

Issue 14a	Forres Housing Land Issues and associated Transportation improvements	
Development plan reference:	Forres Settlement Statement, page 190-208 <ul style="list-style-type: none"> • General • R1 Knockomie (South) pg 191 • R3 Ferrylea pg 191 • R4 Lochyhill & LONG1 pg 191 • R5 Burdshaugh pg 192 • R6 Mannachy pg 192 • R8 Balnageith pg 192 • R9 Plantation Cottage pg 192 • R10 Dallas Dhu pg 192 • R11 Former Rifle Range pg 193 • LONG2 Dallas Dhu pg193 • LONG3 West Park Croft pg193 • Not Taken Forward (NTF) site LONG2 from Main Issues Report • TSP13 pg 205 • TSP16 pg 205 • TSP17 pg 205 • TSP19 pg 205 	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p><u>General</u> Mr I S Suttie (0467) John Scott (0370) Scottish Environment Protection Agency (0569) Jacqueline Barrere (0884)</p> <p><u>R1 Knockomie (south)</u> Forres Community Council (0123) The Ellis Group (0878) William And Esther Reid (1009)</p> <p><u>R3 Ferrylea</u> Forres Community Council (0123) Alex Ross (0711) Ann Milston (0740) Springfield Properties Plc (0010)</p> <p><u>R4 Lochyhill & LONG1</u> Mr And Mrs Mark And Beverly Ellis (0442) Scottish Government (0490) Mr A Sayers (0983) Mr Ian Rhind (1038) Mrs Evelyn Rhind (1039)</p>		

R5 Burdshaugh

Mr I S Suttie (0467)
Scottish Environment Protection Agency (0569)

R6 Mannachy

Stephen Hull (0371)
Karen Hannen (0706)

R8 Balnageith

C M Design (0065)
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Provision of the development plan to which the issue relates:

The residential designations within the Forres settlement statement identify the sites to meet the requirements set out in the strategic housing land requirements.

Planning authority's summary of the representation(s):

General

Mr I S Suttie (0467)

Reduce the number of houses to reflect the actual demand. There are many unsold and new houses being built in Forres.

John Scott (0370)

Extended developments down the Grantown Road and at Forbeshill create suburbs which deserve a measure of facilities common to town centres. These locations will need to find their way to the A940 and A96 without finding their way through or round the town centre. Note plan will provide for cyclists. Must be some ratio between land for housing and employment purposes. Assume Council are aware of risk on budget in the early phases of development.

Scottish Environment Protection Agency (0569)

There are specific constraints in Forres and recommend that the settlement statement specifically includes reference for the need to ensure early engagement with Scottish Water to overcome any capacity issues.

Jacqueline Barrere (0884)

The Local Plan should take into account the proposed dualling of the A96 which should be complete by 2030. However, it does not take this into consideration. More information should be available to allow the Plan to be comprehensive.

R1 Knockomie (South)

Forres Community Council (0123)

Accept the requirement for more housing but if there is any breach in the skyline it should be sympathetically landscaped to maintain the existing country feel of Forres.

The Ellis Group (0878)

R1 has a maximum stated capacity of 85 houses reflecting the intention for a medium to low density. Helpful if the Plan caveated that limit on the number of houses by reference to a layout that reflected the design principles in the Plan, which might result in slightly more than 85. The setting of the "B" listed hotel has already been changed by the development of the Springfield Homes development to the north. Retention of woodland fronting the hotel should be sufficient. Provision of a cycle route can only be delivered within the site itself. Question why a badger survey is needed for this site. No objection to the requirement to plant feature trees along the Grantown Road. Development will take a lead in this regard from any similar line of trees planted in connection with the development of site R3. Plan shows an area of retained woodland. No objection to idea of creating landscape feature, however, the combination of junction spacing, sightlines and the line of a gas pipeline might mean that simplistic retention of existing woodland might not be possible.

William and Esther Reid (1009)

In 2009 the Reporter ruled against an application as it was contrary to the Local Plan. Site should not be zoned for residential use. Site is good agricultural quality and development here contradicts objective to develop on brownfield land. Forres

has suffered development sprawl eroding the countryside. Area around Knockomie Stables remains largely rural in character. Area provides good habitat for wildlife. Transportation improvements relating to R1 and TSP19 and OPP8 are unclear and unsatisfactory and do not address potential road safety hazards. Unclear how Knockomie Stables will be accessed if U83E access to A940 is stopped up.

R3 Ferrylea

Forres Community Council (0123)

Sites east and west of the Grantown Road. Accept the requirement for more housing but ask if there is any breach in the skyline that it is sympathetically landscaped to maintain the existing country feel of Forres.

Alex Ross (0711)

Can footpaths be provided linking the area R3/ENV6 to the existing informal footpaths south of the road at junction of ENV6.

Ann Milston (0740)

To reduce car traffic it is essential that one of the commercial enterprises built into the residential development is a food/pharmacy. Is it possible for the Council to lean on Springfield Properties to ensure this vital facility is provided. The junction from Orchard Road will be a nightmare unless traffic lights are introduced.

Springfield Properties plc (0010)

Fully support continued inclusion of this site, however request that the approved masterplan is more accurately reflected in the zoning, particularly in relation to the approved structure planting and development pockets (SD0010_3_011).

R4 Lochyhill & LONG1

Mr and Mrs Mark and Beverly Ellis (0442)

A drainage impact assessment needs to be completed to assess drainage impact on housing at Cassieford in accordance with EP5.

Scottish Government (0490)

Transport Scotland has been in discussion since 2010 on the principle of a new roundabout on the A96 to access site R4. Agreement in principle has been reached, subject to further information being provided on the stopping up of relevant junctions along the A96. To date further information has not been received. Transport Scotland should be involved in the STAG appraisal.

Mr A Sayers (0983)

Concerned that if the road is extended from Earlsland Crescent to R4 LONG it will be quite busy for all users. Site is close to golf course and raises a safety issue. Footpaths border the fields which are used for access and should be safeguarded. Proposed site is close to existing housing.

Mr Ian Rhind (1038)

Concern at the loss of privacy resulting from the proposed footpaths coming from the industrial site through Lochyhill housing and leading onto the footpath at Forbeshill. House is on the Forbeshill footpath which is the Lochyhill farm road leading to steadings and farm houses. Bedroom windows are on this path and

passers by will see right into house. Trees to screen Forbeshill from the new estate defeat the purpose if the new path connects so far up the farm track. Houses at bottom of farm track have well established trees and privacy from the path. Consider moving the path further down the hill.

Mrs Evelyn Rhind (1039)

Considers the junction at TSP8 to be unsuitable for extra traffic as it is too close to the roundabout where there have been accidents. Not a good junction for HGV's. TSP9 crosses the footpath already in place and the proposed roundabout has not been given permission yet. Surprised to see TSP32 on the map as this junction was only to be for emergencies. Concerned about old water pipes in Forbeshill and problems with rising water.

R5 Burdshaugh

Mr I Suttie (0467)

Site should remain undeveloped as an environmental asset for the community.

Scottish Environment Protection Agency (0569)

Object unless a developer requirement stipulating that a buffer strip between development and the watercourse is required.

R6 Mannachy

Stephen Hull (0371)

Developments are an unnecessary intrusion into the countryside belt around Forres and will create urbanisation of the Dava Way.

Karen Hannen (0706)

Edge of site cannot be built on and is green land in title deeds. Site should be kept as environmental as it is popular with wildlife.

R8 Balnageith

CM Design (0065)

Conditions of the designation require new footpaths, road widening, cycle paths and passing places will render this development financially impossible to implement. Housing allowance needs to be increased to allow for the inevitable share in the costs of improvements to serve this development and R9, but R8 should not bear the full costs.

Developer is ready to progress immediately, but cannot do so with such onerous financial burdens.

David McRobie (0457)

This is an attractive area of countryside when viewed from the western A96 approach to Forres which is undeveloped and should remain so. Development would have a real effect on visitors first impression of our town. Red squirrels and bats in the area, possibly badgers.

Scottish Environment Protection Agency (0569)

Recommend that applications are supported by the result of a walkover and photographic survey of habitats to assess for presence of potential wetlands.

Anne Bates (0984)

Site is a former sawmill and contamination issues arise, also former RAF airfield. Nesting birds, Mundole road is used as a shortcut by vehicles, junction on A940 is dangerous and will be worse with additional traffic.

R9 Plantation Cottage

Raymond Webber (0352)

Plantation Cottage site could provide Forres with an enhanced small development if sufficient landscaping is included, a lot of which already exists. Site is a haven for wildlife and has many damaged conifers and mature broad leafed trees along the southern and eastern boundaries with a stream entering the site in south east corner. Need to consider the environmental impact of future developments. Site also improves visual impact when approaching Forres from the west.

David McRobie (0457)

Any proposal should be in accordance with previous CAT status of the area. Queries who decides that CAT no longer applies. The site was not designated as LONG and respondent questions how would this be allowed under the terms of any other Local Plan policies.

Area is mostly mixed mature woodland but is described as brownfield under bid site checklist. Hope that development will carefully follow existing policies. This area of woodland allows the larger and ongoing housing development at Balnageith to integrate more sensitively into the landscape when viewed from A96 approach to Forres. Development would affect visitors first impression of our town.

Concern for wildlife in this woodland, red squirrels, bats and possibly badgers.

Scottish Natural Heritage (1027)

Species survey is required here (bat, badger) as noted in SEA.

R10 Dallas Dhu

Stephen Hull (0371)

Developments are an unnecessary intrusion into the countryside belt around Forres and will create urbanisation of the Dava Way, an important route out of Forres for countryside recreation.

Mr I S Suttie (0467)

Site should remain undeveloped as an environmental asset for the community.

Scottish Environment Protection Agency (0569)

Welcome that the Plan has stated that a Drainage Impact Assessment would be required and that a minimum protection level and finished floor levels should be applied. Masterplan would include details of proposed land uses within the reserved reservoir area associated with flood storage however the Plan should clearly state that all development should consider flood risk and a Flood Risk Assessment or further information should be submitted as appropriate.

R11 Former Rifle Range

Mr and Mrs Laing (0698)

Proposal will impact adversely on residential amenity. Loss of privacy due to overlooking, loss of light by overshadowing, increase in noise pollution all affecting standard of living. Water pressure will be even lower. Highway safety, inadequate access and parking concerns. Pilmuir Road is narrow with a poor junction onto Ferry Road, which is regularly congested. Another 80 cars using the road and proximity to infants from the nursery and local residences raises likelihood of accidents. The local ecosystem will also be adversely affected by any development.

Richard Watson (0714)

There is an active rifle club using the site and want to know how they stand in the planning proposals. Designation text should state that the club will not be forced out. Seek clarification of traffic signal arrangement for Orchard Road/ Thornhill Road/ Grantown Road, which should not impact upon access to existing properties.

LONG2 Dallas Dhu

Scottish Environment Protection Agency (0569)

The Plan should clearly state that all development should consider flood risk and a Flood Risk Assessment or further information should be submitted as appropriate.

Stephen Hull (0371)

Developments are an unnecessary intrusion into the countryside belt around Forres and will create urbanisation of the Dava Way, an important route out of Forres for countryside recreation.

LONG3 West Park Croft

Scottish Environment Protection Agency (0569)

Recommend that applications are supported by the result of a walkover and photographic survey of habitats to assess for presence of potential wetlands.

Flora Dempster (0407)

Request designation LONG3 be extended to include ground containing kennels and cattery at West park Croft.

Not Taken Forward (NTF) site LONG2 from Main Issues Report

Altyre Estate (0215)

Requests designation of housing site at Chapelton (see attached Plan BD/14a/01). Site is an agricultural plateau formed upon completion of the flood alleviation scheme, which is supported by a Landscape Study commissioned and completed by the Council in 2005. The site was identified as preferred as a LONG designation in the Main Issues Report, but removed at Committee in June 2013 and not included within the Proposed Plan.

The proposed site at Chapelton should be identified for housing use with a requirement that it should be included in a masterplan for the Forres south area, which is being developed by Altyre Estate, the Council, Architecture Design Scotland and other partners. Site should be allocated in the 0-5 year period,

although reinstatement as a LONG term allocation may be acceptable as a compromise.

Masterplan should be required to set out specific proposals for vehicular access, core paths, landscape setting, layout, design and materials to ensure that the amenity of the surrounding countryside and residential areas is fully protected and enhanced.

Transport Network Improvements

TSP13

Raymond Webber (0352)

The U83E is to be widened at Balnageith, however this road has a blind bend between R8 and R9 and should be realigned during the process.

TSP16

Raymond Webber (0352)

New access proposed to the A940 from OPP8 and concerned that traffic will still be able to use the U83E to access the A96 and the west of Forres. U83E is a narrow dangerous road. Why not provide a link road by extending the new road through OPP8 to join up the Mundole Road, helping relieve congestion along the Grantown Road.

TSP17

The Ellis Group (0878)

TSP17 requires the improvement of the A940/ Mannachie/ Pilmuir road junction. No objection to principle of this improvement. However, Plan contains no detail of the design principles nor does it identify who is to fund or carry out this improvement. Interaction between this improvement and the new access to R1 is not addressed, nor is the potential interaction between the junction design and the area of trees to be preserved. Much more detail is needed. Speed limit should also be reduced.

TSP19

Springfield Properties (0010)

Springfield Properties attended a long and expensive inquiry into this site and the adjacent R2 where the Reporter established a requirement to access R1 through R2 and Springfield were required to leave an access to facilitate this. Further clarification and justification for this change is sought in relation to the revised access arrangements to R1 through TSP19.

The Ellis Group (0878)

TSP19 provides direct access to R1 and requires widening of the A941 along the frontage of the R1 site, which should state A940. No explanation given as to why this applies only to R1 and not R3. No objection to this requirement being a shared obligation on both sites. TSP requirement should also reflect a house in separate ownership that fronts the A940. Road cannot be widened on the western side unless Council proposes to use CPO powers. Resolution might involve Council securing a contribution from the developers of R1 and R3 and implementing a widening project.

Modifications sought by those submitting representations:

General

Mr I S Suttie (0467)

Infers that housing land requirement for Forres should be lower.

John Scott (0370)

Implies local facilities are required to support new suburban developments which should also avoid going through the town centre and be well provided for by cycle routes.

Scottish Environment Protection Agency (0569)

Implies additional text to be added highlighting specific reference to be added stating the need to ensure early engagement with Scottish Water to overcome any capacity issues.

Jacqueline Barrere (0884)

Implies that the information on the A96 dualling should be available to inform the Plan.

R1 Knockomie (South)

Forres Community Council (0123)

Infer that buildings should not breach the skyline and be sympathetically landscaped to maintain the existing country feel of Forres.

The Ellis Group (0878)

The Plan should say, "around 85 houses" as the site capacity. Requirement to plant feature trees on the Grantown Road frontage of R1 to be adjusted to reflect what is provided on R3. Requirement to retain the existing woodland at south east corner of R1 to be replaced with a requirement for a landscape feature. Infers removal of requirement for badger survey.

William and Esther Reid (1009)

Withdraw R1 from list of sites to be zoned for residential development.

R3 Ferrylea

Forres Community Council (0123)

Infer that buildings should not breach the skyline and be sympathetically landscaped to maintain the existing country feel of Forres.

Alex Ross (0711)

Infer that footpaths should be provided linking the area R3/ENV6 to the existing informal footpaths south of the road at junction of ENV6.

Ann Milston (0740)

Infer that a food/pharmacy should be provided and traffic lights are required at Orchard Road junction.

Springfield Properties plc (0010)

Reflect the approved masterplan on the designation.

R4 Lochyhill & LONG1

Mr and Mrs Mark and Beverly Ellis (0442)

Lochyhill masterplan for R4, LONG1 and BP2 needs to include a drainage impact assessment and mitigate drainage impact on housing at Cassieford.

Scottish Government (0490)

Amend Plan to read "The STAG appraisal must be undertaken in consultation with the Council, Transport Scotland and the local community."

Mr A Sayers (0983)

Make an alternative access to the proposed site on R4 LONG. Footpaths kept for access.

Mr Ian Rhind (1038)

Move the new path connecting with Lochyhill farm track down where there is less disturbance because the houses already have well established trees in place.

Mrs Evelyn Rhind (1039)

The roundabout should be in place before any work is started. As for the water problem it needs to be looked at very carefully where there is a hill and lots of concern you will get a huge amount of water at the bottom .

R5 Burdshaugh

Mr I Suttie (0467)

Change designation to ENV.

Scottish Environment Protection Agency (0569)

Insert a developer requirement stipulating that a buffer strip of at least 6 m between development and the watercourse is required.

R6 Mannachy

Stephen Hull (0371)

Infers that site should not be developed.

Karen Hannen (0706)

Reconsider purchase of this section of the site and leave it for nature.

R8 Balnageith

C. M. Design (0065)

Increase capacity to 10 to allow for developers costs and agree share of improvements prescribed on a pro rata basis with R9. Contribution should be invited on a site by site basis of the entire designation.

David McRobie (0457)

Develop elsewhere and preserve the external appearance of the town.

Scottish Environment Protection Agency (0569)

Insert text requiring applications to be supported by the result of a walkover and photographic survey of habitats to assess for presence of potential wetlands.

Anne Bates (0984)

Careful consideration of environmental issues, shield development when viewed from A96. Monitor traffic on the U8E road, make one way with speed limit.

R9 Plantation Cottage

Raymond Webber (0352)

Carry out wildlife survey along with a tree survey, reduce number of houses to make landscaping a priority.

David McRobie (0457)

Ensure new housing is constrained, to preserve the existing natural environment for the wildlife and maintain its present attractive appearance within the surrounding landscape.

Scottish Natural Heritage (1027)

Add requirement for species survey in second sentence of text for Forres R9

R10 Dallas Dhu

Stephen Hull (0371)

Infers site should not be developed.

Mr I S Suttie (0467)

Reduce planned number of houses to reflect demand.

Scottish Environment Protection Agency (0569)

Insert "Proposals should be submitted with a flood risk assessment (FRA) the outcomes of which may affect the developable area of the site."

R11 Former Rifle Range

Mr and Mrs Laing (0698)

A tree lined border of 3 metres between boundary and any new settlement is required. No pathway between property and the new settlement as this would add to extra disturbance. Any bordering property should be bungalows only, as this would help with loss of privacy, as well as fitting into the character of Pilmuir Road West. Access to any new development should be looked at in greater details as the existing road will not allow for expansion.

Richard Watson (0714)

Designation text should state that the club will not be forced out. Plan should clarify traffic signal arrangement for Orchard Road/ Thornhill Road/ Grantown Road, which should not impact upon access to existing properties.

LONG2 Dallas Dhu

Scottish Environment Protection Agency (0569)

Plan should clearly state that all development should consider flood risk and a Flood Risk Assessment or further information should be submitted as appropriate.

Stephen Hull (0371)

Infers that site should not be developed.

LONG3 West Park Croft

Scottish Environment Protection Agency (0569)

All applications should be supported by the result of a walkover and photographic survey of habitats to assess for presence of potential wetlands.

Flora Dempster (0407)

Infers that site LONG3 should be extended to include adjacent ground.

Not Taken Forward (NTF) site LONG2 from Main Issues Report

Altyre Estate (0215)

Restore the proposed allocation of the site at Chapelton for housing use with a requirement that it should be included in a masterplan for the Forres south area, which is being developed by Altyre Estate, the Council, Architecture Design Scotland and other partners. Site should be allocated in the 0-5 year period, although reinstatement as a LONG term allocation may be acceptable as a compromise.

Masterplan should be required to set out specific proposals for vehicular access, core paths, landscape setting, layout, design and materials to ensure that the amenity of the surrounding countryside and residential areas is fully protected and enhanced.

TSP13

Raymond Webber (0352)

Realign the U83E between R8 and R9 during road widening.

TSP16

Raymond Webber (0352)

Extend the new road through OPP8 to the Mundole Road providing a link road between the A940 and the A96.

TSP17

The Ellis Group (0878)

More detail of the TSP17 requirement to be provided including an analysis of the interaction with the access to R1 and the woodland. Provisions of TSP19 to be shared obligation with R3, detailed requirement to be adjusted so that house in private ownership does not become an impediment to the design and implementation of the scheme.

TSP19

Springfield Properties (0010)

Further clarification and justification is required in relation to the revised access arrangements to R1 through TSP19.

The Ellis Group (0878)

TSP19- provides direct access to R1 and requires widening of the A941 along the frontage of the R1 site, which should state A940. No explanation given as to why this applies only to R1 and not R3. No objection to this requirement being a shared obligation on both sites. TSP requirement should also reflect a house in separate ownership that fronts the A940. Road cannot be widened on the western side unless Council proposes to use CPO powers. Resolution might involve

Council securing a contribution from the developers of R1 and R3 and implementing a widening project.

Summary of responses (including reasons) by planning authority:

Overview/ General

The housing strategy for Forres over the previous 2 Local Plans has aimed to consolidate growth to the south of the town along the Grantown Road, while promoting longer term expansion to the east at Lochyhill. The Strategic Housing Land Background Paper (CD21) identifies a requirement for sites for 365 additional homes to be designated in the Forres Local Housing Market Area, of which 360 are proposed to be designated in Forres. Sites R1 to R6 are carried forward from the Moray Local Plan 2008, with sites R2 and R3 under construction and site R7 is now complete. Site R4 includes LONG term site brought forward to meet the housing land requirement, along with sites R8, R9 and R11. Site R10 is designated in the Moray Local Plan 2008 as a LONG term site which is proposed to be brought forward in the new Local Development Plan.

In terms of the representation from John Scott, there is no ratio for providing housing and employment land. The requirements set out in the Plan reflect the Housing Need and Demand Assessment, Strategic Housing Land Requirements and the Moray Economic Strategy.

Large new areas of expansion will provide for cyclists and will also provide local facilities. Site R3 Ferrylea is providing neighbourhood shops and a dentist facility. Neighbourhood shops should be of a suitable scale to respect the aim of protecting and promoting the vitality and viability of the town centre.

In terms of the response from Scottish Environment Protection Agency, the Council considers that the settlement statement already highlights the waste water capacity issue to potential developers.

Information on the route of the proposed dualled A96 is not available in time to inform the Plan and the Council currently has no indication of the proposed route.

No modification is proposed.

Grantown Road sites- landscape integration

Landscape mitigation and enhancement measures have been identified in the current and Proposed Plans for sites R1, R2 and R3 adjacent to the Grantown Road. The capacity of each of these sites reflects their edge of settlement location as the town transitions towards the countryside. All of the sites will include significant structural landscaping to soften the effects of development and retain the wooded character of the town.

No modification is proposed to the Plan.

R1 Knockomie (South)

Status and TSP's

The site is carried forward from the current statutory Moray Local Plan 2008. The approach taken for identifying the TSP locations in various locations includes

identifying existing locations on the transport network where connections to specific sites are anticipated in order to satisfy policy compliance with Moray Local Development Plan policy T2 (maximise connections), Supplementary Guidance Urban Design (p4 Movement) and Designing Streets Policy. Transportation improvements identified in the Plan are intended to identify potential road improvements which are intended to be of assistance to developers and advise generally of improvements that are likely to be needed to service the site, along with the need for any off- site improvements. These are not exhaustive and do not pre-empt anything arising from a Transport Assessment or detailed consideration of any planning application.

No modification is proposed.

Capacity

The proposed capacity of 85 units is intended to be indicative. Policy H1 of the Proposed Plan states that “Capacity figures indicated within site designations are indicative and proposed capacities will be considered against the characteristics of the site, conformity with policies PP3, H8 and IMP1.

No modification is proposed to the Plan.

Biodiversity

Scottish Natural Heritage indicated that a badger survey would be required for this site during preparation of the Moray Local Plan 2008. The landscaping shown reflects the 2005 Landscape Study commissioned by the Council and is intended to help integrate new developments into the landscape.

No modification is proposed to the Plan.

R3 Ferrylea

Access Connections

The Moray Access Manager is consulted on planning applications and will promote connections to existing footpaths and the creation of new networks through the development management process. This issue can also be raised through discussions with the developer on future phases of the Masterplan for Ferrylea.

If the Reporter is so minded the Council would not object to a requirement being added to site LONG3 requiring “footpath connections to be provided into the adjacent woods”.

Commercial uses

The approved consent for site R3 includes a number of commercial units. The developer (Springfield Properties) is currently in negotiation with potential occupants of these units.

No modification is proposed to the Plan.

Structure Planting

If the Reporter is so minded the Council would not object to the suggestion to revise the structure landscaping as approved in the respondent’s approved

“masterplan” to provide a more accurate reflection of the longer term provision of open space. (SD0010_3_011).

R4 Lochyhill & LONG1

TSP's

The junction at TSP 8 is the existing A96/Findhorn Road Roundabout and the TSP identifies it as requiring inclusion in Transport Assessments.

The approach taken for identifying the TSP locations in various settlements has been to identify;

- a) existing locations on the transport network where connections to specific sites are anticipated in order to satisfy policy compliance with MLDP Policy T2 (maximise connections), Supplementary Guidance Urban Design (p4 Movement), and Designing Streets Policy;
- b) existing locations on the transport network where the development of specific sites would require the impact of the development traffic to be assessed in accordance with MLDP Policy IMP2 (b) and necessary mitigation/modifications to ensure the impact of new development to be delivered to adequately address the safety and efficiency of the transport network (walking and cycling infrastructure; bus stop infrastructure; passing places; road widening; junction enhancement; road drainage infrastructure)

The text within the Local Plan states that the provision of TSP9 (Drumduan Road link) is a “potential connection” and “subject to the outcome of a Transport Assessment”. Any footpath diversions or crossings required would need to be considered through the detailed design of any link.

Since the development of Forbeshill there have been many changes in planning policy and the approach taken to street design. Designing Streets which is current planning policy encourages well connected development. The details of the nature of the connection at TSP32 are yet to be agreed and a link would provide alternative routes for traffic from either Lochyhill or Forbeshill, which would help distribute traffic across the network and allow access in case of emergency.

The issue raised by the Scottish Government regarding the position on a live planning application is noted, however this does not affect the wording proposed in the Plan and no modification is proposed to the Plan in this regard.

On the issue of STAG appraisal, the request for Transport Scotland to be directly involved is supported by the Council and if the Reporter is so minded, then the Council would not object to the designation text being revised to include “Transport Scotland” in terms of direct involvement with STAG.

The current Lochyhill farm access track is a Core Path. The footpaths and other aspects of the key design principles diagram are indicative and are intended to guide developers in preparing their detailed submissions. Full details of exact routes will be set out in future planning applications which will be subject to neighbour notification and public consultation.

No modification is proposed to the Plan, other than the revision to Transport Scotland being directly involved in the STAG as outlined above

Drainage

A Drainage Impact Assessment (DIA) will be required for all planning applications of 10 or more houses under the terms of Proposed Plan policy EP5. This will be required to accompany a planning application at the development management stage.

No modification is proposed to the Plan.

R5 Burdshaugh

This site has been granted planning consent for the erection of 3 blocks of 4 apartments and 4 semi detached bungalows. The consent was granted on 6th February 2014, application reference 08/00576/FUL (BD/14a/02).

In terms of the buffer strip issues raised by Scottish Environment Protection Agency, if the Reporter is so minded the suggested additional text should be added into the site designation text. The following wording is considered suitable “buffer strip of at least 6m between development and the watercourse is required.”

R6 Mannachy

This site is carried forward from the Moray Local Plan 2008 and is supported by the 2005 Landscape Integration Study. The Countryside Around Town boundary has been amended to accommodate the level of growth required as set out in the Housing Land Background Paper and to support the Moray Economic Strategy. The Dava Way will be safeguarded with new walking and cycling connections created across the wider Chapelton area.

The landowner has had preliminary discussions with the Council and a developer regarding the housing mix and design for this site. It is likely that the development will be at a lower density than the site capacity and this will be developed as part of a masterplan for the wider area, including sites at Dallas Dhu and the flood storage area.

The Council has agreed to modify the boundary of the site to exclude land to the rear of 2-4 Mannachie Avenue as a non notifiable modification.

No modification is proposed to the Plan

R8 Balnageith

Site capacity

The site extends to 1.15 hectares and will help to provide a range and variety of house sites. The Council recognises that the site involves significant development costs and under the term of Policy H1, the capacity figures are indicative and if the developer proposes a higher number of houses which are considered suitable in terms of design and layout, on and off site transportation improvements and conformity with all other relevant policies, then this will be treated on its merits.

No modification is proposed to the Plan.

Transportation/ Contamination

The text of the site designation recognises that the previous uses on the site require a Standing Building survey to be carried out. Transportation section has

no objection to the principle of housing on this site and has identified improvements required to the road network. No modification is proposed to the Plan.

Habitats

The Council is required to meet housing land requirements and to ensure there are a range of sites available. The site designation text requires a badger and bat survey to be carried out.

If the Reporter is so minded additional text requiring a walkover and photographic survey of habitats to assess for the presence of wetlands should be added into the site designation text. The following wording is considered suitable “a walkover and photographic survey of habitats is required to assess for the presence of wetlands.”

R9 Plantation Cottage **Landscape Integration**

The Council recognises the role the mature trees play within the landscape, notably when viewed from the A96. Development proposals on this site would be required to comply with the Council’s Trees and Development Guidance. The site extends to 3 hectares and is proposed for 25 houses and the text states that a tree survey will be required and tree coverage should be retained to integrate this development into the landscape and recognise the softening effect it has on adjacent developments when viewed from the A96.

No modification is proposed to the Plan.

Countryside Around Towns

The Countryside Around Town designation is reviewed as part of the review of each Local Development Plan. Forres has insufficient brownfield land to accommodate the level of growth identified in the Housing Land Background Paper and Moray Economic Strategy.

No modification is proposed to the Plan.

Biodiversity

The text in the Proposed Plan requires badger and bat surveys to be carried out. However, if the Reporter is so minded the Council has no objection to changing this to require species surveys on this site.

R10 Dallas Dhu **Housing Land Requirement**

Site R10 is identified as a LONG term housing designation in the Moray Local Plan 2008 and is considered suitable for a low density residential development. This site along with adjacent sites is subject to a Masterplan being prepared for the wider area. The Dava Way will be safeguarded and the Masterplan is exploring a network of trails leading from the Dava Way into wider areas, locally across Chapelton and Sanquar and into the wider countryside south of Forres.

No modification is proposed to the Plan.

Drainage / Flood Risk Assessment.

Previous consultation with Scottish Environment Protection Agency indicated that a Drainage Assessment would be required, however, if the Reporter is so minded, the Council would not object to the text of R10 and the associated text on Masterplan being updated to refer to a Flood Risk Assessment.

R11 Former Rifle Range Transportation

The site designation text states that a Transportation Statement will be required with footway/cycleway improvements around Balnageith Road/ Pilmuir Road West junction, footway provision Pilmuir Road West beyond playing fields to Primary School.

The Plan identifies TSP23 Orchard Road/ Thornhill Road/Grantown Road as having an indicative signal scheme prepared in relation to the initial development at R3 Ferrylea. Impact on this junction from development of sites needs to be considered in Transport Assessments.

No modification is proposed to the Plan beyond the non-notifiable change regarding the name of the site as highlighted above.

Biodiversity

Scottish Natural Heritage has not objected to this site being included within the Plan.

No modification is proposed to the Plan.

Siting and Design

Policy IMP1 sets out a range of criteria to assess planning applications to ensure they are sensitively sited, designed and serviced. Policy EP8 also provides safeguarding against Pollution (including noise) concerns.

No modification is proposed to the Plan.

Site Name/ current use

The Council recognises that the rifle club is still active and that the site should be renamed. The Council has agreed to rename the site as "Pilmuir Road West" as a non notifiable modification.

The designation does not force the club out of using the site, it highlights the potential for the site to be developed for residential use.

No modification is proposed to the Plan.

LONG2 Dallas Dhu

This is a new site and is considered to consolidate the adjacent proposed residential developments which will be part of a masterplan covering the wider Chapelton/ Dallas Dhu area.

The Council does not consider that these developments will result in the urbanisation of the Dava Way and the site will be sensitively developed to provide

a transition from town to country, with a low density development respecting the edge of settlement location.

No modification is proposed.

In terms of the comment from Scottish Environment Protection Agency, if the Reporter is so minded the Council would support inserting text into the designation and associated Masterplan text stating that all development should consider flood risk and a Flood Risk Assessment or further information should be submitted as appropriate.

LONG3 West Park Croft

The Council considers that there is no need to extend the LONG 3 designation to include the land covered by the adjacent kennels and cattery. This land is currently “white land” within the settlement boundary and residential development could be considered on this site subject to meeting the detailed terms of Local Development Plan policies. Extending the site, without reference to the developer of the site may create ownership and development difficulties.

No modification is proposed.

In terms of the representation from Scottish Environment Protection Agency, if the Reporter is so minded the Council would not object to additional text requiring a walkover and photographic survey of habitats to assess for the presence of wetlands should be added into the site designation text. The following wording is considered suitable “a walkover and photographic survey of habitats is required to assess for the presence of wetlands.”

Not Taken Forward (NTF) site LONG2 from Main Issues Report

This site was subject to an objection to the Moray Local Plan 2008 which was withdrawn prior to Examination, as the Council provided a commitment to review the status of the site as part of the preparation of the next Local Plan (the current Local Development Plan).

Part of the site was identified as suitable for housing development in landscape terms in the Landscape Integration Study (ref CD23). The study recognised that opportunities for immediate settlement expansion within the level fields and knolls landscape character type are constrained by the strong sense of detachment from the existing settlement. The exception to this was “ a small area of land adjacent to Chapelton farm, which is elevated above the low lying land and provides the opportunity for detached houses in wooded settings, reflecting the character of this settlement edge.” The study further recognised that “expansion across this area would not relate to the existing settlement form, although it would be relatively well contained visually and physically by the knolls and hills which surround it. As a result the area does offer long term opportunities for settlement expansion which creates a new pattern of development for Forres while still maintaining the quality and character of the wider landscape setting of the town.”

The area south of Sanquhar woodlands has been the focus of extensive flood alleviation works during the period since approval of the Moray Local Plan 2008 and the preparation of the Main Issues Report. Officers from Planning and

Development and the Council's Flood Team have been in regular contact regarding the extent of the flood storage area and the implications for the Local Development Plan.

The open agricultural plain acts as a reservoir area in times of flooding, with the new sluice gate at Chapelton protecting Forres from the Mosset Burn in times of spate and resulting in the agricultural land flooding. The extent of the flood storage area is shown on the Local Development Plan Proposals map and this includes an additional safety buffer and a further buffer to take account of wave action.

The site is currently open space and agricultural grazing land with an access track leading to the Chapelton dam. The open aspect leads to the distinctive knoll of Wright's Hill. To the north of the site is low density housing.

In preparing the Main Issues Report the Council took account of the findings of the landscape study and the final extent of the flood storage area and identified an area at Chapelton as LONG 2. This reflected the previous commitment to review the status of the site upon completion of the flood scheme. The intention was for a small low density housing development adjacent to the existing built edge of the town, with open space and a green corridor linking the built environment to Wright's hill.

The development of this site was proposed to be masterplanned as part of a Country Park to include the wider area under the ownership of Altyre estate, including development sites at Dallas Dhu and Mannachy and a range of recreation, education, environmental and community uses being explored within and adjacent to the flood reservoir area.

During the consultation on the Main Issues Report, the Council received 14 representations opposed to development at the LONG 2 site raising concerns about how the site would be accessed, the loss of this open space and opposing residential development on this site.

Following consideration of the representations, planning officers still supported including this site within the Proposed Plan. However at the Special Meeting of the Planning and Regulatory Services Committee on 6th June 2013, the Committee (CD06) agreed not to include the site within the Proposed Plan on the grounds of landscape impact and impact upon adjacent residential properties.

The Council considers that after a long period of construction works associated with the flood alleviation scheme, the area at Chapelton should remain as it is, an attractive open space with the existing settlement boundary providing the long term boundary for Forres in this area. This safeguards the open space leading to Wrights hill and the now popular recreational route along the access track to the dam, which then leads into the woods and the recently constructed bird hide.

In terms of housing land, there is sufficient short and LONG term housing land identified in the Proposed Plan and generally a good variety in terms of scale and location to meet the requirements of Scottish Planning Policy and the Council's housing land requirements.

The Council and partners have continued to work collaboratively with Altyre Estate on the masterplan for the Chapelton/Dallas Dhu area (excluding the Estate's proposals for housing at Chapelton). Early projects have been delivered within the area, including a car park for visitors and a bird hide. Architecture and Design Scotland are involved in carrying out a design forum review of the masterplan process.

No modification is proposed to the Plan.

TSP13

The Plan identifies TSP13 and TSP14 improvements along the U83E, with the road to be widened, additional passing places added and extension of footway and cycleway to serve designations R8 and R9.

No modification is proposed to the Plan.

TSP16

The Plan identifies a number of network improvements affecting the U83E. TSP16 requires a new junction access to designation OPP9 with the existing U83E to Whiterow access onto the A940 to be stopped up and new connection to be made with A940. TSP13 requires widening of the U83E/ additional passing places to be provided and extension of footway and cycleway to serve designations R8 and R9.

No modification is proposed to the Plan.

TSP17 & TSP19

Discussion with the previous developer and landowner of the R1 Knockomie south site highlighted the potential impact on TSP locations beyond the site (TSP22 and 23) and also the requirement to contribute (pro rata based on permitted house numbers) towards a Forres bus service. The R1 Knockomie site is expected to have a primary access with the A940 and subject to the scale of development may require a secondary access. The details for the primary access and mitigation will be determined at the development management stage. The previously submitted Transport Assessment included a number of junctions remote from the site.

The site text includes TSP17 and TSP19 due to their proximity to the R1 site. The scoping for the Transport Assessment would clarify the full extent of the junctions that would need to be considered and these are likely to extend to the A96. The Transport Assessment would confirm any requirement for mitigation.

Previous discussion with the developer and landowner for an access at TSP19 was latterly on the basis of a priority junction without land from the R3 Ferrylea site. This approach is anticipated to remain the case.

The R2 Knockomie North site has a primary access with the A940 and a secondary connection with the existing residential site to the north. In addition a requirement to safeguard a connection between the R2 Knockomie North site has been secured through the permitted development.

The R1 Knockomie site is expected to have a primary access with the A940 and subject to the scale of development may require a secondary access. The details for the primary access will be determined at the development management stage.

No modification is proposed to the Plan.

Reporter's conclusions:

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Reporter's recommendations:

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