</p>

	<p>the site would appear to be a logical area for an extension to Rothes. The LONG designation within the Moray Local Plan 2008 is free of flooding and it is proposed to release this land for development to meet the housing land requirements for Rothes for the currency of the next plan.</p>
Other	<p>The site layout and orientation should be designed to maximise the opportunities for passive solar gain and installation of renewable technologies. A development of this scale should warrant the investigation of the installation of district heating system to serve all properties.</p>

<b>Settlement</b>	<b>Rothiemay</b>
<b>Site Address</b>	Land at Anderson Drive
<b>Ref Number</b>	R3
<b>Bid Summary</b>	Residential (12 houses)
<b>Site Description</b>	Agricultural Land
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside. Beech hedging along the Anderson Drive frontage is protected as a natural/semi-natural green space (ENV6) in the Moray Local Plan 2008 (MLP 2008)



<b>Transportation</b>	<p>Third party land is likely to be required to achieve visibility splay at access point, and to provide footway connection with village. Visibility splay also likely to affect the beech hedge, which is a feature that is trying to be retained.</p> <p>There is an aspirational core path (5) along Anderson Drive immediately adjacent the west boundary of the proposed site.</p>
<b>Planning History</b>	<p>The 4.9 acre (1.9 hectare) site is located to the north of Rothiemay outside the settlement boundary as defined in the adopted MLP 2008. The proposal is to extend the boundary to include the site for residential development (12 houses).</p>

	There is no planning history on the site.
<b>Environmental Health</b>	TMC Environmental Health and Contaminated Land have no comment.
<b>Flooding</b>	The proposed site is not at risk of flooding (source: SEPA flood maps).
<b>Landscape</b>	The relatively flat site gently rises to the north-east. The field is separated from the surrounding area by a stone-dyke wall along the eastern boundary. The land is enclosed by mature trees to the north and beech hedging fronting onto the road forming the western boundary. The beech hedging together with mature trees on the opposite side of the road create an attractive setting to the village. Residential property is located immediately to the south of the site. There is no development on the land opposite the site.
<b>Biodiversity/Natura</b>	<p>SEPA has raised the following issue:</p> <ul style="list-style-type: none"> <li>• Drainage: There is no capacity in surface water or foul drainage system.</li> </ul> <p>SNH has no comment.</p>
<b>Water/Waste water</b>	Rothiemay is served by Turriff Water Treatment Works (WTW) which has a capacity of 275 units and Rothiemay Waste Water Treatment Works (WWTW) which has a capacity of less than 10 units. There is limited capacity at the WWTW and should the site be developed, developers require to contact Scottish Water regarding options and growth requirements.
<b>Cultural Heritage</b>	<p>Taking into consideration the topography of the site and the nearby surviving recumbent stone circle (SMR Ref NJ54NE0006), 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>There may be an impact on the Scheduled Ancient Monument (SAM) of Mains of Rothiemay Stone Circle located to the east of the proposed site. Historic Scotland will require consultation should the site be developed.</p> <p>No other cultural heritage assets would be affected by the development of this site.</p>
<b>Overall SEA Assessment</b>	An archaeological evaluation will be required prior to development commencing. The potential impact on the SAM will also need to be taken into account.

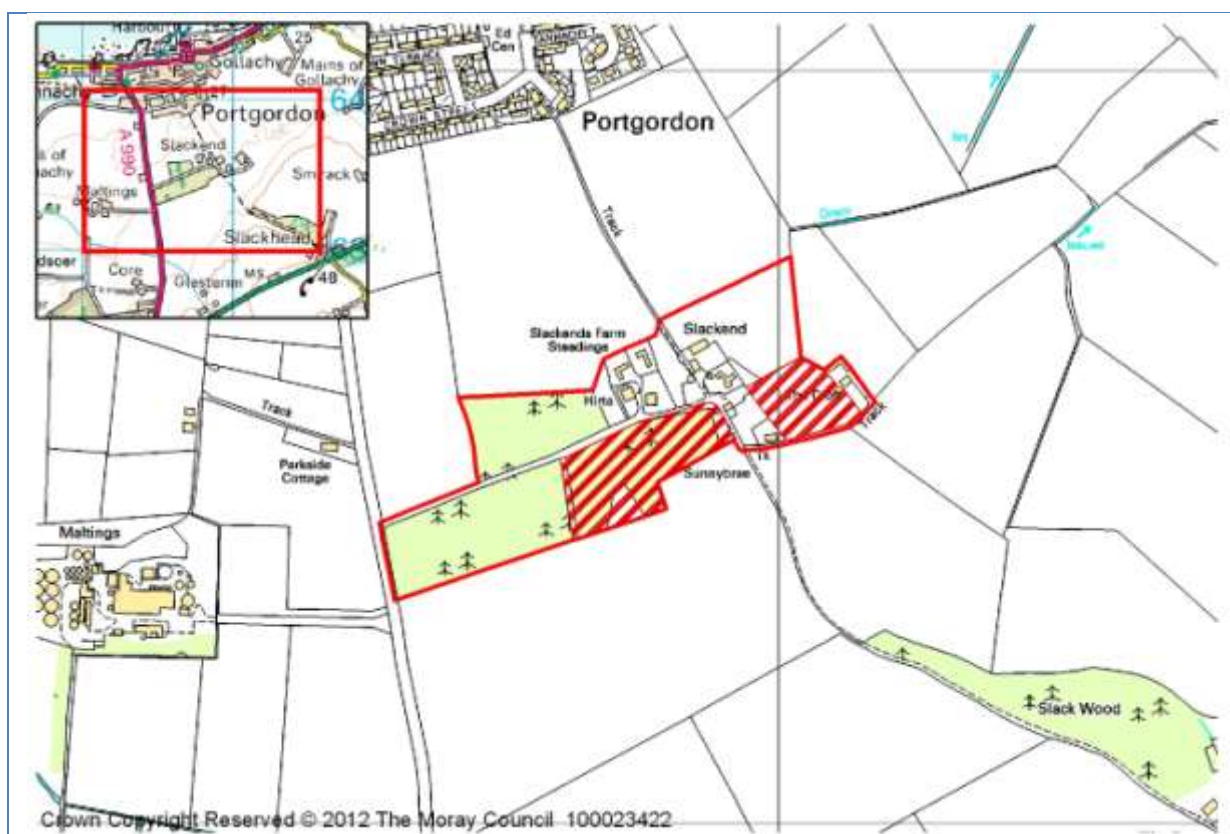


<b>Overall Planning Assessment</b>	Given the proposal represents a linear extension that would erode the character and setting of the village, and facilities such as the primary school are relatively distant from the site it is not intended to support this proposal. In addition, the area identified could accommodate significantly more houses than the 12 proposed (based on an average of 20 houses per hectare) and controlling density could be difficult at application stage. Whilst a further small site might assist in promoting some new housing development, this is not a preferred location.
<b>Other</b>	None



<b>Environmental Health</b>	Proximity to graveyard may result in contamination becoming evident during construction.
<b>Flooding</b>	Slight encroachment in SW corner shown on 1:200 flood risk maps. Should be subject to FRA, but managed risk possible.
<b>Landscape</b>	Well contained site, enclosed on 2 sides by trees, would form natural extension to village. Ditch on eastern boundary. Should seek screening/planting on open western boundary.
<b>Biodiversity/Natura</b>	None identified. Any development should prevent deterioration of the River Isla which is currently at good status, in terms of water quality.
<b>Water/Waste water</b>	There is no foul drainage capacity in Rothiemay, and upgrades/improvements would be required.
<b>Cultural Heritage</b>	Adjacent to cat B listed Church and burial ground, but separated by trees. No archaeological records on site.
<b>Overall SEA Assessment</b>	Site close/within walking distance to village facilities. No environmental constraints or Natura issues. Loss of some trees/hedge along roadside boundary for access likely to be only negative impact.
<b>Overall Planning Assessment</b>	A good, well located site that would consolidate shape/form of village. As with other sites, the lack of foul drainage capacity is the biggest constraint. Access arrangements and footpath provision may yet prove problematic.
<b>Other</b>	Site put forward by planning officer in attempt to promote development in Rothiemay. Preferred to bid form landowner for site at Anderson Drive.

<b>Settlement</b>	<b>Slackend, Portgordon</b>
<b>Site Address</b>	Slackend , Portgordon
<b>Ref Number</b>	SITE 1, SITE 2, BOUND
<b>Bid Summary</b>	Designation of new rural community at Slackend, Portgordon and the inclusion of a housing site and amenity area.
<b>Site Description</b>	Existing cluster of housing with a mixture of modern and traditional buildings set around a farm complex. The community is located immediately south of Portgordon. Access is proposed via a private unadopted road.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside

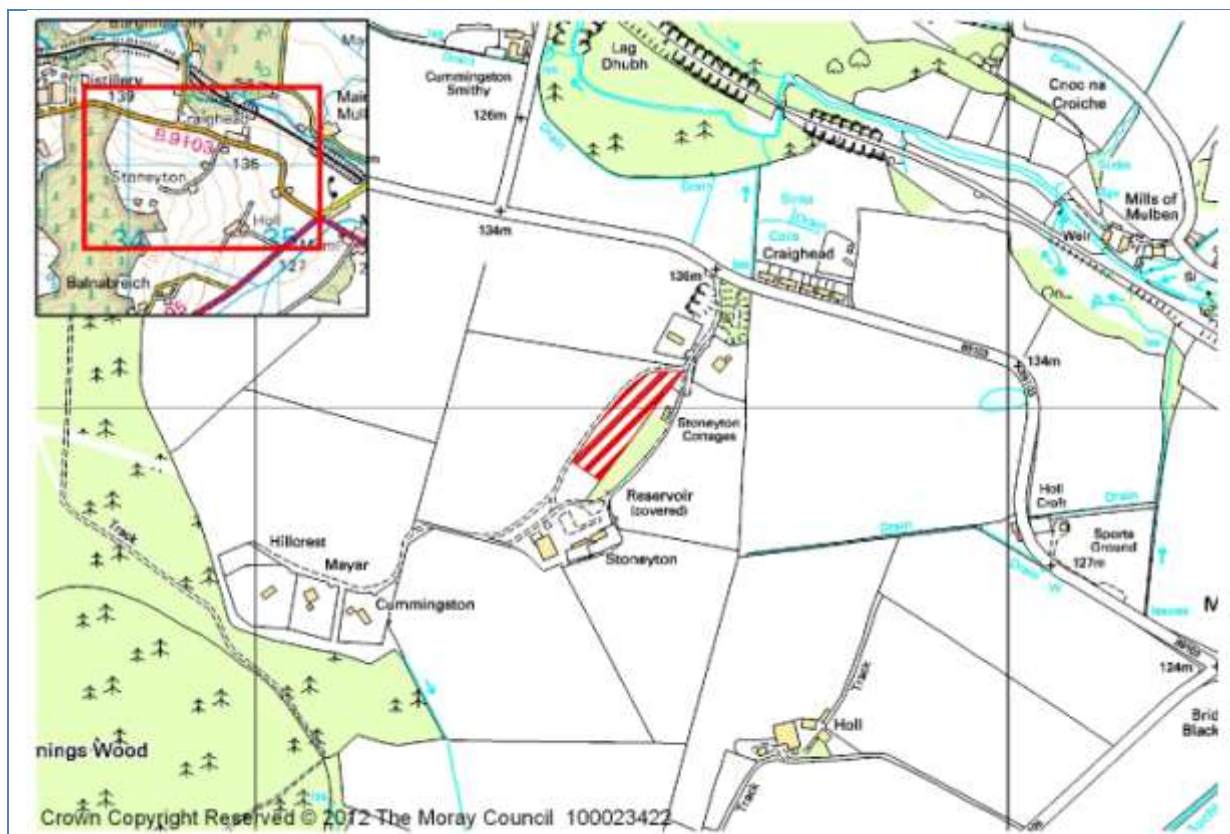


<b>Transportation</b>	The development will require the upgrading of the road to an unadoptable standard plus improvement of sightlines onto the A990 which may require third party land.
<b>Planning History</b>	Recent planning history within the proposed rural community boundary  10/01103/APP – Erect 1½ storey dwellinghouse. Refused on grounds of build up and outward expansion of the existing grouping of houses at Slackend detracting from the character of the area.

	<p>10/01115/APP – Erect dwellinghouse. Approved.</p> <p>09/01688/APP – Erect steel portal framed agricultural general purpose building. Approved.</p> <p>06/00369/FUL – Erect dwelling and garage. Approved.</p> <p>03/01864/FUL – Erect bungalow and garage. Approved.</p>
<b>Environmental Health</b>	No comments received in terms of noise or contaminated land issues.
<b>Flooding</b>	SEPA has not raised flooding as an issue and the site is not shown as flooding on the SEPA indicative flood maps. Flood Team – there is no known fluvial flood risk at this site.
<b>Landscape</b>	Visually the grouping of houses is not viewed collectively and is instead broken up by mature landscaping and existing woodland. The proposed housing site is in a area with less landscape coverage and this would need to be supplemented to assist any development to integrate sensitively.
<b>Biodiversity/Natura</b>	It is advisable that the site is checked for signs of badgers at an early stage to inform any licensing requirements.
<b>Water/Waste water</b>	<p>SEPA -No public sewers in the area.</p> <p>Effluent disposal from multi-house developments will require considerable investigative work.</p> <p>Scottish Water – water supply Turriff 275 (housing units)/WWT private.</p>
<b>Cultural Heritage</b>	Taking into consideration the cropmark sites of NJ36SE0028 to the south, and NJ36SE0071 to the north, there is archaeological potential for prehistoric remains within the housing site of this bid area. Therefore an archaeological watching-brief would be required within this bid site prior to/at the outset of development commencing
<b>Overall SEA Assessment</b>	No significant environmental impact identified.
<b>Overall Planning Assessment</b>	The proposed rural community is in close proximity to Portgordon which has housing land designated to meet local demand. The proposed boundaries are not drawn tightly enough around the existing cluster of housing which would result in significant areas being opened up for housing which is not considered proportionate to a community of this size. Additional housing has been accommodated in this location over the years through the implementation of the housing in the countryside policy.
<b>Other</b>	The existing track to Portgordon could be upgraded. The site layout and orientation should be designed to maximise the opportunities for passive solar gain and installation of renewable technologies.



<b>Settlement</b>	<b>Stoneyton</b>
<b>Site Address</b>	Stoneyton Area 3
<b>Ref Number</b>	SITE 1
<b>Bid Summary</b>	Allocate site for 3 dwellings.
<b>Site Description</b>	Long narrow site with an area of 1.738 acres approx. The site is located on rising agricultural land and accessed off an existing unadopted track that joins the B9013. The site is bounded by this track, woodland and Stoneyton Cottages. The site has extensive views to the north.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside

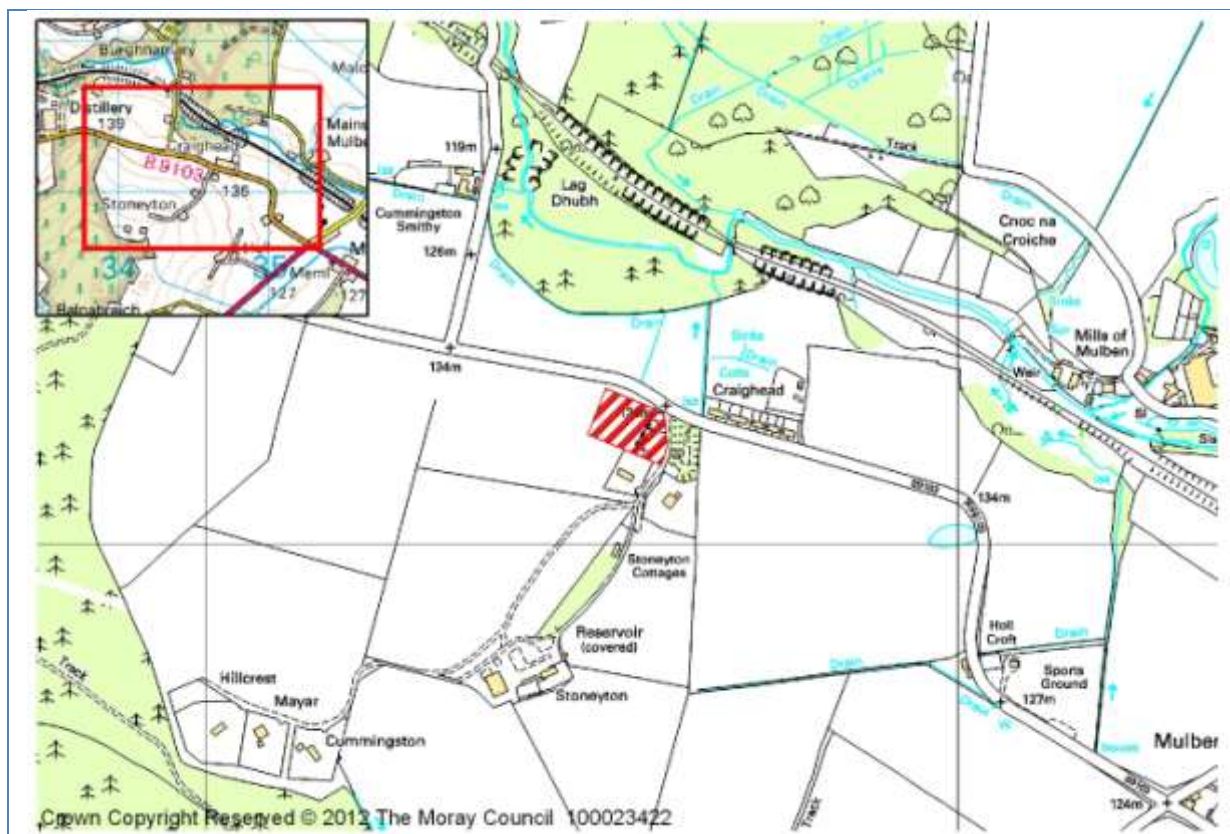


<b>Transportation</b>	Transportation section comments awaited. Previous planning application for an additional dwelling required the existing track to be upgraded and the level of development proposed is likely to require the road to be brought up to an adoptable standard.
<b>Planning History</b>	09/01283/FUL – Erect dwellinghouse. Refused as the site fails to respect the characteristic dispersed rural housing and would result in a build-up of residential development where no rural community exists. 05/00564/FUL - Erect chalet. Refused as the siting and location of the proposed chalet fails to provide

	adequate enclosure and integration into the landscape. The proposed chalet would be obtrusive within the landscape, especially when viewed from the B9103 to the north. This proposal would contribute to an uncharacteristic build up of development (primarily residential) in this particular locality. Appeal dismissed. 04/00196&97/FUL – erect dwelling, site fails to comply with the dispersed pattern of settlement in the open countryside, and contributes to an uncharacteristic build-up of residential development in this particular locality. It fails to blends unobtrusively with its surroundings, and would occupy a visually prominent position. The site is poorly defined, with only the eastern boundary against the long established fence line of any significance. Woodland immediately adjacent to the site. 07/00232/FUL – Erect dwellinghouse site adjacent to Stoneyton Cottages. Refused on similar grounds as above. Beyond these applications there have been a significant number of planning applications submitted in the locality and a number of appeals. There are approximately 5 modern dwellings built in the locale.
<b>Environmental Health</b>	No comments received in terms of noise or contaminated land issues.
<b>Flooding</b>	SEPA has raised no comments in terms of flooding and the site is not show as flooding on the SEPA indicative flood maps. Flood Team – no known fluvial flood risk at this location. The proximity of Areas 2 & 3 are such that there may be the requirement for the developer to look at the wider implication of increased surface water run-off and the impact it will have on the catchment. The developer may have to promote a regional SUDS scheme to mitigate the impacts of all new developments that are incorporated in the formation of the rural community.
<b>Landscape</b>	The site is located on rising ground and would be a prominent feature in the landscape.
<b>Biodiversity/Natura</b>	SNH – no comments
<b>Water/Waste water</b>	SEPA – possible capacity issues at sewage treatment works. Scottish Water – water supply Badentinan indicative supply 74 units. Waster water treatment – assumption that new development will be served by private treatment.
<b>Cultural Heritage</b>	No archaeological mitigation would be required within this bid site.
<b>Overall SEA Assessment</b>	No significant environmental impact identified.
<b>Overall Planning Assessment</b>	The Local Plan does not allocate areas of land in the open countryside for housing development. There is an established hierarchy for the allocation of housing land through the main settlements and towns, villages and rural communities. Stoneyton is immediately adjacent to Craighead rural community, the designation of housing sites in close proximity to it would undermine the purpose of this community in meeting local

	<p>demand for housing. The rural community of Mulben is also in close proximity and has a planning consent for 12 dwellings. Beyond this there are also concerns relating to the prominence of development in this area and the potential to create an uncharacteristic build of development in this locality.</p>
<b>Other</b>	<p>The site layout and orientation should be designed to maximise opportunities for passive solar gain and installation of renewable technologies.</p>

<b>Settlement</b>	<b>Stoneyton</b>
<b>Site Address</b>	Stoneyton Area 2
<b>Ref Number</b>	SITE 2
<b>Bid Summary</b>	Allocate site for 4 dwellings.
<b>Site Description</b>	Almost square site of 1.61 acres located immediately adjacent to the B9015. Part of the site is a former quarry and the remainder is rough agricultural land that rises up from the public road. There is boundary definition two sides by means of the B9105 and the access road to Stoneyton Cottages.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside



<b>Transportation</b>	Transportation section comments awaited.
<b>Planning History</b>	On site 06/00690/FUL –Proposed dwelling at Lower Stoneyton, Mulben. Application refused as the proposal fails to comply with the dispersed pattern of settlement in the open countryside and contributes to an uncharacteristic build up of residential development in this locality. It also fails to blend unobtrusively with its surroundings and would occupy a visually prominent position when viewed from the west on the B9103, further

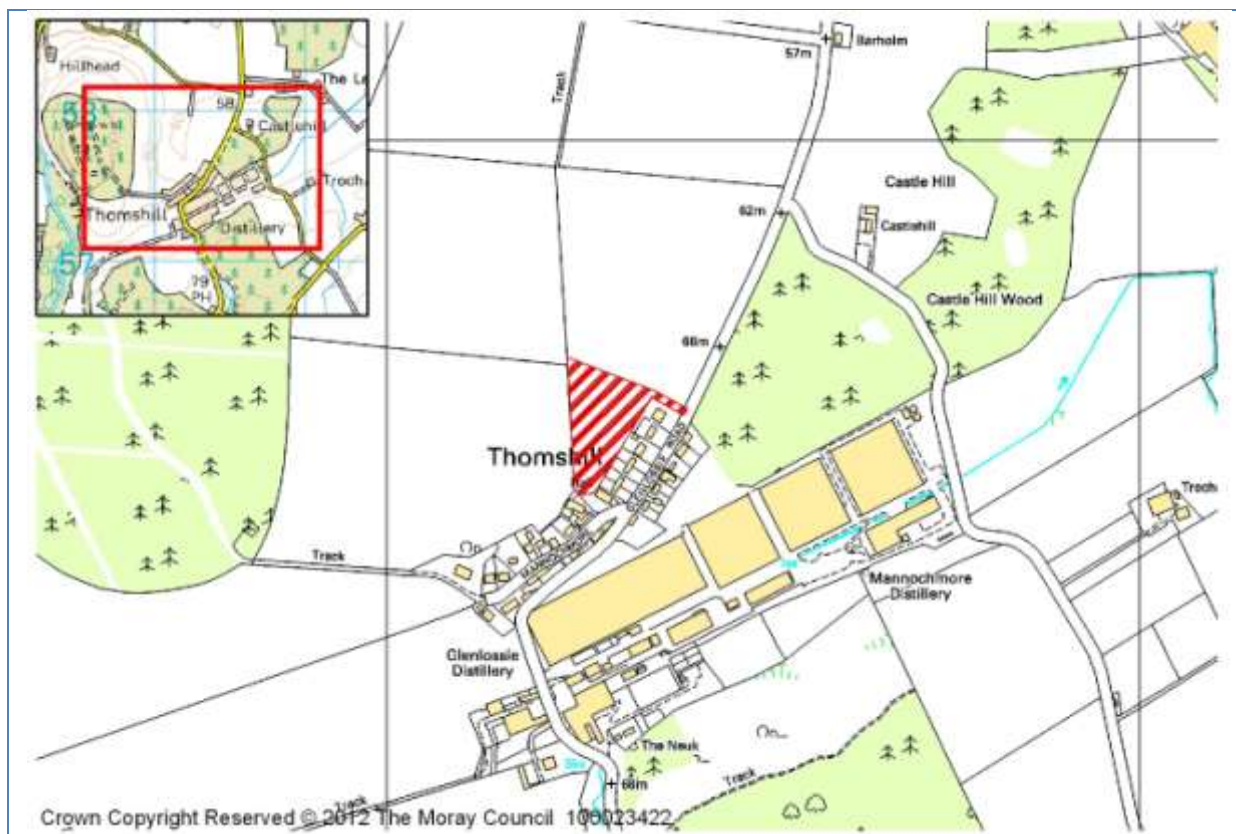
	<p>exacerbating the impact of the residential built up when viewed in conjunction with the adjacent dwellings. Appeal dismissed. Immediately adjacent to bid site. 06/00691/FUL – Proposed dwelling at Mid Stoneyton. Refused as the site contributes to an uncharacteristic build-up of residential development in this particular rural locality therefore detracting from its open character. The site presence next to the B9103 further exacerbates the impact of the residential built up when viewed in conjunction with the adjacent dwellings. Beyond these applications there have been a significant number of planning applications submitted in the locality and a number of appeals. There are approximately 5 modern dwellings built in the locale.</p>
<b>Environmental Health</b>	Any development in the former quarry would need to demonstrate suitability for residential use.
<b>Flooding</b>	SEPA has raised no comments in terms of flooding and the site is not shown as flooding on the SEPA indicative flood maps. Flood Team – no known fluvial flood risk at this location. The proximity of Areas 2 & 3 are such that there may be the requirement for the developer to look at the wider implication of increased surface water run-off and the impact it will have on the catchment. The developer may have to promote a regional SUDS scheme to mitigate the impacts of all new developments that are incorporated in the formation of the rural community.
<b>Landscape</b>	The site rises up from the public road and a development of four dwellings would therefore be a prominent feature exacerbated by the road side location.
<b>Biodiversity/Natura</b>	SNH – no comments
<b>Water/Waste water</b>	SEPA – possible capacity issues at sewage treatment works. Scottish Water – water supply Badentinan indicative supply 74 units. Waster water treatment – assumption that new development will be served by private treatment.
<b>Cultural Heritage</b>	No archaeological mitigation would be required within this bid site.
<b>Overall SEA Assessment</b>	No significant environmental impact identified.
<b>Overall Planning Assessment</b>	<p>The Local Plan does not allocate areas of land in the open countryside for housing development. There is an established hierarchy for the allocation of housing land through the main settlements and towns, villages and rural communities. Stoneyton is immediately adjacent to Craighead rural community, the designation of housing sites in close proximity to it would undermine the purpose of this community in meeting local demand for housing. The rural community of Mulben is also in close proximity and has a planning consent for 12 dwellings. Beyond this there are also concerns relating to the prominence of development in this area and the potential to create an uncharacteristic build of development in this locality.</p>



**Other**

The site layout and orientation should be designed to maximise the opportunities for passive solar gain and the installation of renewable technologies.

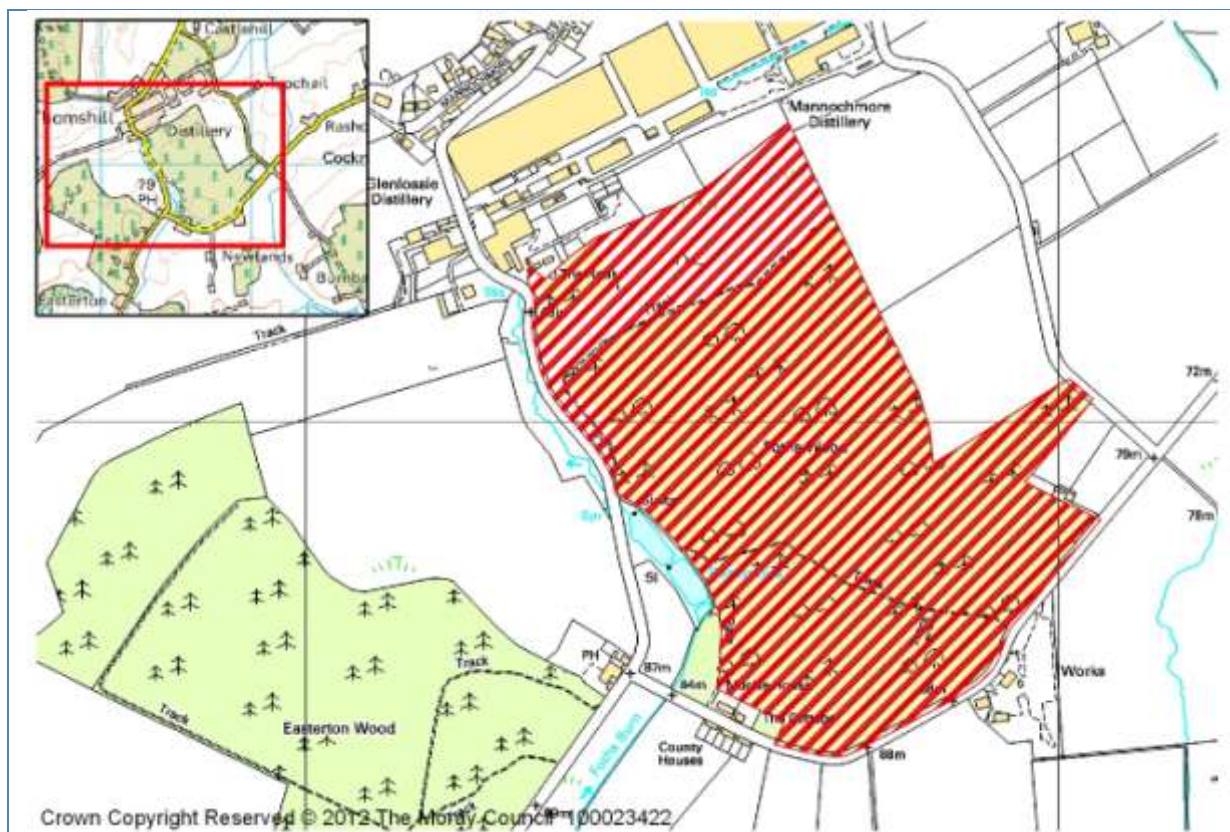
<b>Settlement</b>	<b>Thomshill Rural Community</b>
<b>Site Address</b>	Site to north side
<b>Ref Number</b>	SITE 6
<b>Bid Summary</b>	Proposal is for a 4 house development with landscaping along the northern boundary.
<b>Site Description</b>	Site is on north side of Thomshill and extends to 1.2 hectares in a roughly triangular shape. It is bounded to the south and east by housing and to the north and west by agricultural land. The proposed access would be from the public road linking Thomshill with Elgin.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	None



<b>Transportation</b>	Click here to enter text.
<b>Planning History</b>	None
<b>Environmental Health</b>	No issues

<b>Flooding</b>	Not identified as at risk of flooding.
<b>Landscape</b>	Proposal includes a landscaped woodland strip along the northern boundary.
<b>Biodiversity/Natura</b>	No issues
<b>Water/Waste water</b>	No public sewers in the area.Effluent disposal from multi-house developments will require considerable investigative work
<b>Cultural Heritage</b>	Taking into consideration the excavated ditch of NJ25NW0023 to the west, there is potential for archaeological remains within this bid area. Therefore an archaeological evaluation would be required within this bid site prior to development commencing.
<b>Other</b>	<a href="#">Click here to enter text.</a>
<b>Overall SEA Assessment</b>	No significant environmental issues arising from this proposal.
<b>Overall Planning Assessment</b>	The site would represent a large extension to the rural community . Two sites are identified in the Moray Local Plan 2008 for residential development and it is considered that no further development sites should be identified at this time.

<b>Settlement</b>	<b>Thomshill Rural Community</b>
<b>Site Address</b>	Foths Wood, south of Thomshill
<b>Ref Number</b>	SITE 7
<b>Bid Summary</b>	The proposal is for a mixed use tourism/residential development. A Tourism Hub is proposed which will include services such as promotional space, sales space, tourist services, business facilities, cafe and restaurant. For the tourism project to be viable it will be necessary to cross fund it with income derived from the housing. It is noted that the number of houses will be possible to predict with more accuracy as the project evolves but could range between 15 and 25.
<b>Site Description</b>	The site is currently mixed woodland to the south of Thomshill.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	The northern part of the site adjacent to Thomshill is currently shown as Site B where a maximum of up to four houses will be permitted which is conditional upon provision of agreements to secure the management, retention and regeneration of the woodland to the south for the community.



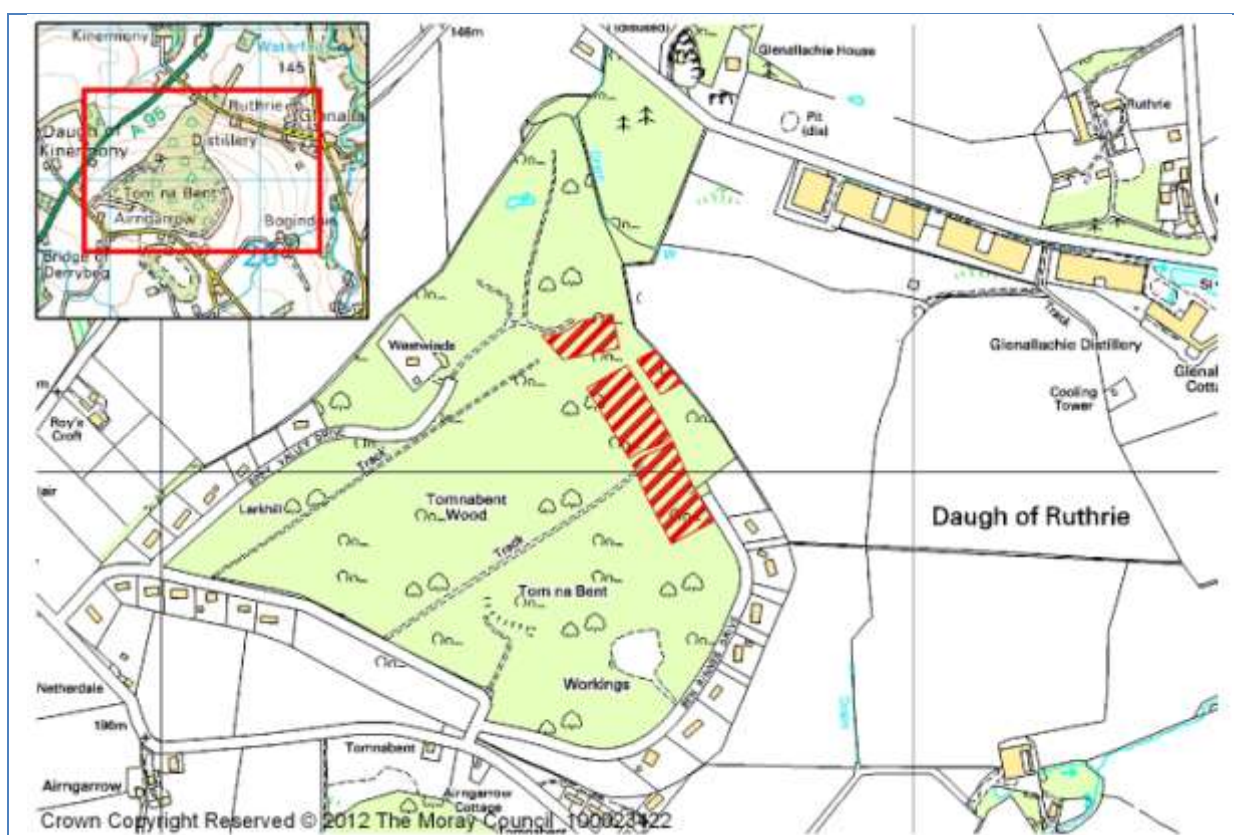
<b>Transportation</b>	<a href="#">Click here to enter text.</a>
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<b>Planning History</b>	<p>During the review of the extant local plan a bid was put forward for 30 houses at Fothswood. This was considered by the Council to be excessive and detrimental to the character of the community. However it was acknowledged that there was some scope for limited new housing development at Thomshill and the Council agreed a total of up to four houses as a proposed change to the finalised plan. This was in the context of strict requirements relating to amenity woodland provision, including management and public access agreements. This package of changes was agreed with the objector and the Reporter subsequently concluded that the changes were appropriate in scale and content to meet local requirements.</p> <p>08/01606/OUT, 08/01607/OUT, 08/01608/OUT and 08/01609/OUT – outline planning consent granted for four house plots on a designated local plan site and includes conditions specifying environmental works to be carried out within the woodland to the south.</p> <p>10/00184/PPP and 10/01472/APP application permitted for a dwelling house and garage.</p> <p>11/01158/APP application permitted for a house at south eastern edge of woodland.</p> <p>11/01159/APP application permitted for a house at south eastern edge of woodland (adjacent to 11/01158/APP).</p> <p>08/00795/FUL application permitted for a dwellinghouse and garage adjacent to County Houses, Birnie</p>
<b>Environmental Health</b>	No comments.
<b>Flooding</b>	SEPA have noted that the Foths Wood development areas are adjacent to small watercourse and reservoirs.
<b>Landscape</b>	The site is mixed woodland
<b>Biodiversity/Natura</b>	<p>SNH have advised the site is an area of mixed woodland that is recorded on the Ancient Woodland Inventory. The loss of AWI woodland is never desirable as it removes an ecosystem that may have developed over centuries. Retention of some of the tree cover and protecting some of the soils and ground from disturbance is one way to prevent total loss of the habitat and this should be sought through the Plan designation to help mitigate the effects. It would be helpful if the developer could produce a biodiversity plan to demonstrate how the development will help to maintain and enhance the biodiversity of the site.</p> <p>SNH also note that this area could be habitat for a variety of</p>



	species and surveys will be required. Information will need to be provided at the application stage. Surveys should include badgers and red squirrels. Bat surveys could be necessary if trees that are suitable for roost sites are to be felled. Tree felling should avoid the breeding bird season.
<b>Water/Waste water</b>	SEPA have commented that there are no public sewers in the area and effluent disposal from multi-house developments will require considerable investigative work.
<b>Cultural Heritage</b>	No archaeological mitigation would be required within this bid site.
<b>Other</b>	
<b>Overall SEA Assessment</b>	Impacts on biodiversity and habitat through loss of woodland that is recorded in the Ancient Woodland Inventory. Potential for impact on protected species, surveys would be required.
<b>Overall Planning Assessment</b>	<p>The proposal is for a tourism hub which would be funded through the development of housing. The location is not on one of the main gateways to Moray and is on a minor road albeit off the A941 to Elgin. It would therefore not be in line with the Moray Economic Strategy where one project is to develop high quality interpretive facilities at gateway locations nor does the proposal reflect the project to relocate the tourist information centre to a landmark building within Elgin. The site is therefore not considered to be the preferred location for a tourism hub.</p> <p>The level of housing required to fund the tourism hub is not yet quantified but is estimated to be in the range of 15 to 25 houses. Whilst it is acknowledged that the trees would provide screening and may reduce the visual impact of development, this level of development is excessive for a countryside location with limited services and supporting infrastructure. Rather than being ancillary to the tourism the area proposed for housing is similar to that of the tourism use. When combined the tourism and housing proposal is a more intensive level of development than that put forward and rejected in the review of the last plan (see Planning History above).</p> <p>Transportation comments are required.</p> <p>The proposal is not preferred as the location for the tourism hub is not at a gateway location and the area proposed for housing is excessive.</p>

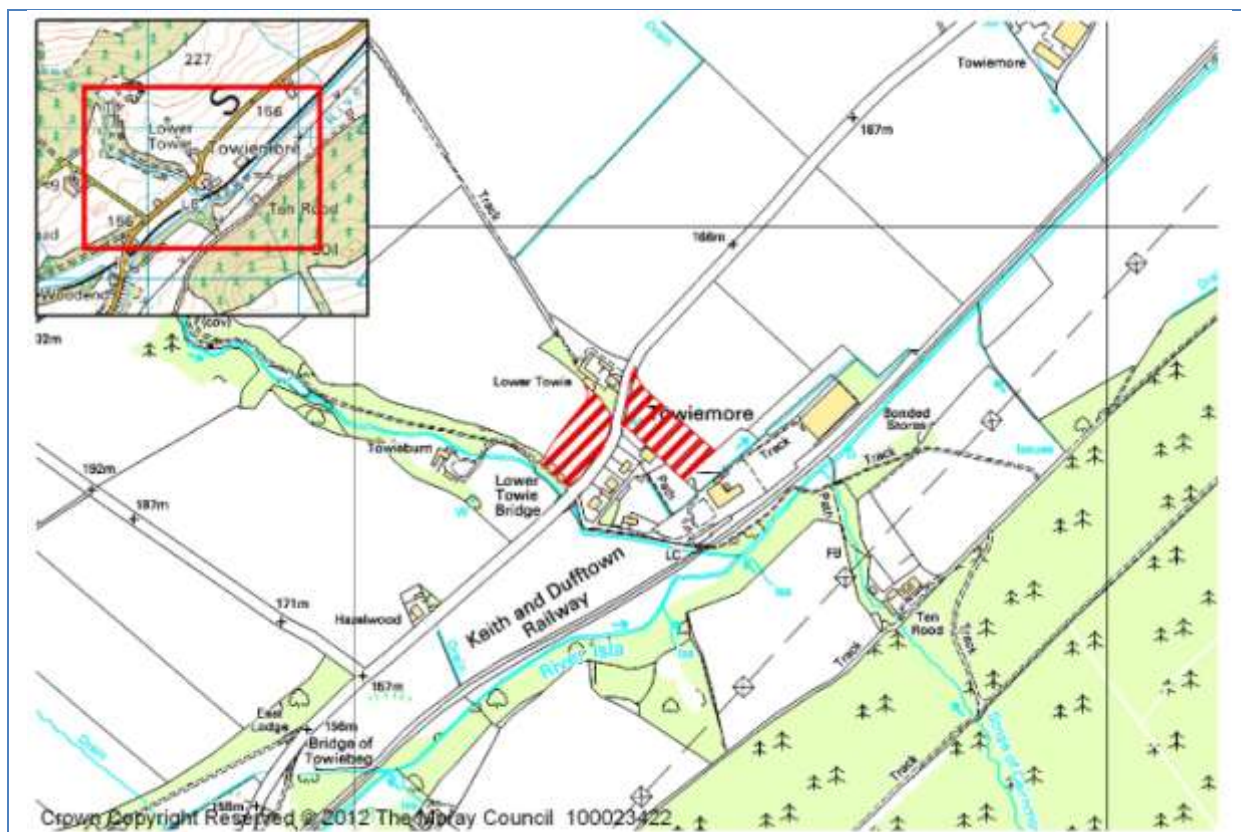
<b>Settlement</b>	<b>Tomnabent</b>
<b>Site Address</b>	Tomnabent rural community
<b>Ref Number</b>	SITE 1
<b>Bid Summary</b>	Designate additional house plots within the amenity designation to accommodate 7-8 dwellings.
<b>Site Description</b>	Additional sites are located on the north edge of the community and would effectively visually join Spey Valley drive and Ben Rinnes Drive. The sites are currently part of amenity designation.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Tomnabent is a defined rural community introduced in the Moray Local Plan 2008



<b>Transportation</b>	Transportation section comments awaited. Under the terms of the masterplan there is a requirement to upgrade the roads to an adoptable standard.
<b>Planning History</b>	Tomnabent was designated as a rural community in the 2008 Moray Local Plan to consolidate sporadic but extensive housing development in this locality. A masterplan for the future development of the area was agreed in 2009 which would result in 51 houses being developed.
<b>Environmental Health</b>	No comments have been raised in terms of noise or contaminated land issues.

<b>Flooding</b>	SEPA no comment. Flood team – there is no known fluvial flood risk at this location. There have been problems with surface water flooding in the vicinity. There is flood risk to the property on the main road, any further development should not exacerbate this problem. There are examples in Moray where properties have been granted permission on single plot basis which have had a adverse accumulative effect on the catchment.
<b>Landscape</b>	The existing dwellings on Spey Valley Drive are highly visible from the A95. Houses at Ben Rinnes are prominent in views for communities like Edinville. Part of the purpose of the masterplan was to allow additional housing and secure woodland planting to provide a backdrop and assist existing development to integrate sensitively. A 5 year woodland plan has been produced with the aim of enhancing biodiversity and visual amenity of the woodland whilst retaining the natural characteristics.
<b>Biodiversity/Natura</b>	Ground clearance work should avoid the breeding bird season or the site would need to be checked for breeding birds prior to disturbance.
<b>Water/Waste water</b>	Scottish Water – water supply Badentian 74 (housing units)/ WWT private. Dwellings at Tomnabent are usually connected to a private water supply.
<b>Cultural Heritage</b>	No archaeological mitigation would be required within this bid site.
<b>Overall SEA Assessment</b>	There are no significant environmental impacts identified.
<b>Overall Planning Assessment</b>	Tomnabent is a relatively new rural community, the approved masterplan (09/00612/FUL) has agreed in principle to the development of 51 houses (subject to acquiring detailed consent for individual plots). There is still a significant level of development to take place and it is not considered necessary or appropriate to designate any additional housing land. The woodland is not sufficiently established to realise the benefits accordingly the amenity designation should remain undeveloped.
<b>Other</b>	If fully developed Tomnabent would be a comparable size to small villages like Cummingston and Dallas

<b>Settlement</b>	<b>Towiemore</b>
<b>Site Address</b>	Towiemore rural community
<b>Ref Number</b>	SITE 1, SITE 2
<b>Bid Summary</b>	Expansion of rural community to accommodate two housing sites both for 8 houses.
<b>Site Description</b>	Towiemore is a small rural community located on the B9014 between Keith and Dufftown. The community is characterised by traditional period properties on one side of the road and a farm steading and farmhouse on the other. Site A is located on the south side of the B9104 and part of a larger agricultural field bounded on three sides by road, existing housing and steelworks. Site B is part of a larger field and occupies an elevated position on the north side of the B9104. The site is bounded on three sides by road and existing farm complex. Access is proposed off the B9014.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside

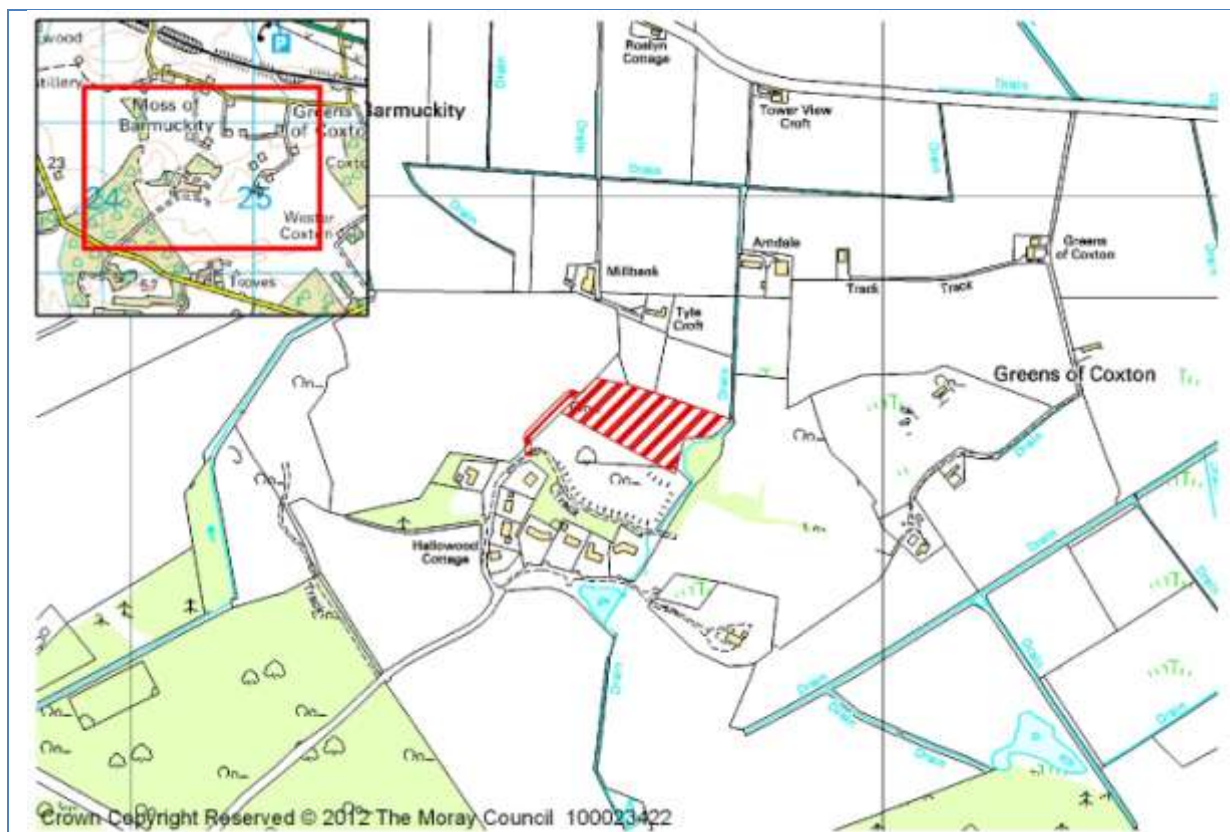


<b>Transportation</b>	Transportation comments awaited. There are currently no sites designated within Towiemore due to the difficulties in gaining safe and satisfactory access onto the B9014.
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<b>Planning History</b>	Adjacent to bid site 05/00655/OUT – Erect dwellinghouse. Application withdrawn on the basis of gaining suitable access road to the site. 05/00657/FUL - Renovate steading and convert to two dwellinghouses at Lower Towie Steading . Approved.
<b>Environmental Health</b>	No comments raised in terms of noise or contaminated land issues.
<b>Flooding</b>	SEPA comments awaited. The lower lying areas of Towiemore immediately adjacent to the Keith/Dufftown railway are shown as flooding on the SEPA flood maps. The proposed sites are not affected however a satisfactory FRA would require to be submitted demonstrating that there would be no adverse impact on other properties as a result of any new development. There are also issues in relation to surface water run off in the vicinity.
<b>Landscape</b>	Site A – The land slopes away from the public road down to the Keith Dufftown railway. A sensitively designed development utilising the topography should fit into the landscape, although it may be necessary to provide a landscape buffer to soften the edge of the development is it location on the edge of the community. Site B – sits in an elevated position above the public road and would result in a prominent development that would would fail to integrate sensitively into the landscape and impact on the character and appearance of the area.
<b>Biodiversity/Natura</b>	SNH comments awaited.
<b>Water/Waste water</b>	Scottish Water – water supply and waste water treatment private arrangements.
<b>Cultural Heritage</b>	Archaeology comments awaited.
<b>Overall SEA Assessment</b>	No significant environmental issues identified.
<b>Overall Planning Assessment</b>	The primary concern is safe and suitable access onto the B9014. In terms of site A direct access is proposed onto a fast and bending stretch of road. Site B does not proposed direct access onto the B9014 however visibility when exiting from the existing single track road is very poor. In addition to this site B is considered to occupy a prominent position sitting above road level meaning that it would fail to blend in sensitively.
<b>Other</b>	In objections to planning application to 05/00655/OUT and 05/00657/OUT strong representation in terms of surface water run-off, drainage and flooding issues. The site layout and orientation should be designed to maximise opportunities for passive solar gain and the installation of renewable technologies.



<b>Settlement</b>	<b>Troves</b>
<b>Site Address</b>	Land to north of Hallowood Road, Troves
<b>Ref Number</b>	SITE 7
<b>Bid Summary</b>	The proposed use for the site is for residential purposes, with a potential capacity to accommodate four to six dwellings. The bid proposes retaining an area of woodland to the east of the proposed site. Access would be taken from the existing access and around the west of Park View.
<b>Site Description</b>	Troves is located to the south east of Elgin. The proposed site is located to the north of Troves and the existing allocation within the MLP 2008. The site is currently scrub with some pasture. The site sits at a lower level to the surrounding land with a slight ridge forming along the northern boundary.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	The site falls within the Elgin Countryside Around Towns (CAT).

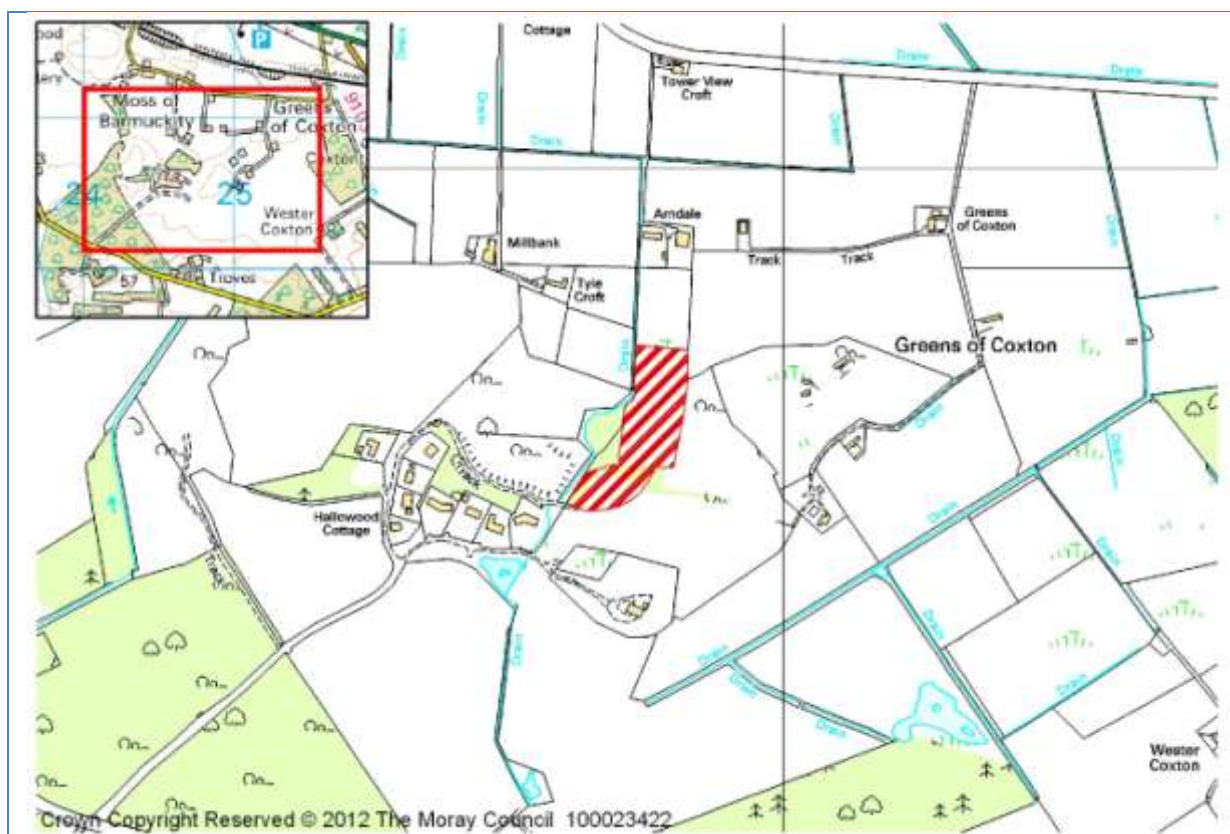


<b>Transportation</b>	
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<b>Planning History</b>	<p>07/02772/FUL Application permitted to erect four detached dwellinghouses and upgrade Hallowdyke Road to an adoptable standard. The application boundary slightly overlaps the bid site but the majority of this lies within "Site A" allocated within the MLP 2008.</p> <p>07/02776/FUL Application permitted to erect a new dwellinghouse. The application boundary slightly overlaps the bid site but the majority of this lies within "Site A" allocated within the MLP 2008.</p> <p><u>Adjacent planning applications</u>  09/01343/FUL application permitted to erect a bungalow and garage. 09/01362/FUL application permitted to erect a dwelling house and attached garage. 09/01338/FUL application permitted to erect dwellinghouse and double garage. 11/01105/APP application permitted to erect new dwellinghouse (amendment to approved design). 11/01976/APP application permitted to erect a new dwellinghouse and garage. All these application form part of the "Site A" within the MLP 2008 which was identified for no more than eight houses.</p>
<b>Environmental Health</b>	No comment
<b>Flooding</b>	<p><u>SEPA</u>  Adjacent to flood map</p>
<b>Landscape</b>	Part of the site lies at a lower level to the latest development at Troves but rises to a slight ridge and development is likely to be visually intrusive. The site is unclearly defined. The access to the site would be taken through an open agricultural field to the north of a house called Park view. This would have a significant visual impact and does not relate well to the existing settlement form.
<b>Biodiversity/Natura</b>	<p><u>SNH</u>  It is advisable that the site is checked for signs of badgers at an early stage to inform any licensing requirements and help avoid delays.</p>
<b>Water/Waste water</b>	<p><u>Scottish Water</u>  Indicative capacity for 74 units at Badentinan water treatment. Scottish Water should be contacted about possible network investigations and possible mitigation/reinforcement.</p> <p>No public WWTW available. Private waste water treatment would be necessary.</p>
<b>Cultural Heritage</b>	No archaeological mitigation would be required within this bid site.

<b>Overall SEA Assessment</b>	If the site is to be included in the plan mitigation may be required in term of badgers, drainage impact and landscape impact.
<b>Overall Planning Assessment</b>	It remains to be considered if further housing in Troves can be justified in the context of overall housing land allocations. This proposal would be likely to represent an undesirable expansion of the existing settlement as it does not relate well to the existing built form as it sit lower. Development on or removal of the existing ridge would impact on the landscape negatively. The proposed access to the site is incongruous and could lead to pressure to develop to the west of this.
<b>Other</b>	

<b>Settlement</b>	<b>Troves</b>
<b>Site Address</b>	Land to east of Hallowood Road, Troves
<b>Ref Number</b>	SITE 8
<b>Bid Summary</b>	The proposed use for the site is for residential purposes, with a potential capacity to accommodate five to six dwellings. It is proposed to retain an area of woodland to the west of the proposed bid site. Access would be taken from the existing access road to serve the site from the south.
<b>Site Description</b>	Troves is located to the south east of Elgin. The proposed site is located to the north east of Troves and the existing allocation within the MLP 2008. The site is currently agricultural land. The land rises to the east.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	The site falls within the Elgin Countryside Around Towns (CAT).



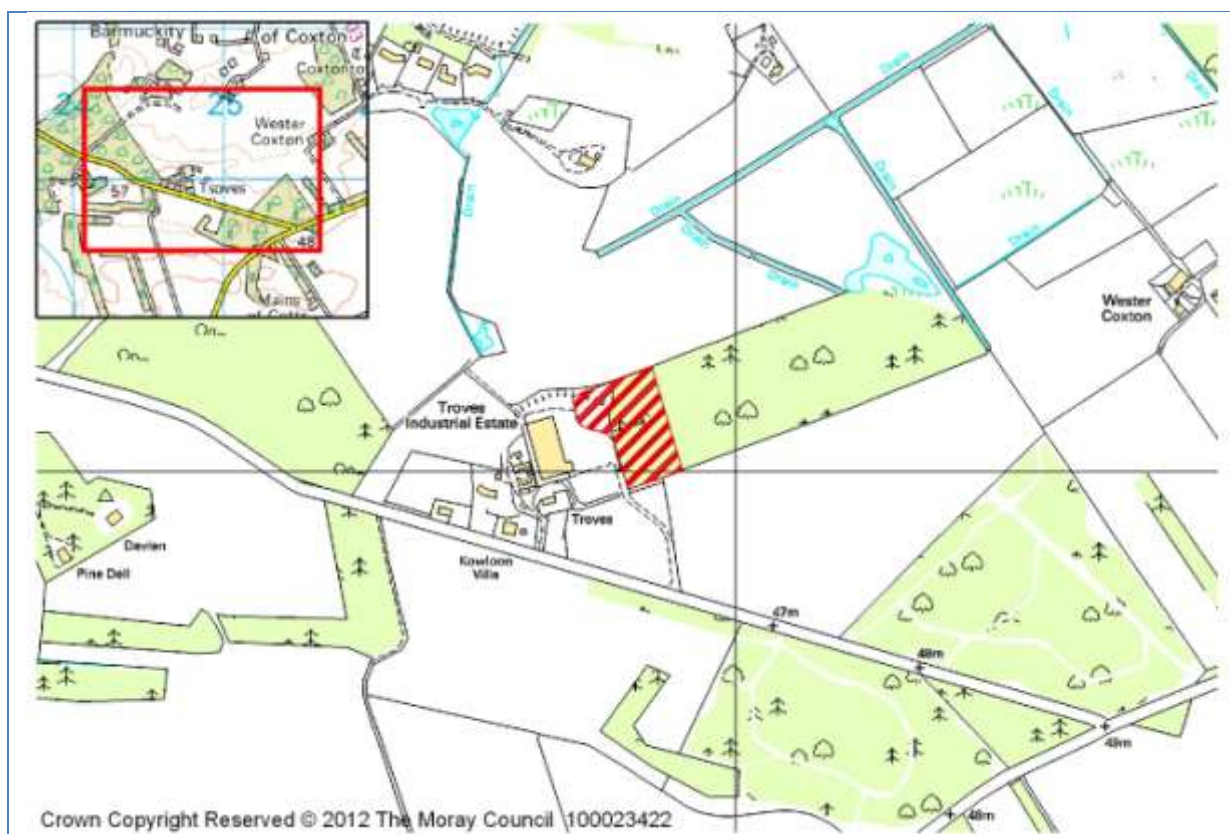
<b>Transportation</b>	
<b>Planning History</b>	No planning history for site.  <u>Adjacent sites</u> See planning history for site 107 for applications to the west of

	<p>the bid site.</p> <p>07/02772/FUL: Application permitted to erect four detached dwellinghouses and upgrade Hallowdyke Road to an adoptable standard.</p> <p>09/01342/FUL: Application permitted to erect a dwelling house and double garage. This application falls within “site B” in the MLP 2008 which is limited to infill of three houses.</p>
<b>Environmental Health</b>	No comment
<b>Flooding</b>	<p><b><u>SEPA</u></b></p> <p>Adjacent to flood map</p>
<b>Landscape</b>	Part of the site lies at a lower level to the latest development at Troves but the land rises to the east and north such that development would be highly visible. The site is unclearly defined. Development would have a significant visual impact and the site does not relate well to the existing settlement form as it protrudes to the north.
<b>Biodiversity/Natura</b>	<p><b><u>SNH</u></b></p> <p>It is advisable that the site is checked for signs of badgers at an early stage to inform any licensing requirements and help avoid delays.</p> <p><b><u>SEPA</u></b></p> <p>A historically straightened minor watercourse passes along the western boundary of Site 2. Space should be allowed for restoration and development of natural processes in the future.</p>
<b>Water/Waste water</b>	<p><b><u>Scottish Water</u></b></p> <p>Indicative capacity for 74 units at Badentinan water treatment. Scottish Water should be contacted about possible network investigations and possible mitigation/reinforcement.</p> <p>No public WWTW available. Private waste water treatment would be necessary.</p>
<b>Cultural Heritage</b>	The Regional Archaeologist has commented that taking into consideration the cropmarks of possible prehistoric date to the east of this site (SMR Ref NJ26SW0053), and the topography of the land, 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.
<b>Overall SEA Assessment</b>	If the site is to be included in the plan mitigation may be required in term of badgers, drainage impact, archaeological impact and landscape impact.



<b>Overall Planning Assessment</b>	It remains to be considered if further housing in Troves can be justified in the context of overall housing land allocations. This proposal would be likely to represent an undesirable expansion of the existing settlement as it does not relate well to the existing built form in terms of its topography. The northern protrusion is incongruous and spreads development into open agricultural land which is not visually linked to the settlement.
<b>Other</b>	

<b>Settlement</b>	<b>Troves</b>
<b>Site Address</b>	Land to east of Hallowood Road, Troves
<b>Ref Number</b>	SITE 9
<b>Bid Summary</b>	The proposed use for the site is for future industrial/employment land. The site extends to 1.3 hectares. The site is presently scrubland/commercial forestry. The site would be served by the existing access. The site should be allocated for industrial or business park uses. The business park status is considered more appropriate given the existing uses.
<b>Site Description</b>	Troves is located to the south east of Elgin. The site is located to the east of Troves Industrial Estate and immediately east of the access.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	The site falls within the Elgin Countryside Around Towns (CAT).



<b>Transportation</b>	
<b>Planning History</b>	09/02273/APP: Application permitted to erect a single 50kw wind turbine.

	<p>07/02537/AGR: Agricultural prior notification submitted for the erection of a general purpose agricultural shed. The decision of the notification was that planning permission was required. No subsequent application to date.</p> <p><u>Adjacent sites</u></p> <p>06/02814/AGR: Agricultural prior notification permitted for a erection of an agricultural general purpose shed on land to the south of the bid site.</p> <p>08/00163/FUL: Planning permission permitted to erect a new agricultural general purpose building on land to the south of the bid site.</p> <p>01/01326/FUL: Planning permission permitted to alter and extend agricultural general purpose shed to form agricultural chemical store.</p> <p>03/00293/FUL: Planning permission permitted to convert and change use of part of steading to catering/kitchen/store.</p>
<b>Environmental Health</b>	Proposals to extend the industrial estate will require to consider any associated noise issues with future development, as it may affect the existing residential development on the west side of Troves.
<b>Flooding</b>	<p><u>SEPA</u></p> <p>Adjacent to flood map</p>
<b>Landscape</b>	Part of the site is currently woodland. The woodland covers a ridge that runs from west to east. Removal of the woodland and development on the ridge would mean any development would be prominent in the landscape.
<b>Biodiversity/Natura</b>	<p><u>SNH</u></p> <p>It is advisable that the site is checked for signs of badgers at an early stage to inform any licensing requirements and help avoid delays.</p>
<b>Water/Waste water</b>	<p><u>Scottish Water</u></p> <p>Indicative capacity for 74 units at Badentinan water treatment. Scottish Water should be contacted about possible network investigations and possible mitigation/reinforcement.</p> <p>No public WWTW available. Private waste water treatment would be necessary.</p>
<b>Cultural Heritage</b>	No archaeological mitigation would be required within this bid site.

<b>Overall SEA Assessment</b>	If the site is to be included in the plan mitigation may be required in term of badgers, drainage impact, and landscape impact.
<b>Overall Planning Assessment</b>	Development of the site would be prominent in the landscape and remove existing screening. Therefore the site is not preferred for development.
<b>Other</b>	