

SPA

SCOTTISH PLANNING & ARCHITECTURE Ltd

13 August 2013

MORAY COUNCIL LRB
THE MORAY COUNCIL
HIGH STREET
ELGIN
MORAY
IV30 1BX

REF:- 13/00974/APP LOCAL REVIEW SUPPORTING STATEMENT

The proposed application site falls out with the development boundary of Brodie, Moray. We, therefore, have two routes to development. Applying to be zoned for housing through the Local Plan process or submitting a formal Planning Application.

During Moray Council's 'Call for Sites' we had preliminary discussions with the Local Plan Team regarding this site. Their initial consultations advised, that due to the small scale of the development, the prescribed method of application was to submit a formal Planning consent application.

Following this we critiqued this site against Moray Council's housing in the countryside policy and found that it complied with recommendations contained within Policy H8, New Housing in the Countryside. It also benefitted from having an existing access with compliant visibility, was out with SEPA's flood risk map and could provide adequate parking facilities.

We have also provided a new access road, with associated roundabout. This was following consultation with Transport Scotland that Heavy Goods Vehicles, buses and delivery vans were utilizing this access in error. They were then unable to manoeuvre their vehicle so as to exit back onto the A96 in forward gear, resulting in a having to manoeuvre dangerously in reverse gear back onto the A96. It is also our proposal that the existing residents would be able to utilize this new road to their benefit for entering and exiting their own properties.

In conclusion, we propose that this development should be approved, contrary to Policy E9: Settlement Boundaries, as we had no alternative routes to approval of development in this location, and if approved it would be to the benefit of the existing residents and would result in increased safety to road users as HGV, Bus and delivery drivers can utilize turning facilities as previously requested by Transport Scotland.

Best Regards

CJ Green
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