

How to Use the Settlement Maps

The Settlement Maps set out the current and proposed land uses. In general the land use designations indicate the types of uses that will be acceptable under the terms of the Plan. However any proposal for development will also have to satisfy the key governing policies that are set out in the Policy section of the Local Development Plan.

Key Design Principles

For some of the site designations, Key Design Principles diagrams have been prepared. These expand on the site texts, and indicate the main design and infrastructure criteria that should be observed when designing a layout. These aspects should be taken into account at an early stage in the process.

Landscaping Definitions

Some of the new land release designations make reference to landscaping requirements that will assist in integrating new development into the landscape. For clarification, the terminology used is defined as follows.

Structure Planting: the planting of shelter belts, small woodlands or substantial clumps of trees, to provide strategic spatial definition and structure; visual containment; even screening. This is bulky, woodland type planting, possibly with a understorey or surrounding hedge, which should reflect woodland pattern in the surrounding countryside and counter the mass of built development. It needs to be visually as well as physically significant to do this, often visible from a distance, and linking development to the surrounding countryside. Structure planting is often established using woodland planting techniques: i.e. whips planted en mass, using a mix of species (nowadays often native species) but including species such as oak, ash and beech or pine, not just fast growing small trees such as birch and rowan. This type of planting requires an establishment and maintenance plan which should be adhered to.

Feature Trees: This is a term commonly used to describe single trees planted in a more decorative way, to add interest and create detail definition of space within the more strategic structure. These could be avenues; single trees planted along hedges or beside fences; small groups of up to about 7 planted to provide a focal point in a development; individual trees associated with access routes or junctions; or even individual houses - basically 'features'. These are normally planted as half standards or standards with the appropriate supports, and can be a wide variety of species, from more native species in more rural locations to decorative species of rowan and birch, and some of the more exotic varieties of maple or even chestnut or beech where a larger tree is required in a more urban/semi urban situation. Species choice will relate to the location and scale of the feature; the proximity of houses; the need for autumn colour, flowers, berries or other decorative elements to complement the tree.

'Feature trees' are not always, but often associated with other more managed surroundings, such as mown grass, hedges and fences.


Schedule of Council Owned Land

It is a requirement to produce a schedule of land owned by the Council that is affected by any of the policies or proposals contained in the Plan. This schedule is provided in the following pages.

Moray Local Development Plan

- 

Business Park (BP)
- 

Commercial Centre (CC)
- 

Community Facilities (CF)
- 

Environmental (ENV)
- 

Flood Alleviation (FA)
- 

Harbour (HBR)
- 

Industrial (I)
- 

Long Term Residential (LONG)
- 

Opportunity (OPP)
- 

Residential (R)
- 

Residential Caravans (RC)
- 

Core Retail Area (CRA)
- 

Tourism (T)
- 


Town Centre (TC)
- 

Elgin Central Area Redevelopment
- 

Transport Improvements (TSP)
- 

Transport Improvements (TSP)
- 


Tree Preservation Order (TPO)
- 

Settlement Boundary
- 

Conservation Area (CA)
- 

Sustrans Cycle Route
- 

Moray Coastal Trail
- 

Speyside Way
- 

Landscape Enhancements
- 

Boundary Landscape Strip
- 

Feature trees
- 

New woodland structure planting
- 

Open water
- 

Open water features and associated wetland habitat
- 

Public open space
- 

Riparian woodland

SETTLEMENT KEY