

Appendix 12 – Local Plan Update

MORAY LOCAL DEVELOPMENT PLAN 2015

UPDATE – 03 FEBRUARY 2014

PROPOSED PLAN APPROVED FOR CONSULTATION

The Proposed Plan was considered at a Special Meeting of the Planning and Regulatory Services Committee on the 10th December 2014. A decision made to remove reference to the Elgin Western Link Road was in conflict with decisions of the Economic Development and Infrastructure Services Committee and was therefore referred to Full Council to resolve. This delayed the start of consultation on the Proposed Plan, which was timetabled in the Development Plan Scheme for February 2014.

A Special Meeting of Full Council was held on 29th January 2014. At that meeting Councillors voted to keep the Elgin Western Link Road in the Proposed Plan. This allows the Proposed Plan to now be published for consultation.

We are now progressing with printing/publication of the Proposed Plan and associated documents for consultation in March. A revised timetable will be posted in the next update with firmer dates for the consultation period.

The Proposed Plan represents the settled view of Moray Council on the form and content for the new Local Development Plan. Once adopted the Local Development Plan will replace the Moray Structure Plan 2007 and Moray Local Plan 2008, and will provide a single forward planning document that presents a vision and spatial strategy for directing growth in Moray for the next 10-20 years. It includes settlement statements with development allocations and policies that will guide decision making on planning applications.

If you have any queries please direct them to localdevelopmentplan@moray.gov.uk

To keep up to date on progress of the Local Development Plan “like” our Facebook page Moray Council Planning

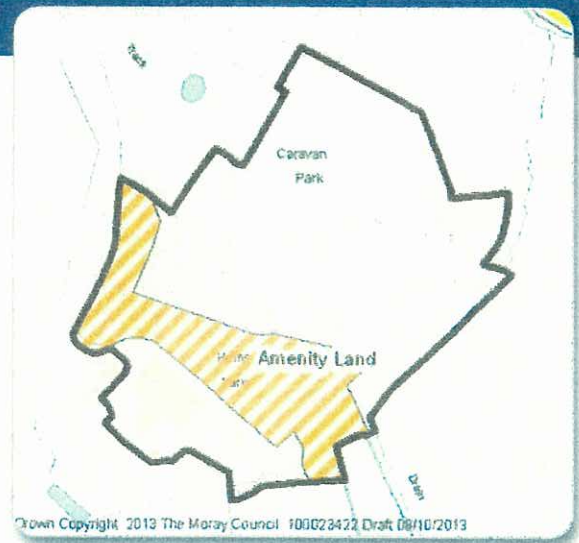
1. ABERLOUR GARDENS

Due to the unsuitability of local ground conditions for additional soakaways, all new development is curtailed and further consents will not be granted within the present boundary.

Character Description: 4 Estate Village

Specific Character Features

- **Group B** buildings dominant around Aberlour Home Farm Steading.
- **Group C** buildings dominant only at the entrance to the walled garden.



2. ARRADOUL

Site A is identified for housing and will meet demand in Arradoul well beyond the plan period. The development of the site should be undertaken in phases with an overall masterplan for the siting and layout of the development to make sure it is in keeping with the character of the rural community. There are known surface water flooding issues in Arradoul and a drainage plan will be required to ensure it is dealt with properly and does not increase the risk of flooding elsewhere. A Flood Risk Assessment may also be required to support proposals. There is no public drainage system and a multi house septic tank arrangement will require significant investigative work to address poor ground conditions.

Provision of a footway along site frontage to connect to existing footway to the northwest and southeast of the site is required. It should be noted that this will require third party land from 1 Westerton Cottages and Ranza.

An archaeological watching brief will be required prior to development commencing on site.

Character Description: 3 hamlet/Clachan

Specific Character Features:

- **Group A** buildings dominant.
- Elongated plots averaging a quarter of an acre or less.

