

1. Foreword

- 1.1 The Moray Council was the first Local Authority in Scotland to prepare and implement new Structure and Local Plans following Local Government Reorganisation in 1996. In Scotland as a whole the area coverage of local plans adopted in the past five years currently stands at 40 per cent.
- 1.2 The Structure Plan was approved by Scottish Ministers in November 1999 and the Local Plan was adopted by the Council in April 2000.
- 1.3 Following the publication last year of the Year 2000 Monitoring Report the Council has now produced this Monitoring Report for 2001. Monitoring Reports present an evaluation of the progress of the policies and proposals within the Development Plan and provide a basis for any subsequent review of the Plan. The Council prepares the Monitoring Report on an annual basis so that when the Council decides to review the Development Plan, there will be a rigorous and quality information base to inform the process.
- 1.4 The annual Monitoring Report therefore provides an annual audit on the implementation of the Development Plan which I hope will be useful to other organisations, agencies and the general public as well as to the Council in undertaking its statutory planning duties.

Convener, Councillor Eddie Aldridge
Chairman of the Environmental Services Committee

2. Introduction

- 2.1 The Moray Council Development Plan Monitoring Report is intended to audit the progress of its Structure Plan and Local Plan.
- 2.2 This is the second Monitoring Report since the approval and adoption of the Structure Plan and Local Plan respectively. The Report is prepared annually and concentrates on information and statistics relating to the previous calendar year. Therefore, this report covers the year 2001 (Jan – Dec). Where appropriate it will also refer to any significant matters which have occurred since the end of the calendar year. It is intended to produce the third Monitoring Report covering the year 2002 in spring 2003.
- 2.3 The Monitoring Report is an essential prerequisite to any future Review of the Development Plan, which should normally take place 5 years from the approval/adoption of the previous Plan. It will assist by building a solid body of information in the following areas:-

Strategic Forecasts: Forecasts relating to the future numbers of people and households within Moray. In particular this will inform the process of producing housing allowances for Moray, and also provide a basis for overall service provision.

National Policy Updates: An annual update of national policy developments which particularly relate to planning policy. This will include national planning policy statements by the Scottish Executive but will also refer to other significant changes in fields such as transport, water, sewerage and housing. Where appropriate European Directives will also be included.

Development Progress: The Report will provide information and statistics on the development process within Moray. This will relate to the implementation of the Local Plan allocations, and to any departures from the Development Plan framework. This will provide essential information relating to landuse.

Policy Implementation Issues: Where difficulties are identified in delivering the Plan provisions through the Development Control process these will be recorded. This will allow studies to be undertaken in advance of the Review of the Development Plan which will assist that process.

Sustainability Indicators: A series of key local and national indicators which will help to provide an essential context for the review process.

3. Strategy

Context

- 3.1 The main objectives of the planning system in the view of the Scottish Executive is stated as being to take steps to improve sustainable development, economic competitiveness, social justice, environmental quality, integrated transport and design quality.
- 3.2 In June 2001 the Scottish Executive published a document aimed at reviewing the strategic planning system within Scotland. The responses to the consultation have been the subject of a report commissioned by the Scottish Executive to summarise the 311 replies.
- 3.3 In November 2001 the Scottish Executive published a consultation paper on 'Getting Involved in Planning'. The document included a number of difficult areas such as development plan approval, neighbour notification and third party objections to planning applications. The consultation period on this was extended to April 2002.

Strategic Forecasts

- 3.4 Table 1 shows the 1997 Strategic Population forecasts which provide the basis for the Development Plan. They anticipated a rise of 3.1 per cent from 1996 to 2011. In 2000 the Scottish Executive produced new forecasts on an updated base which show a slight decline of 0.3 per cent between 1998 and 2016. However, since then in early 2002 the Scottish Executive have published 2000 based population projections which show a significant decline in the total Moray population to 2016 amounting to 5.8 per cent. The level of decline particularly within the 0-15 year and 30-39 year age groups is of particular importance and requires discussion with the Scottish Executive.
- 3.5 Table 2 shows the 2000-based Scottish Executive projections by age group. Significant changes are anticipated up to the year 2016. The number of children 0-15 years will fall by almost 23 per cent. There will also be a significant reduction in the 30-39 year age group. By contrast the number of people in the 60 plus years age groups shows a marked increase from 18301 to 21588.
- 3.6 Table 3 shows the household projections used in the Development Plan. They projected an 11.4% increase between 1996 and 2011 up to 39,000 households. The recently published Scottish Executive projections show a close similarity to the previous projections rising by 10.4% from 1998 to 2012. These projections are key inputs into the housing allocations of the Development Plan. The most recent forecasts therefore demonstrate the continuing validity of the housing allocations, however the implications of the 2000-based population projections will require to be investigated.

Recommendations:

- Approach the Scottish Executive to discuss the implications for Moray of the latest population projections.
- Investigate the implications of the 2000-based population projections on the household forecasts.

Table 1 - Population Projections

	1996	1998	2001	2006	2011	2016	%Change
Development Plan (1997 Strategic Forecasts)	86510	-	87615	88425	89205	-	+3.1
Scottish Executive (1998 Based GRO)	-	85870	85910	85871	85731	85573	-0.3
Scottish Executive (2000 Based GRO)	-	-	84647	83193	81527	79734	-5.8

Source: Moray Council, Scottish Executive

Table 2 - Population Age Group Projections (2000 Based GRO)

	2001	2006	2011	2016	% Change
0-15 years	17450	16075	14477	13482	-22.7
16-29 years	15276	14931	15567	15041	-1.5
30-39 years	11965	11040	9441	8997	-34.8
40-59 years	21655	22031	21401	20626	-4.8
60-84 years	16873	17526	18808	19506	+15.6
85+ years	1428	1590	1833	2082	+48.0
TOTAL	84647	83193	81527	79734	-5.8

Source: Scottish Executive

Table 3 - Household Projections

	1996	1998	2001	2006	2011	2012	%Change
Development Plan (1997 Strategic Forecasts)	35,000	-	36,500	37,900	39,000	-	+11.4
Scottish Executive (1998-Based Projections)	-	35,500	36,400	37,600	-	39,200	+10.4

Source: Moray Council, Scottish Executive

4. Economic Development

Policy Context

- 4.1 National policy for providing for economic development is provided from the Scottish Executive in NPPG2: "Business and Industry" which seeks to promote and create the right climate to accommodate economic growth. Local Authorities are urged to assist by (amongst other things) ensuring adequate supplies of industrial land. Consequently the Development Plan states specific targets for the main towns in Moray.
- 4.2 In 2001 the Scottish Executive commenced a review of NPPG 2, which was prepared 10 years ago, in order to bring the advice up to date and to take account of the changes that have happened in the business world in the interim. Although still only at Draft Stage the new guidelines are felt to fall short of providing strategic guidance for the whole of the country, and for Moray contains no specific requirements.
- 4.3 In an attempt to streamline economic development activities by the public sector, the Scottish Executive has established Local Economic Forums, with Local Enterprise Companies as the lead agency. These forums are partnerships of local bodies – LEC; Council; Tourist Board; Further Education; Chamber of Commerce – and co-ordinate the activities of each organisation. Still in its early stages, the Moray Economic Forum will influence the future role of Moray Council in Economic Development activities.

Land and Premises

Policies	
S/ED2:	Supply of Employment Land and Premises
L/ED1:	Supply of Serviced Industrial Land
L/ED2:	Business Uses on Industrial Estates
L/ED3:	Servicing and Landscaping on Industrial Estates
L/ED4:	Established Business Areas
L/ED5:	Mixed Use Areas
L/ED6:	Opportunity Sites

- 4.4 The industrial land supply targets (table 1), which were set at the beginning of the Plan period in 2000, all remain within the prescribed limits, although some underlying trends can be identified. Whilst general land allocations may be sufficient, readily available serviced land is limited in some locations. This illustrates a requirement for financial planning for site servicing in future years and should be an issue for the new Economic Forum to consider as a matter of priority. There still remains a strong emphasis on the public sector for the provision of industrial infrastructure. (Serviced land; premises).

Table 1

Location	Target Land Provision	Land Available	
		Serviced	Unserviced
Elgin	5-10 hectares	2.4 ha	14.4 ha
Forres	5-10 hectares	3.6 ha*	0
Speyside (Aberlour/Rothes)	up to 5 hectares	1.22 ha	0

Buckie	up to 5 hectares	1.5 ha	5.4 ha
Keith	up to 5 hectares	1.5 ha	3.6 ha
Elsewhere	up to 2 hectares as appropriate.		
Lossiemouth		0.4 ha	0
Mosstodloch		0.1 Ha	0
Lhanbryde		0	2.0 ha

* A further 3 hectares of serviced land is available at Forres Enterprise Park (See also para 5.6).

- 4.5 **Elgin** has supplies of serviced land at Chanonry and Linkwood with further unserviced reserves at Chanonry. A new industrial site at Linkwood East is allocated in the Local Plan, but is only to be released when the existing Linkwood Estate is nearing capacity. This point has probably now been reached, and the new designation could now be allowed to come on stream, although road access into the site is related with the roadworks for the Elgin South housing developments.
- 4.6 **Forres** has serviced land available at Greshop and Waterford, the combined total of which is below the Development Plan target. Supply in Forres only crosses this threshold when the Forres Enterprise Park is taken into account. As this is intended for high amenity/inward investment uses, there may be a shortage of 'general' industrial land and the identification of a new follow-on site will become a priority for the next Local Plan.
- 4.7 **Buckie** has a supply of serviced land available at March Road (E), and the Waste Water Treatment Plant has started on the green field March Road (S) allocation. The balance of this site (5.4 hectares) requires to be serviced before it can be regarded as 'readily available'.
- 4.8 **Keith** has experienced very little demand for industrial sites, and the Council has a number of vacant premises at the re-furbished Isla Bank Mill. The small site at Westerton Road has yet to take its first tenant, although planning consent was granted for a haulage contractor's business. A follow on site is designated at Bridge Street.
- 4.9 Reserves in the **Speyside** communities are restricted to small sites in Rothes and Dufftown, and developers are virtually required to identify their own sites. No further action took place concerning a strategic site for Speyside, following last years conclusion that there was no short term requirement for this.
- 4.10 **Elsewhere** there are small amounts of serviced land at Mosstodloch and Lossiemouth, but no follow on sites are designated. At Lhanbryde there is a 2 hectare designation but very little interest in development.
- 4.11 During 2001, 26 applications on designated industrial sites were considered, all of which were approved. This compares with 14 out of 17 in 2000 and would suggest, as was the case then, that the Development Plan policies for directing development to appropriate locations are operating successfully.
- 4.12 Development rates on formal industrial estates over the past year were low. Of most significance were the Waste Water Treatment Plant at Buckie, and a development of private industrial units at Linkwood Industrial Estate, Elgin. The new headquarters for MBSE at Forres Enterprise Park were completed during the year.

Recommendations:

- Continue to monitor the availability of serviced industrial land in Forres and Lossiemouth, and start to identify potential new sites.
- Ensure future servicing of industrial land is considered by the Economic Forum as a matter of priority.
- Agree that proposals for developing site I6 Linkwood (East) Elgin can now be considered, and that the site is no longer regarded as “constrained”.

Business Parks**Policies**

S/ED3: Business Parks
L/ED7: Tarras and Dallachy Strategic Sites

- 4.13 The Forres Enterprise Park, and the former war time airfield at Dallachy, have been identified as sites which would provide for inward investment proposals.
- 4.14 Over the past year, the new Headquarters premises for MBSE were completed at Forres and relocation from Elgin took place. The existing call centre operation extended its car park and provided temporary portacabin premises. There is still around 3 hectares of serviced land available in Phase 1 of this development, which extends to 40 hectares in total.
- 4.15 Dallachy has been reserved as a strategic site for many years without little firm interest having been received. There are significant infrastructure and servicing costs associated with developing the site. The future potential of the site should be considered as part of the next review of the Development Plan. This work will be assisted by an assessment of the site’s infrastructure servicing costs.

Recommendations:

- Review the potential for Dallachy Airfield.
- Undertake an assessment of the site’s infrastructure servicing costs.

Telematics and Renewable Energy**Policies**

S/ED4: Telematics and Telecommunications
L/ED8: Telematics and Homeworking
L/ED9: Telecommunications
L/ED10: Renewable Energy Proposals

- 4.16 The intent in these policies is to recognise the advancements in technology which would help promote sustainable development using high-tech communications and encouraging renewable energy proposals. The policies were used on 8 occasions, with each application being approved.

- 4.17 The control over mobile phone masts was tightened during the year when new planning legislation was introduced, which made ground based masts subject to planning control. Health considerations are not to be regarded as a planning matter, and will be taken account of by the relevant licensing authorities, with a certificate of compliance (from International Commission on Non-Ionising Radiation Protection) requiring to be submitted with each planning application. National Planning Policy Guidelines and a Planning Advice Note on this subject were issued by the Scottish Executive.
- 4.18 A good working relationship with telecom operators has been built up with early consultation over siting taking place prior to applications being submitted, although a design guide for the more exposed and sensitive sites within Moray might be beneficial.
- 4.19 Despite this background there still seems to be a certain degree of controversy over many of the proposals received and public concerns over health risks continue to be expressed. It may be appropriate to prepare some explanatory guidance on the situation with planning control and mobile phone masts. A seminar providing phone companies with the opportunity to meet with Members is planned for later on this year.
- 4.20 Applications for two 28 turbine wind farms (at Cairn Uish, Rothes and Paul's Hill, Ballindalloch) were lodged with the Scottish Executive in September 2001. The energy output from these (each generates 56 mega watts of electricity) places them above the threshold for determination by the Council, although the Council remains a statutory consultee.
- 4.21 The Council's wind energy policy guidance document was finalised in October 2001. This identifies preferred search areas for wind farm proposals, subject to a range of assessment criteria. 3 applications for wind testing equipment (anemometry masts) were considered and each was approved.
- 4.22 No significant progress was made in identifying the potential for other renewable energy possibilities.

Recommendations:

- Prepare supplementary guidance explaining the situation regarding planning control and mobile phone masts.
- Consider the preparation of a design guide for the siting of telecommunications structures.
- Continue to monitor the scope for other types of renewable energy opportunities.

Indigenous Resources

Policies

S/ED5:	Safeguarding Indigenous Resources
L/ED11:	Mineral Extraction
L/ED12:	Development on Agricultural Land
L/ED13:	Development in Woodlands
L/ED14:	Forestry Consultations

- 4.23 These policies seek to support the role of local industries which are important to the local economy, often in rural areas.

Minerals

- 4.24 A four tier constraint policy operates, safeguarding various categories of land from minerals extraction, with tier 4 representing the preferred areas.
- 4.25 4 applications for mineral extraction were received during 2001 to which this policy was applied - one new shingle working at Arthurs Bridge near Lossiemouth, and 3 related to existing operations. All were approved suggesting the policy is operating satisfactorily.
- 4.26 It may be necessary to review the situation regarding the supply of minerals. National Planning Guidelines suggest a 10 year supply should be identified. In 2000, there was estimated to be a 10 year supply of aggregate; 3 years for gravel; 5 years for sand, although many quarries still have significant reserves. The introduction of an "aggregate tax" in April 2002, will see a levy imposed on the transport of minerals and building materials. This may well have an impact upon the viability of some quarries.

Recommendations:

- Review the situation regarding the supply of mineral reserves.
- Monitor the impact of the aggregate tax.

Agricultural Land

- 4.27 It has been a long standing principle of National Planning Policy to avoid the use of top quality agricultural land for development purposes and Local Plan policies have been drafted accordingly. During 2001 the Scottish Executive issued a consultation paper proposing to remove the special protection afforded to prime quality agricultural land. The Moray Council response was to query the justification of this radical proposal, which was not well argued in the consultation paper (Environmental Services Committee 28 November 2001 refers). The outcome of the review is awaited. Should there be a change in the National Policy on agricultural land, then the Local Plan policy may require to be changed at the next formal Review of the Local Plan.
- 4.28 During the year, 24 applications involving agricultural land were considered against the current Local Plan policy. These were for a wide variety of proposals, resulting in 21 approvals; 2 withdrawals and 1 refusal (a new house and garage at Bardonside Farm, Birnie).

Recommendations:

- Monitor the situation regarding the Scottish Executive policy on prime agricultural land, and consider whether the Local Plan policy will require amending.

Forestry

- 4.29 Forestry development is generally outwith planning control, but the Council participates in a consultative process for new planting, and felling proposals. This is regarded as working well and is of assistance in influencing proposals which can have a dramatic impact on the natural heritage and local infrastructure. During the year 4 such consultations were received.
- 4.30 In recognition of the importance of Forestry within Moray, planning policy is opposed to developments which might prejudice the commercial management of woodlands. No applications were received during 2001 which tested this approach.
- 4.31 During 2001 the Scottish Executive published a review of the Woodland Grant Scheme and Farm Woodland Scheme. The Council's response identified the need for improved links between grant schemes, and local priorities identified in Indicative Forestry Strategies. The Scottish Forestry Strategy "Forests for Scotland" was also published during 2001 which promotes sustainable forestry and identified a range of actions which have been reflected in the Council's Indicative Forestry Strategy, which was completed during the year.

Recommendations:

- Complete and implement the forestry strategy through the application process and through other economic initiatives.

Fishing

- 4.32 The fishing industry continues to be faced with substantial difficulties resulting from stock conservation measures and quota entitlement for different species. The poor state of the cod stock meant that there was a closure of fishing grounds for about 6 weeks. The Scottish Executive invited fishing vessel owners to apply to have their boats decommissioned. Of the 103 successful applications, 12 are Moray registered boats. This represents 12% of local stock and a significant loss to the contribution of the sector to the local economy.
- 4.33 Fish landings at Buckie, Lossiemouth and Burghead continue to fall. The Council is still considering reports from consultants into the prospects for Buckie and Burghead harbours, whilst Lossiemouth has successfully transformed into a popular marina for recreational sailing.

Recommendations:

- Continue to support the fishing industry wherever practical.
- Consider future role of Moray's harbours, including 'master plans' for wider harbour areas.

Rural Business Operations

Policies

S/ED7: Rural Businesses
L/ED15: Rural Business Operations

- 4.34 These policies were designed to provide support for established, indigenous rural industries (e.g. distilling; food production; agriculture), in view of their traditional role within the local economy.
- 4.35 They were used on 25 occasions in 2001; (24 approvals and 1 withdrawn application), for developments such as a mini-farm and leisure trail (Boharm); barrel storage (Keith); bulk whisky filling facility (Glenfarclas). This continues the pattern of last year when all 15 applications assessed against these policies were approved, and would suggest they are working satisfactorily in supporting traditional industries.

Recommendations:

- None.

Tourism

Policies

S/ED8: Tourism Proposals
L/ED16: Tourist Facilities and Accommodation
L/ED17: Roadside Signs (Tourism)

- 4.36 In support of tourism within the local economy, planning policies have a presumption in favour of tourist-related proposals although due consideration must be given to visual impact. 13 applications ranging from accommodation proposals; driving range; on farm activities were considered, 11 of which were approved, and 2 refused (extend Burghead caravan site: encroachment on to dunes; full residential use of chalets at Palmerscross, Elgin).
- 4.37 As far as signage is concerned, of 8 applications considered, 4 were approved and 4 refused. Appeals have been submitted against 2 of these refusals. An appeal against an earlier refusal was dismissed. The policy for signage was developed by the Council in association with the Tourist Board, following the introduction of a more relaxed approach by the Scottish Executive in 1995. The aim of this policy is to promote the establishment of standardised tourist information. The Roads Section has commenced a review of the signposting policy, but this is not yet complete.

Recommendations:

- Review of Council's tourism signposting policy to be completed.

5. Environment

Policy Context

- 5.1 In December 2000 “A proposal for a Cairngorms National Park” was published for consultation by Scottish Natural Heritage on behalf of the Scottish Executive under Section 3 of the National Parks (Scotland) Act 2000. The Council argued for the retention of planning powers by local authorities with the National Park Board becoming a consultee on key planning issues. However SNH’s advice to Scottish Ministers recommended the transfer of some planning powers to the National Park Authority and also the exclusion of Ben Rinnes from the boundary. The draft designation order for the Cairngorms National Park was due to be published in Autumn 2001 but has been timetabled by the Scottish Executive for April 2002.

Nature Conservation

Policies
Policy S/ENV2: Nature Conservation Designations Policy L/ENV1: Statutory Nature Conservation Sites Policy L/ENV2: Non Statutory Nature Conservation Sites Policy L/ENV3: Woodland Management Agreements Policy L/ENV4: Tree Preservation Orders and Controls on Trees Policy L/ENV5: Windblow and Shelterbelts

- 5.2 The Nature Conservation policies of the Moray Development Plan aim to protect nature conservation sites in accordance with their international, national and local status. During 2001 there were a number of new designations.
- 5.3 The River Spey was designated as a candidate Special Area of Conservation (cSAC) and Site of Special Scientific Interest (SSSI).
- 5.4 In terms of local designations, the Scottish Wildlife Trust, the Council and community representatives are on the Moray Wildlife Site Assessment Group to consider potential Wildlife Sites. There are now 7 wildlife sites in Moray. These are at the Wards, Lossie Estuary, Maggieknockater, Foggie Moss, Bin of Cullen, Moray Golf Course and Loch Park. Designated Wildlife Sites are eligible for management assistance from the Scottish Wildlife Trust and should be protected from adverse development proposals through policy L/ENV2.
- 5.5 National Planning Policy Guideline 14 “Natural Heritage” identifies the need for Development Plans to provide for the “conservation of biodiversity and the enhancement of the natural heritage outwith designated areas”. The Development Plan currently concentrates on designated sites and provision for wider biodiversity issues will need to be considered in the future.
- 5.6 No woodland management agreements were entered into during 2000. The Development Plan identifies 11 proposed Tree Preservation Orders (TPOs) none of which have been served, however 4 others were served in response to requests from the public or in response to development pressure. Approximately 180 enquiries were dealt with during 2001 regarding works to trees, many of them within Conservation Areas. The TPO policy was the subject of a seminar to elected members in December 2001. It was agreed at the seminar to continue

with a programme to promote TPO's where they are identified in designated sites in the local plan, and where TPO's are "reactive" to development proposals, to provide a more detailed assessment of the amenity of the trees.

- 5.7 Three planning applications were received on statutory nature conservation sites none raising any significant issues. Seventy eight planning applications were received in 2001 which raised issues regarding trees under the terms of L/ENV4. One issue which continues to arise is the need for policy guidance on an appropriate buffer between new development and existing trees. This would help to safeguard important trees and reduce property and tree maintenance in the future.
- 5.8 Table 1 summarises the nature conservation designations in Moray and changes in 2001.

Recommendations

- That the TPO's identified in the Development Plan be served during 2002.
- The next Review of the Development Plan to include policy guidance on buffer zones between new development and trees.

Landscape

Policies

Policy S/ENV3: Scenic Designations
Policy L/ENV6: Cairngorms National Scenic Area
Policy L/ENV7: Areas of Great Landscape Value
Policy L/ENV8: Light Pollution

- 5.9 The landscape policies of the Development Plan aim to protect Moray's designated landscape areas from inappropriate developments. The proposed Cairngorms National Park is a significant new designation which could cover a large part of the Speyside and Glenlivet areas of Moray. The boundary options are still being considered by the Scottish Executive and Scottish Natural Heritage and a draft designation order identifying a firm boundary option is expected to be made available for consultation in April 2002. There are various possible options available for planning powers within the National Park. The Council have been represented on the Cairngorms Local Authority Group which has argued strongly in favour of planning powers being retained by local authorities. However SNH's advice to the Scottish Executive has caused the Council concern especially in relation to the planning powers and proposed boundary option. Whichever options are progressed, the next Development Plan will require to ensure that policies are consistent, more appropriate with adjacent local authorities and with the National Park Plan.
- 5.10 The AGLV designations within the Plan have been in place for a significant number of years. It would be appropriate to consider the overall approach to designations within the countryside. At the local level there will be a need to consider the appropriateness of the designations and the manner in which any proposals which affect them can be most efficiently dealt with.
- 5.11 Scottish Natural Heritage have appointed consultants to undertake a "Landscape Capacity for Windfarms" study in Highland and Moray which will

provide landscape guidance to incorporate into the Council's "Wind Energy Policy Guidance". The study should be completed during 2002. The results of the study could be used to further refine the Council's Wind Energy Policy Guidance which currently leaves the consideration of detailed landscaping matters to the development control process.

- 5.12 Table 2 shows the number of landscape designations within Moray. No applications were received within the Cairngorms National Scenic Area. Twenty four applications were received within the Areas of Great Landscape Value, of which 10 were approved for new dwellings or conversions/change of use to dwellings.

Recommendations

- Review the Council's Wind Energy Policy Guidance when SNH conclude the "Landscape Capacity for Windfarms" Study in Highland and Moray.

Coastline

Policies

Policy S/ENV4: Development of Coast
 policy L/ENV19: Coastal Protection Zone

- 5.13 The policies covering the Moray coastline seek to protect the special character of the coastline. There has been no change to the Coastal Protection Zone designation.

- 5.14 Five planning applications have been received within the Coastal Protection Zone, of which three were granted planning consent, for a combined gravity sewer at Seatown, Buckie, a new dwelling house in Findochty and alterations to the long sea outfalls along the coast. The policies appear to be working effectively to protect the quality of the coastal landscape.

Recommendations:

- None

Countryside Around Towns

Policies

Policy S/ENV4A: Development in Countryside Around Towns
 Policy L/ENV10: Settlement Boundaries
 Policy L/ENV11: Countryside Around Towns

- 5.15 The CAT policies seek to restrict development within undeveloped countryside around towns to protect their special character and the distinction between town and country. There are five CAT areas identified around the main towns of Elgin, Forres, Keith, Buckie and Lossiemouth.

- 5.16 Twenty seven planning applications were received within the CAT areas of which 18 were within the Elgin CAT and 5 within the Keith CAT. Twenty two of the twenty seven applications were granted consent. 6 of the consents granted were for the erection of new dwellinghouse and five of the consents granted were for the conversion or demolition of existing buildings for new dwellinghouses. The remaining consents related to trunk road works, mineral workings, barrel storage areas and new agricultural buildings. The number of applications within the CAT areas has increased significantly from 2000. However, the policy appears to be working effectively, although, greater flexibility could be added to the policy by including an additional criteria to allow for the redevelopment of redundant or derelict sites and for other small scale uses appropriate to the CAT area.

Recommendations:

- Continue to monitor the number and types of applications within the 5 CAT areas and consider the need for additional criteria in the policy to allow for the redevelopment of redundant or derelict sites and for other small scale uses appropriate to the CAT area as part of the next review of the Development Plan.

Built Heritage

Policies

Policy S/ ENV5: Built Heritage
Policy L/ ENV12: Archaeological sites
Policy L/ENV13: Scheduled Ancient Monuments
Policy L/ENV14: Listed Buildings
Policy L/ENV15: Conservation Areas
Policy L/ENV16: Local Buildings
Policy L/ ENV17: Historic Gardens and Designed landscapes
Policy S/ENV6: Urban Renewal
Policy L/ENV18: Public Amenity and Open Spaces

- 5.17 The Development Plan policies for the Built Heritage aim to conserve and enhance Moray's built environment as a valuable and finite resource. Table 3 shows a list of current Built Heritage Designations.
- 5.18 There have been no further Built Heritage designations during 2001.
- 5.19 The Development Plan identifies 40 urban renewal projects of which 12 have been completed or are currently being progressed. The Council have successfully attracted external funding for several projects. During 2001 environmental improvements projects were progressed at the Wards, Elgin, Rothes War Memorial and Portknockie coastal footpaths. The project at Burghead Headland to create Pictish Visitor Centre progressed during 2001 with physical works beginning in early 2002. The budget for environmental improvements has been increased to £72,000 for the financial year 2002-2003.
- 5.20 Unsympathetic replacement of traditional windows and doors on non-listed traditional buildings within conservation areas has previously been raised as a matter of concern and has been subject to several consents being granted contrary to policy. There is a requirement to review Policy L/ENV14 and 15 to ensure high standards of design within conservation areas while respecting the

guidance set out in Historic Scotland's Memorandum on Listed Buildings and Conservation Areas.

- 5.21 The most important archaeological 'event' in Moray in the last six months or so was the discovery, during the continuing excavations by Fraser Hunter of the National Museums of Scotland at Birnie, of a second hoard of Roman silver coins. The site was an important native settlement and has produced evidence of at least one substantial roundhouse. The two hoards are very rare examples of Roman coins in a native settlement context; it has been surmised that they represent attempts by the Romans to 'buy off' some of the local tribes in order to keep the peace. More recently there were significant finds at Lesmurdie in Elgin. Further excavations are planned in summer 2002.
- 5.22 Thirty Four applications were received which affected listed buildings.
- 5.23 Fifty Five applications were received for proposals within conservation Areas. The majority of these were within the Elgin, Keith, Fochabers and Findochty Conservation Areas. Applications covered a wide range of issues from changes of use to replacements doors and new build proposals.

Recommendations

- Continue to monitor the potential need for change to the Listed Buildings policy in light of recent departures from policy.
- Consider the potential to increase the Environmental Improvements budget.

Waste Management

Policies

Policy S/ENV7: Waste and Waste Water Treatment and Disposal
Policy L/ENV19: Waste Water Treatment Works Sites
Policy L/ENV20: Waste Management
Policy L/ ENV21: Private Waste Water Treatment and Drainage
Policy L/ENV22: Pollution Conditions
Policy L/ENV23 Private Water Supplies

- 5.24 The Council published the draft Waste Strategy for Moray "Put the Squeeze on Waste" in May 2001 in response to the National Waste Strategy. The Strategy sets out how the local authority proposes to meet the EU Landfill Directive diversion targets and how the local authority proposes to meet the recycling targets detailed in the National Waste Strategy. In addition, the Council in association with SEPA, Aberdeen City and Aberdeenshire Councils is preparing an Area Waste Plan to help deliver the National Strategy. This Plan is also required to draw down Scottish Executive Funding during 2002. Its completion is therefore a priority.
- 5.25 Planning applications for new waste treatment plants at Buckie and Lossiemouth and associated infrastructure for Moray East and Moray West were received from NOSWA in August 2000. Planning consent was granted for both proposals during 2001.

5.26 An Application was permitted for a control building at the Dyke Wastewater Treatment plant compound.

Recommendations:

- Complete the Council's Waste Strategy.
- Complete the North East of Scotland Area Waste Plan.

Surface Water Disposal

Policies

Policy S/ENV8: Sustainable Urban Drainage
Policy L/ENV24: Surface water drainage: Best Management Practice
Policy L/ENV25: River Engineering

- 5.27 This policy requires all designated sites and any 'windfall' sites of over 10 houses or 2000m² of non residential land to incorporate Sustainable Urban Drainage Measures (SUDS) within their surface water drainage arrangements. The purpose of SUDS is to reduce the flow and improve the quality of surface water drainage discharging to watercourses thereby reducing flood risk and improving water quality. This can be achieved by various measures – porous surfaces; soakaways; grass swales; attenuation ponds for example – and is an alternative to simply piping collected water directly to the nearest river or burn.
- 5.28 The policy is applied to applications received and involves consultation with NOSWA, SEPA and the Council's Roads Department for their various interests. Whilst the principles behind SUDS are supported (and actively promoted by SEPA) there are complications in assessing how well proposals put forward by applicants will work in practice. No one body has responsibility for 'approving' the SUDS measures being proposed (eg ensuring that they will work in practice; confirming impact on existing groundwater flows etc).
- 5.29 The Council as Roads Authority is liable for the adoption of road drainage measures which are checked through the Construction Consent process. NOSWA will only have an interest where eventual connection to the public sewer is made. SEPA are generally satisfied that SUDS are being used and do not tend to comment on the specific measures being used.
- 5.30 The Scottish Executive issued PAN61 on 'Planning and SUDS' in 2001. A tighter system for confirming each agencies position and assessing the use of SUDS on a site by site basis would in consultation with developers would be beneficial.

Recommendation:

- In association with SEPA and NOSWA, the Council should develop a guidance note on the use of SUDS related to development applications.

Flooding

Policies
Policy S/ENV9: Flood Management Policy L/ENV26: Control of Development in Flood Risk Areas

- 5.31 The Moray Flood Alleviation Project is being undertaken by officials of the Environmental Services Department, in conjunction with consultants, Posford Haskoning, with the intention of alleviating flooding in Lhanbryde, Elgin and Forres.
- 5.32 Currently, it is anticipated that for the Lhanbryde project, design will be completed by December 2002, statutory approvals submitted by December 2002, and construction commenced by July 2003; that for Elgin, design will be completed by December 2003, statutory approvals submitted by October 2003, and construction commenced by May 2004; and that for Forres, design will be completed by August 2004, statutory approval submitted by July 2004, and construction commenced by May 2005.
- 5.33 Concern has previously been expressed to SEPA on the lack of availability of clear guidance on the flooding implications related to development proposals. This has been taken forward for further discussion, and progress has been made.

<i>Recommendations:</i>
<ul style="list-style-type: none">• Continue to press SEPA and the Scottish Executive for an improved service for the provision of flooding information related to development proposals.

Table 1: Nature Conservation Designations in Moray

Designation	Designated 2001	Total
Special Protection Areas	0	5
Candidate Special Areas of Conservation	1	10
Ramsar Sites	0	3
Sites of Special Scientific Interest	0	43
Sites of Interest to Natural Science	0	42
National Nature Reserves	0	1
Local Nature Reserves	0	1
Wildlife Sites	6	7
Tree Preservation Orders	4	17

Table 2: Landscape Designations in Moray

Designation	Number
National Scenic Areas	1
Areas of Great Landscape Value	7
Proposed National Parks	1

Table 3: Built Heritage Designations

Built Heritage Designations	Before 2001	2001 onwards	Total
Listed Buildings	1662	0	1662
Conservation Areas	17	0	17
Scheduled Ancient Monuments	79	0	79
Archaeological sites	2211	470	2681
Historic Gardens and Designed Landscapes	7	0	7

Source: The Moray Council

6. Housing

Policy Context

- 6.1 In March 2002 the Scottish Executive published consultative drafts on revised NPPG3 'Planning for Housing' and PAN38 'Housing Land'. The Council will respond to these documents in due course. It is worthy of note however that one of the key proposals is to increased the required effective land supply from 5 to 7 years.
- 6.2 In line with the Housing Bill the Council is a pilot authority in the development of a Local Housing Strategy. Work progressed over 2001 and a draft strategy is now out for consultation.

Housing Land Supply

Policies
S/H2: Housing Land Supply L/H1: Housing Land Allocations L/H2: Strategic Reserves of Housing land

- 6.3 The Council undertakes an annual audit of the housing land supply (see Table 1). The audit is presented here prior to final agreement with the housebuilders' group. The audit for 2002 shows that in total there are 3126 sites identified on sites of five or more houses. Of that number 2742 are not considered to have any development constraint (i.e. they are considered to be effective), and only 384 have either a servicing or marketing constraint. Over the past five years from 1997-2001 1700 houses have been developed in Moray. Therefore, on these trends Moray has well in excess of the minimum five year supply required by national policy guidance. The picture does of course vary across the Council area. However, in general there is a more than adequate supply. Of those settlements that would appear to have a 'tight' supply Aberlour has significant geographical limitations; the focus over the next few years in Lossiemouth will be on rehabilitation and redevelopment; in both Fochabers and Hopeman the major development site is moving into the latter stages of its lifespan. Other areas such as Archiestown and Urquhart either have limited demand or special village character. The strategic reserves at Elgin and Alves are not currently subject to any proposals. However, the need to consider bringing forward the Elgin site should be kept under review in relation to the development of the Elgin South release. In addition, the need to retain Alves should be subject to further consideration prior to the next review of the Development Plan.
- 6.4 Table 2 shows those applications (5 or more houses) dealt with by the Council in the period May 2000 and December 2000. The most significant approval was at Grantown Road, Forres. Other approvals were at Malverston Farm, Urquhart; Nelson Terrace, Keith; Lesmurdie House, Elgin; and Highfield Road, Buckie.
- 6.5 Some difficulty has been experienced by Development Control in relation to implementing the Plan through site capacity figures. Consideration should be given towards this issue during the review of the Development Plan.

Recommendations:

- Continue to monitor the supply of housing land in association with the Scottish Housebuilders Association on an annual basis.
- Consider the likely requirement for the strategic housing reserves at Elgin and Alves as appropriate.
- Consider the implementation of housing site capacities through the development control process in the next review of the Development Plan.

New Housing in Built Up Areas**Policies**

S/H3: New Housing in Built Up Areas
L/H3: Servicing and Layout of New Housing Developments
L/H4: Infill and Brownfield Housing
L/H5: Sub-Division for House Plots
L/H6: House Alterations and Extensions

- 6.6 Table 3 shows the proportion of brownfield (redevelopment or infill) housing development over the five years form 1997-2001. Over that period some 35 per cent of housing sites were brownfield development, a rise of 3 per cent over the period 1996-2000. In the rural context of Moray this is a reasonable performance.
- 6.7 Table 4 shows the 2001 effective housing land supply subdivided into the greenfield and brownfield categories. On average only 19 per cent are classed as brownfield therefore it is likely that the previous brownfield development average will fall as these sites come on stream. In part this position reflects the fact that many of the 'easier' brownfield sites have been brought forward over the past few years.
- 6.8 Table 5 shows that of the 28 proposals for house plot sub-division decided by the Council during 2001, 24 were approved and only three refused with one withdrawn.

Recommendations:

- None.

Housing in the Countryside

Policies

S/H4: Housing in the Countryside
L/HC1: Developments within Rural Communities
L/HC2: Re-Use of Derelict Sites and Existing Buildings
L/HC3: New Houses in the Open Countryside
L/HC4: Multiple House Applications in the Countryside
L/HC5: Gable/Roof Pitch Parameters

- 6.9 Table 6 shows that there were 17 applications within rural communities decided during 2001 and that 16 were approved and only one refused. Approvals were given in the rural communities of Kintessack (7), College of Roseisle (2), Clochan, Tomnavoulin, Upper Dallachy, Aultmore, Spynie and Longmorn.
- 6.10 Table 7 shows that 24 out of 30 applications were approved for re-using or redeveloping derelict sites and buildings.
- 6.11 Table 8 shows that in total 51 proposals for new houses in the open countryside were decided by the Council and that 36 were approved. However, it is significant that the policy differential between the north and west, and the south and east of Moray also shows through. Only 3 applications out of 24 were refused in the south and east of Moray where the policy criteria are less onerous, whereas in the north and west of Moray only 16 permissions were given out of 27 applications.
- 6.12 Following concern expressed by some members on the implementation of Policy L/HC3 in relation to agricultural holdings a member seminar was held. The conclusion of the seminar was that the Development Plan remained the most appropriate mechanism for dealing with this issue.
- 6.13 The implementation of Policy L/HC3 has also raised the question as to whether when dealing with proposals for houses on adjacent sites it is the overall site boundary or the plot site boundary which is assessed. This should be considered further by officers to assess the scale and possible resolution of the issues concerned.

Recommendations:

- Consider the appropriate implementation of Policy L/HC3 in relation to site boundaries for adjacent plots.

Affordable and Special Needs Housing

Policies

S/H5: Affordable and Special Needs Housing
L/H7: Affordable Housing Provision
L/H8: Special Needs Housing
L/H9: Residential and Nursing Homes for the Elderly and Disabled.

6.14 A number of proposals (17) were dealt with where the potential for affordable or special needs housing was considered. There have been difficulties in implementing these policies and these relate to the appropriateness of the threshold for consideration (currently 10 or more houses) and to the need to provide a rigorous analysis which could withstand challenge by the applicant at appeal. The Council is currently undertaking a Housing Needs Assessment in association with Communities Scotland which should provide an appropriate information base. This will assist in the preparation of a new guidance note on the provision of affordable and special needs housing through the planning process.

Recommendations:

- Following the production of the Council's Housing Needs Assessment, the Council will prepare a Guidance Note on the provision of affordable housing through the development control and development plan processes.

Residential Caravans

Policies

S/H6: Residential Caravans
L/H10: Residential Caravans and Sites

6.15 Only 5 applications for temporary residential caravans were dealt with by the Council during 2001. These were permitted. A further proposal to relax a non-occupancy condition on a chalet development was refused.

Recommendations:

- None.

Table 1: Housing Land Supply* (as at 1st January 2002)

Settlement	Effective Supply	Constrained Supply	Total Supply	1997-2001 5 year Development
Aberlour	25	-	25	43
Alves	-	-	-	2
Archiestown	5	-	5	7
Buckie	238	115	353	129
Burghead	125	-	125	44
Craigellachie	37	-	37	13
Cullen	28	-	28	15
Dallas	6	-	6	1
Dufftown	95	-	95	7
Elgin	941	-	941	486
Findhorn	43	30	73	65
Findochty	54	-	54	15
Fochabers	49	-	49	67
Forres	405	-	405	255
Garmouth/Kingston	20	-	20	4
Hopeman	30	-	30	49
Keith	168	9	177	55
Kinloss	17	190	207	-
Lhanbryde	53	-	53	3
Lossiemouth	177	-	177	250
Mosstodloch	24	-	24	16
Newmill	6	-	6	-
Portgordon	36	-	36	1
Portknockie	42	-	42	8

Roths	63	-	63	15
Rothiemay	15	-	15	4
Tomintoul	24	-	24	11
Urquhart	-	-	-	11
Remainder of Moray	16	40	56	134
TOTAL	2742	384	3126	1700

Source: The Moray Council

* figures not yet agreed by the housebuilders' group

Table 2: Year 2001 Housing Proposals (5 or more units*)

Address	Proposals	Decision
Area R6 Lesmurdie Road, Elgin	140 houses	Refused
Whiterow, Grantown Road, Forres	88 houses	Permitted
Area R6 Lesmurdie Road, Elgin	70 houses	Withdrawn
Malverston Farm, Urquhart, Elgin	40 houses	Permitted
Site at Nelson Terrace, Keith	33 houses	Permitted
Lesmurdie House, Elgin	23 houses	Permitted
Phase 2, Site R3, Highfield Road, Buckie	23 houses	Permitted
Bishopmill Hotel, Lesmurdie Road, Elgin	18 houses	Refused
Site at Hill Street, Dufftown, Keith	18 houses	Permitted
Site at Iowa Place, Forres	16 houses	Refused
Site R1 Tannachy Terrace, Portgordon	16 houses	Permitted
The Park, Findhorn, Forres	14 houses	Permitted
Site R2, Craigview, Findochty, Buckie	12 houses	Permitted
Woodlands Reservoir Area, Woodlands, Bishopmill, Elgin	11 houses	Permitted
Station Road, Garmouth, Fochabers	11 houses	Permitted
Land at Quarrywood, Spynie, Elgin	9 houses	Permitted
Housing Development, Linn Brae, Aberlour	9 houses	Withdrawn
Within Ground of the Royal Hotel, Tytler Street, Forres	8 houses	Permitted
Grounds of the Gordon Bar, Garmouth Road, Lhanbryde	8 houses	Withdrawn
Site at Aldroughty, Elgin	6 houses	Withdrawn
Former British Legion, Commerce Street, Lossiemouth	5 houses	Permitted
10 Clifton Road, Lossiemouth	5 houses	Refused

Source: The Moray Council

* There were a further 200 proposals for developments of less than 5 units

Table 3: Brownfield/Greenfield Development 1997-2001 (5 years) (Sites >4)

	Greenfield	Brownfield	Total	% Brownfield
Aberlour	35	5	40	13
Archiestown	4	0	4	0
Buckie	65	44	109	40
Burghead	4	37	42	88
Craigellachie	0	7	7	100
Cullen	12	0	12	0
Dufftown	0	1	1	100
Elgin	366	103	469	22
Findhorn	18	41	59	69
Findochty	11	0	11	0
Fochabers	53	0	53	0
Forres	216	21	237	9
Garmouth/ Kingston	0	2	2	100
Hopeman	46	0	46	0
Keith	24	6	30	20
Lossiemouth	46	192	238	81
Mosstodloch	13	0	13	0
Portknockie	6	0	6	0
Rothies	0	13	13	100
Tomintoul	2	6	8	75
Urquhart	9	0	9	0
Remainder of Moray	24	29	53	55
TOTAL	954	507	1461	35
Sites <4	NA	NA	240	NA
Overall Total	954	507	1701	NA

Source: The Moray Council

Table 4: Brownfield/Greenfield Housing Land Supply (Effective)

	Greenfield	Brownfield	Total	% Brownfield
Aberlour	17	8	25	32
Archiestown	5	0	5	0
Buckie	202	36	238	15
Burghead	66	59	125	47
Craigellachie	17	20	37	54
Cullen	21	7	28	25
Dallas	6	0	6	0
Dufftown	42	53	95	56
Elgin	892	49	941	5
Findhorn	10	33	43	77
Findochty	42	12	54	22
Fochabers	49	0	49	0
Forres	370	35	405	9
Garmouth/ Kingston	11	9	20	45
Hopeman	13	17	30	57
Keith	158	8	166	5
Kinloss	5	12	17	71
Lhanbryde	53	0	53	0
Lossiemouth	49	128	177	72
Mosstodloch	24	0	24	0
Newmill	6	0	6	0
Portgordon	26	10	36	28
Portknockie	42	0	42	0
Rothies	48	15	63	24
Rothiemay	15	0	15	0
Tomintoul	16	8	24	33
Remainder of Moray	7	9	16	56
TOTAL	2212	528	2740	19

Source: The Moray Council

Table 5: Sub Division for House Plots

L/H5: Sub-Division for House Plots

28 Proposals
24 Permissions
3 Refusals
1 Withdrawn

Source: The Moray Council

Table 6: Development Within Rural Communities

L/HC1: Development With Rural Communities

17 Proposals - 16 permitted
 1 refused (Aberlour Gardens)

Permissions: Kintessack (7), Clochan, Tomnavoulin, Upper Dallachy, Aultmore,
 College of Roseisle (2), Spynie, Longmorn

Source: The Moray Council

Table 7: Re-Use of Derelict Sites/Buildings

L/HC2: Re-use Derelict Sites/Buildings

30 Proposals - 24 Permissions
 3 Refusals
 3 Withdrawn

Source: The Moray Council

Table 8: New Houses in the Open Countryside

L/HC3: New Houses in Open Countryside

	Total	N/W	S/E
Proposals	51	27	24
Permissions	36	16	20
Refusals	11	8	3
Withdrawn	4	3	1

Source: The Moray Council

7. Transport

Policy Context

- 7.1 During 2000 the UK Government published its Integrated Transport Bill. In Scotland the Transport (Scotland) Bill was published in June 2000, and received Royal Assent in January 2001. The legislation is designed to achieve better transport integration and to encourage public transport, cycling and walking as well as catering for the needs of the car.
- 7.2 As part of the move towards increased integration all Councils in Scotland were asked to put forward a Local Transport Strategy for their area. Moray produced its interim strategy in 1999, and subsequently prepared its final version during 2000, with approval by the Council in March 2001.
- 7.3 In February 2002 the Scottish Executive published a draft Addendum to the NPPG17 on 'Transport and Planning'. The Addendum was concerned with a policy shift towards national maximum car parking standards associated with development. The intention of the Addendum is to focus attention on the need for sustainable development which reduces dependence on the car.

Road Links

Policies
S/T2: Trunk Road Improvement
S/T3: Road Network Upgrading
S/T3A: Trunk Road Additions
L/T1: A96
L/T2: A95, A941 and A98
L/T3: Roadside Service Stations
L/T4: Provision of Road Access

- 7.4 Following the Trunk Roads Review in November 1999 which identified the Fochabers/Mosstodloch By-Pass as part of the national roads programme there has been continuing work by the Scottish Executive consultants in developing the design for the proposed by-pass which is due to begin construction in 2003.
- 7.5 The Keith By-Pass which was assessed and deleted by the Trunk Roads Review has been the subject of further lobbying for its reinstatement. In the meantime a traffic management (road safety) scheme has been developed and implemented in Keith during 2000/2001.
- 7.6 On the A95 the Scottish Executive have carried out a Route Action Safety Scheme upgrading working signs and road markings.
- 7.7 A strong lobby has developed during 2001/02 for an Elgin By-Pass. A campaign steering group has been formed to co-ordinate a plan of action and to lobby the Scottish Executive. More recently in 2002 the Council has allocated a £50,000 budget to develop the case for a bypass.
- 7.8 Council road schemes have concluded the Buckie Toll and the safety upgrading of the A941 from Elgin to Lossiemouth and the A940 south of Forres.
- 7.9 In 2001 the trunk road maintenance contract for the north east was won by BEAR. This is likely to have a significant impact on the Council's own maintenance provision particularly that related to winter maintenance.

7.10 There is currently no demand for Roadside Service Stations.

Recommendations:

- Continue to press the Scottish Executive for improved trunk roads and the provision of by-passes at Elgin, Keith and Fochabers/Mosstodloch.

Sea and Rail

Policies

S/T4: Freight Movement By Sea and Rail

S/T5: Rail Network

L/T6: Harbours

7.11 In Buckie there have been further developments at the port. These included the completion of the purchase of a new pilot boat and the construction of a new net repair area on the old station site.

7.12 Buckie and Burghead were the subject of a study into their future economic potential related to harbour and other potential uses. The report is currently being considered by the Council. The Council has recently completed a port marine safety code which provides a standard method for harbour operation.

7.13 Progress related to rail has related to the North East of Scotland Rail Freight Development Group through which the Council helps to fund a rail freight development officer. A comprehensive survey of hauliers and producing businesses has been undertaken during 2000 and 2001. The survey identified the potential for 2 million tonnes to be moved by rail which could result in saving 25-33 million road vehicle kilometres. This work will be essential if the case for improvements in the loading gauge south of Aberdeen is to be made. Discussions are ongoing with Railtrack and the Strategic Rail Authority on this matter. Such an improvement could allow the transport of shipping containers for the food industry and supermarket trades, and many other freight flows.

7.14 In early 2001 the Strategic Rail Authority published its proposals. In Scotland these included schemes to provide additional capacity in the Aberdeen-Inverness line. There are opportunities at Orton and Forres Station for passing loops. This should be taken forward together with the SRA, Railtrack, European Funding and Public Transport funding by the Scottish Executive.

Recommendations:

- Continue to promote rail and sea freight.
- Continue to press the Scottish Executive, the Strategic Rail Authority and Railtrack for the implementation of schemes to improve the Aberdeen-Inverness rail line, and the line loading garage south of Aberdeen.

Parking

Policies

S/T6: Parking Supply L/T7: Parking Standards

7.15 There have been no substantive developments in parking over the year 2001. In general most towns have an adequate supply of public parking particularly related to the town centres.

7.16 As noted above the Scottish Executive published a draft NPPG on national maximum parking standards associated with developments. Once the NPPG Addendum has been finalised it will require to be taken into account at the next review of the Development Plan.

Recommendations:

- | |
|---|
| <ul style="list-style-type: none">• The Council should consider the need for the development of new parking standards following further advice from the Scottish Executive. |
|---|

Public Transport

Policies

S/T7: Public Transport Support L/T8: Public Transport Operations

7.17 In September 2000 the Scottish Executive announced as part of its Spending Review an additional £4.5 million over 3 years (2001-2004) to assist transport in rural areas. The allocations to authorities as part of the Rural Transport Fund were made known in March 2001 and Moray's three year allocation is £395,000, with £131,000 being available in 2002/03. This represents a continuation of the Rural Transport Fund from previous years which has helped to support non-commercial passenger services. The services which currently number fourteen help to link small villages to the main settlements. They include Dallas, Dallachy, Spey Bay, Tomintoul, Dufftown, Aberlour, Kinloss, Findhorn, Kingston, Urquhart and Dyke. Other opportunities to provide viable services will also be considered by the Council.

Recommendations:

- | |
|---|
| <ul style="list-style-type: none">• Continue to implement the Rural Transport Fund as a means of assisting rural accessibility. |
|---|

Traffic Management

Policies

S/T8: Traffic Management L/T9: Transport Impact Mitigation

7.18 Table 3 shows those pedestrian priority schemes to have been undertaken. A large number have been developed under the 'Safer Routes to School' scheme.

Recommendations:

- None.

Cycling and Walking

Policies

S/T9: Cycling Strategy

L/T10: Cycle Tracks and Footpaths

7.19 The Council has now finalised the Moray Local Access Strategy Framework Document following an extensive consultation exercise. Work is now underway to develop the Access Strategy through partnership. Funding has been secured to carry out planning and an initial phase of development of a network of footpaths and cycleways across Moray.

Recommendations:

- Continue to promote accessibility through cycling and walking.

Table 1**Road Improvements**

Road Class	Route Number	Action
Trunk (SE)	A96 A95	Fochabers/Mosstodloch By Pass - Road Design (ongoing) Route Action Safety Scheme (completed 2001)
Council	A98/A942 A941 A941 A940 A95	Buckie, Toll Junction Improvement (completed 2001) North of Elgin, Bend Improvement Scheme (completed 2001) Elgin-Lossiemouth, Route Action Safety Scheme (completed 2001) South of Forres, Route Action Safety Scheme (completed 2001) Route Action Safety Scheme

Source: The Moray Council

Table 2**Harbour Developments**

Harbour	Proposal
Buckie	North Pier Toerail Installation Net Repair Area (Old Station site)

Source: The Moray Council

Table 3**Pedestrian Priority Scheme**

Location	Scheme
Forres	Traffic calming/pedestrian crossing at Anderson P.S (completed 2001)
Dallas	Footpath provision near primary school (completed 2001)
Dyke	Footpath provision near primary school (completed 2001)
Buckie	West Church Street Build-Outs (completed 2001)
Portknockie	Pedestrian crossing refuge near primary school (completed 2001)
Roths	Cycleway/footway through park to rear of school
Various	Pedestrian facilities, minor traffic calming in association with housing development (ongoing)

Source: The Moray Council

8. Community Facilities, Sports and Recreation

Policy Context

SportScotland 'Sport 21 Strategy' gives the national framework for the provision of sports facilities. One of the principal thrusts of the strategy is to concentrate on increasing the community use of school sports facilities to meet demand and deficiencies in provision. The National Park consultation document (December 2000) indicated that the Lecht ski area is likely to be included within the Cairngorm National Park boundary although a final decision on this is awaited.

Co-ordinated Provision

Policies
S/CF1: Community Facilities, Sport and Recreation Provision L/CF1: Designation of Community Facilities L/CF2: Replacement of Community Facilities S/CF2: Recreational Open Space in Built Up Areas L/CF3: Recreation in Built Up Areas

- 8.1 The strategic direction of 'Community Facility' policies is to protect and enhance existing facilities and to provide new ones where there is identified need and demand. Demand can in part be met by encouraging better use of existing facilities. The Council has applied SportsScotland Standards for facilities as the provision target level. Table 1 shows the facilities provided in 2001 as part of this strategy.
- 8.2 For target levels to be attained more developments are needed. There is still a shortfall particularly of indoor sports facilities, artificial pitches and football pitches (particularly Elgin and Forres where existing provision is overused).
- 8.3 To assess remaining local community facilities needs a survey involving local members was undertaken in early 2001 from which a prioritised development programme has been assembled (see table 2). There is a commitment to develop these on a phased basis with initial funding being met from the Tesco receipt. An Officer Working Group has been established to progress implementation.
- 8.4 In an effort to improve overall provision levels, more flexible use of existing facilities has been implemented and continues to be a priority.
- 8.5 A number of partnerships and external funding arrangements have been secured to provide community facilities. 'The 'Elgin South Masterplan' covering a range of new housing developments identifies CF4 as a new playing field facility to be paid through developer contributions. Partnerships with communities are also being processed. The Fleming Hall, Aberlour is now managed by the local community and discussions are being held with groups in Cullen, Lossiemouth, Burghead, Rothes and Keith regarding development of community managed recreation facilities.
- 8.6 The strategy of protecting community facilities from development continues to be successful and despite the existing shortfall and overuse of many facilities (particularly outdoor pitches) the Council has successfully resisted development encroachment.

- 8.7 New cemetery developments are still programmed including Glenlivet Downan extension, Botriphnie extension, New Elgin cemetery, and Knockando cemetery extension. A rolling programme of headstone stabilisation was started at the end of 2001.

Recommendation

- Implementation of the identified community facilities (see table 2) should be progressed as per the approved programme.

Countryside Access

Policies

S/CF3: Recreational Use of the Countryside
L/CF4: Countryside Recreation: Access and Trails

- 8.8 Where access arrangements are in place, these have been successfully protected during the plan monitoring period. The new Land Reform Bill is likely to establish a legal right of access subject to a code of conduct. As part of this legislation, due to be in place by 2003, a number of duties and responsibilities will be placed on councils including the requirement to plan for a 'Core Paths Network' (CPN). To facilitate the planning and development of a Moray CPN, the Council finalised the 'Moray Local Access Strategy Framework' in partnership with other agencies in 2001. A funding project has now been assembled to develop the Access Strategy over the next 3 years with a view to creating a Moray CPN. Part of this strategy is to establish agreements where necessary between affected partners in order to develop and maintain access routes. Pilot paths networks in the communities of Burghead, Mid Speyside, Drummuir and Forres have now been completed by Local Access Groups supported through the Moray Council. The pilot projects have now received a commendation for Best Practice in Planning 2001 from the Scottish Executive.

Recommendation

- Consider any requirement to amend S/CF3 and L/CF4 to protect paths which will be identified under the Moray Local Access Strategy.

Skiing

Policies

S/CF4: Skiing Development
L/CF5: Lecht Skiing Centre

- 8.9 No new skiing development has taken place during the plan monitoring period. Activity has to date successfully been contained within the Lecht Ski Area thereby minimising environmental impact through operation of the Management Plan, part of which involves a process of annual on site monitoring from which any required mitigation measures are established.

Recommendations:

- Continue to monitor the likely implications of the Cairngorms National Park on skiing opportunities.

Golf**Policies**

L/CF6: Golf Courses and Driving Ranges

8.10 Moray is well provided for with golf facilities. The following developments were completed during 2001:

Covesea Golf Driving Range
New Clubhouse, Rothes
Kinloss - Additional 9 Holes
New Clubhouse, Dufftown

8.11 A golf driving range has been approved at Strathlene Golf Club. Planning permission has been approved for improvements to the clubhouse at Forres Golf Club. Whilst a consent still exists for Malverston including a 18 hole golf course, no development has yet commenced.

Recommendations:

- None.

Table 1 - Community Facilities Development 2001

Settlement	Community Facility Provided
Buckie	Upgrade of pool and fitness facility development.

Source: The Moray Council

Table 2 - Local Community Facilities: Future Prioritised Development Programme

Priority	Town	Project	Description	Possible Grants	Estimated cost (£)
Core Programme	Buckie	Buckie Community High: Phase 1 and Buckie Thistle	Provide artificial turf pitch and changing accommodation for football and hockey.	Various	530,000
	Elgin	Moray Leisure Site	Development of large multipurpose sports hall full sized artificial turf pitch (hockey and football) and 6 floodlit all weather tennis courts	Various Elgin Lawn Tennis Club	2,300,000
	Forres	Forres Artificial Turf Pitch	Provide full sized floodlit artificial turf pitch for football and hockey. No site yet	Sportscotland	450,000
	Keith	Alexander Simpson Park	Provide full sized floodlit artificial turf pitch on site of existing inadequate grass pitch	Sportscotland	450,000
Reserve Programme	Burghead	Burghead New Community Hall	New Community Hall offering a general purpose sports facility with fitness suite and a climbing wall at former station Yard	£25,000 from Scottish Land Fund Awarded.	600,000
	Dufftown	Dufftown Sports Centre	New Sports Hall adjacent to Mortlach Primary School offering a range of sports opportunities.	Various	500,000
	Rothies	Speyside Sports Trust	Provide full size all weather floodlit artificial turf pitch, gymnasium, multipurpose room, office, toilets, changing facilities at Mackessack Park.	Lottery	614,000
PP Programme	Buckie	Buckie Community High: Phase 2	Develop existing dining hall for multipurpose use including art productions.	Various	-
	Elgin	Bishopmill Primary Sports Hall	Provide multipurpose sports/assembly hall for school and community use.	Community Fund	420,000
	Fochabers	Milne's High Learning Centre	Create library, café, social area and fitness suitable within Milne's High School.	-	500,000
	Forres	Forres Academy and Swimming Pool	Enhanced community access and upgrading of pool changing and fitness areas.	Various	520,000
	Keith	Keith Pool and Community Centre	Link the community centre and pool as a single managed site with the addition of a fitness/health suite.	Various	380,000
Balance Programme	Elgin	Elgin grass pitches	Provide 2 new grass football pitches with changing accommodation.	Possible developer contribution from Elgin South Housing Developments	110,000
	Elgin	Moray Wheels	Outdoor facility for wheeled sports (ie skateboarding, Skating, BMX) in Cooper Park	-	180,000
	Elgin	Moray Athletic Track	Provide all weather running track at Morriston Playing fields	-	Early Stage of Development
	Forres	Forres Community Pavillion	Additional Pavillion in Grant Park for wider community and club use	-	160,000
	Forres	Forres grass pitches	Provide new grass football pitches and changing facilities. No site yet.	Unlikely	11,000
	Keith	Keith Roller Bladers and Skaters	Create wheeled sports facility for youth in Cuthill Park.	-	125,000
	Lossiemouth	Lossiemouth Sports/ Recreation Facilities	Additional sports facilities for football, tennis and watersports	-	Early stage of development

Source: The Moray Council

9. Retailing

Policy Context

- 9.1 A primary principle of the National Planning Guidance relating to retail development (NPPG8 Revised) indicates that it should be encouraged to locate within or adjacent to existing town centres. This seeks to optimise the locational advantages for transport and enhance the attraction of town centres as focal points for retailing activities. Government policy also states that sites outwith defined town centres should only be considered for retail development where opportunities within town centres do not exist, and would not damage the vitality and viability of central shopping areas.
- 9.2 A study commissioned by the Moray Council and Moray Badenoch and Strathspey Enterprise investigated the requirements for new retail space in Elgin over a 10 year period, and concluded that there was a clear requirement to expand the overall retail floor space, suggesting that this might best be achieved by a development based around an anchor “convenience” store and several additional retailing outlets, selling a range of “comparison” goods.

Retailing in Town Centres

Policies
S/R1: Retail Development Within Town Centres L/R1: Retailing in Town Centres L/R2: Non-Retail Exclusions L/R3: Pedestrianisation L/R4: Lanes and Closes L/R5: Rear Service Access

Retailing Outwith Town Centres

Policies
S/R1: Retail Development Outwith Town Centres S/R3: Retail Impact Assessments L/R6: Retailing Outwith Defined Town Centres L/R7: Neighbourhood Shops L/R8: Ancillary Retailing L/R9: Car Showrooms

Rural Shopping

Policies
L/R10: Farm Buildings L/R11: Sale of Farm Produce

Main developments in retailing

- 9.3 Following the refusal of an application for planning permission in June 2000 to develop a site at Nairn Road, Forres for a supermarket to be occupied by TESCO, an appeal was subsequently upheld, following a Public Inquiry.

- 9.4 Construction commenced during 2001, and is nearing completion.
- 9.5 The concept of vitality and viability is central to maintaining and enhancing town centres, and the NPPG indicates that it will depend on many factors. Also no single indicator can effectively measure the health of a town centre, a series of indicators can be used to provide a framework for assessing vitality and viability. In this way the strengths and weaknesses of town centres can be analysed and it can be ascertained how well they are performing in terms of attraction, accessibility, and amenity. Such “health checks” should both inform and be undertaken within the framework provided by the Development Plan.
- 9.6 Following the recommendation made in the previous Monitoring Report, a report recommending that a programme of bi-annual town centre audits be undertaken for Elgin, Buckie, Forres, Keith and Lossiemouth, analysing and monitoring indicators such as vacancy rates, opportunities for, and constraints on development, was presented to and agreed by the Environmental Services Committee in November 2001.
- 9.7 Table 1 shows the output of a survey of the defined town centres within the Local Plan. The survey shows the number of non-residential occupied premises i.e. shops, banks, services, workshops etc, as well as the number of occupied retail premises. In addition, the total number of vacant non-residential premises is recorded. In Elgin the high level of vacancy can be explained to some extent by the preparation of a site for the new Tesco. Elsewhere, the number of vacant premises is relatively low.
- 9.8 Following the approval of planning permission in October 2000, a 40,000sq ft non food retail unit with supporting garden centre and builders yard on the site of the former ASDA at Edgar Road, Elgin was opened by B&Q during 2001.
- 9.9 The Forres Rejuvenation Initiative, which provided funding through the European Regional Development Fund (ERDF) for a series of town centre events, commenced during 2001.
- 9.10 Only one major retail proposal was considered during 2001.
- 9.11 Planning approval was granted for a 68,500 sq ft superstore, petrol filling station and car parking to be developed by Tesco Stores Ltd at Blackfriars Road, Elgin. Discussions are continuing with a view to issuing Roads Construction Consent.
- 9.12 No other significant developments arose in relation to the Development Plan Policies for retailing in town centres; retailing outwith town centres; or rural shopping.

Recommendations:

- Continue to audit the vitality and viability of the area’s town centres

Table 1: Survey of Town Centres 2002

	Total Non-Residential Occupied Premises	Total Retail Occupied Premises	Total Vacant Non-Residential Premises
Buckie	108	62	3
Elgin	317	182	29
Forres	107	65	9
Keith	66	44	8
Lossiemouth	73	34	7

Source: The Moray Council

10. Funding

Partnerships, External Finance

Policy

S/F1: External Finance

- 10.1 This policy aims to involve the Council in securing external funding through partnership in an effort to maximise the potential for economic development, employment creation, sustainable development and environmental protection.
- 10.2 Key partners have included Scottish Natural Heritage, Moray Badenoch and Strathspey Enterprise, Paths For All Partnership and Historic Scotland. The Council has entered into partnership with local community groups on a number of occasions to facilitate the release of funding from ERDF, ESF, Rural Challenge Fund, Lottery Grants and other local sources.
- 10.3 The level of external funding secured through involvement of the Council during the plan monitoring period is extensive as demonstrated by the accompanying Table 1. On average around 60% of funding for projects totalling over £2.6 million has been secured from external funding sources with over 40% forthcoming from the Council.
- 10.4 A diverse range of projects have been supported including initiatives involved with training, learning, recycling, community economic development, access and heritage enhancement. All projects constitute sustainable development, with a considerable proportion directly assisting community efforts.
- 10.5 Table 2 shows a number of potential Future Projects currently under discussion.
- 10.6 Whilst the policy to secure external funding has been successful it is evident that it has largely been dependent upon an initial financial injection from the Moray Council. This policy will only continue to be successful where the Council has allocated appropriate budgetary provision to unlock funding opportunities, which in the current climate of financial cutbacks is proving increasingly difficult to achieve.

Recommendations:

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| <ul style="list-style-type: none">• The Council should continue to maximise the potential of external funding opportunities. |
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Developer Contributions

Policies

S/F2: Developer Contributions L/F1: Developer Contributions L/F2: Commuted Payments L/F3: Local Plan Designations
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- 10.7 Developer contributions should be applied to mitigate the environmental impacts of development which are of wider significance than the specific planning application site. Such measures can include upgrading of roads and drainage infrastructure, environmental improvements, footpaths and cycleways.
- 10.8 Table 3 demonstrates the level of developer contributions during the operational period of the plan in 2001. The NOSWA Developer Contribution of £150,000 was already accounted for in the 2000 Monitoring Report. Work on developing projects for allocation of these funds is progressing.
- 10.9 From this it can be seen that during 2001 there were few developer contributions secured. This is due to the limited scale of most types of development in Moray. Some confusion results from the differentiation between the detailed requirements of planning consents and developer contributions (i.e. many road junction improvements, landscaping etc are planning site requirements rather than being developer contributions). It is advocated that more rigorous monitoring of how developer contributions are applied is carried out in future. Additionally there is concern over the context of developer contributions which are considered by some to be a mechanism to purely extract financial gain. Ultimately developer contributions should operate to reduce development impacts to acceptable levels to allow issue of planning consent.
- 10.10 There were no commuted payments during the plan monitoring period. The plan has included reference to likely developer contributions in all appropriate development designations. Additionally the 'Elgin South Masterplan' for a range of housing sites has outlined the expected developer contributions. Development is at an early stage so it remains to be seen what level of success will be achieved in realising developer contribution expectations.

<i>Recommendations:</i>

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| <ul style="list-style-type: none">• Continue to monitor the application of developer contributions related to development proposals with a view to refinement of Policies S/F2 and L/F1. |
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Table 1: Partnership Funding and External Finance related to the Moray Development Plan - Active in 2001

Project	Potential Total £ Value	TMC £ contribution	% Council Contribution	European £ contribution	Other £ contribution	Related Development Plan Policy
Burghead Promontory Initiative	152,500	17,356	11.9	71,500	63,644	S/F1 Burghead ENV2
Moray Access Strategy (4 applications)	355,000	43,500	12.4	120,800	185,700	S/F1 L/CF4
CED Strategy Consultancy	9,895	4,947.50	50	4,947.5	0	S/F1
Value Added Production Study	15,000	7,500	50		7,500	S/F1
Forres Regeneration Strategy	50,000	25,000	50	22,500	2,500	S/F1 TC
Access to Information (2 applications)	595,746	327,662	55	268,084	0	S/F1
Moray Young Peoples Project	219,134	120,524	55	98,610	0	S/F1
Keith Kiltschool	107,944	59,370	55	48,574	0	S/F1
LochPark Tree Nursery	113,192	62,258	55	50,934	0	S/F1
Moray Desk Top Publishing Project	175,321	96,428	55	78,893	0	S/F1
Moray Learning Link (3 applications)	166,819	28,000	16.8	75,569	63,250	S/F1
Moving On Centre (2 applications)	116,882	58,441	50	58,441	0	S/1
Wood Recycling Project	52,267	23,245	44.5	23,520	5,502	S/F1 L/ENV20
Aluminium Can Recycling Project	104,185	32,394	31		61,791 Lottery 10,000 Lloyds/TSB	S/F1 L/ENV20
Total	1,651,490	906,626	42.26%	922,373	399,887	

Table 2: Possible Future Projects

Project	Related Development Plan Policy
Moray CCTV System Expansion	S/F1
Forestry Roads West Moray	S/F1 L/ED14
Orton Rail Loop	S/F1 S/T5
Training Projects - addressing social exclusions and improving employability	S/F1
Tomintoul Workshops (Crown Estate)	S/F1
Village Halls Resource Centre Development	S/F1
Business Units, Forres	S/F1
Speyside Way Visitor Centre	S/F1
Museum Enhancement - Forres, Elgin, Tomintoul, Dufftown	S/F1
Keith Museum/Visitor Facility	S/F1
Burghead Harbour Leisure Development	S/F1
Lossiemouth Visitor Attraction	S/F1
Buckie Harbour Infrastructure Improvements	S/F1
Forres Railway Station, Passing Loop	S/F1, S/T5
Recycling Initiatives - wood, aluminium, plastic, composts, shredding.	S/F1

Source: The Moray Council

Table 3: Developer Contributions (or consents granted in 2001)

Application Reference	Application Description	Developer Contributions
00/848	Forres, Grantown Road, Housing Site R9	8 affordable housing units New roundabout on A940
01/126	Tesco Supermarket, Borough Briggs, Elgin	Cycle links

11. Implementation

Development Control

Policies
S/IMP1: Development Siting, Layout and Design
L/IMP1: Development in Built Up Areas
L/IMP2: Development in Rural Areas
L/IMP3: New Building Design
L/IMP4: Maintenance of Landscaped and Amenity Areas

11.1 The aim of all Local Plan policies is to achieve sensitive development through the Development Control process. Much of the implementation of the Local Plan is thus primarily achieved through the consideration of applications for planning permission, as each application is assessed against how well it complies with the relevant policies of the Local Plan. Proposals which are considered to be not in accordance with the terms of the Local Plan are put through the "Departures" process. This is a statutory procedure for dealing with such proposals and involves a public advertisement in the local press and a 21 day period for representations to be made. Where the Committee is "minded to approve" a "departure" application and where objections to the proposal have been received it can decide to hold a local hearing before making its final decision.

11.2 The principal policies by which this overall "aim" is pursued are policies L/IMP1 and L/IMP2 which state the basic philosophy for considering proposals for

- Development in Built up Areas (L/IMP1)
- Development in Rural Areas (L/IMP2)

During 2001, a total of 32 applications were advertised as "Departures from the Local Plan", the outcomes from which are shown in the following table.

Applications	Approved	Refused	Withdrawn	Hearings
32	26 (81.25%)	3 (12.5%)	2	0

11.3 Either L/IMP1 or L/IMP2 is used in the initial assessment of every planning application that is considered. They seek to ensure that new development is not out of character with their surroundings, and are considered to be operating on a satisfactory basis as a first check for compliance with Local Plan policies.

11.4 Further advice on more detailed matters (Policy L/IMP3: New Building Design) is given on matters such as design principle; design briefs; high profile sites; materials.

11.5 The policy for the maintenance of landscaped and amenity areas (L/IMP4) seeks to ensure that satisfactory arrangements have been made to secure the long term maintenance of such areas within new developments, prior to any planning consent being issued. Applicants can opt for one of three methods for achieving this

- a section 75 agreement, with a bond in perpetuity
- an agreement leading to adoption by the Council normally involving a capital sum (20 years maintenance costs) with transfer of title
- an agreement to transfer title and responsibility to a maintenance company

- 11.6 Experience has shown that the three specified options are proving difficult to apply. The Section 75 agreements are complicated, cumbersome and time consuming. The Councils 20 year capital sum (which may be subject to upward review) is considered expensive and not being taken up. Similarly there is a reluctance to commit to a maintenance company in perpetuity as this restricts the ability to change contractors/obtain best value.
- 11.7 Difficulties are also being experienced in practice by the requirement to secure maintenance arrangements prior to any planning consent being issued.
- 11.8 There may be a need to re-examine the options by which the objective of this policy is achieved.

Recommendations:

- Consideration to be given to the options and opportunities for the better implementation of the policy on landscape and amenity areas.

Impact Assessment

Policies

S/IMP2: Development Impact Assessments
 L/IMP5: Environmental Impact Assessment
 L/IMP6: Transport Impact
 L/IMP7: Drainage Impact

- 11.9 The Environmental Impact Directive (a statutory regulation) defines the situations in which formal Environmental Impact Assessments require to be submitted along with Planning Applications. This is applied through Local Plan policy L/IMP5.
- 11.10 This procedure was required on only one occasion in 2001, for an extension to Cloddach Quarry outside Elgin. The application was subsequently approved.
- 11.11 Developments which are likely to have a significant impact on traffic flows will be asked to submit a Transport Impact Assessments (L/IMP6), and may be asked to contribute towards any mitigation works which require to be carried out.
- 11.12 8 applications considered in 2001 are recorded as having required TIA's.
- 11.13 The assessment of TIA's, especially for large developments is a time consuming exercise for Roads Service Officers, but is essential to ensure proper consideration of proposals likely to contribute significantly towards traffic flows and pedestrian involvement.
- 11.14 During 2001 the first application for one of the Elgin South masterplan housing sites was submitted (site R13 at Glassgreen). It was a requirement of the masterplan that a TIA be submitted covering all of the designated sites prior to any individual site being approved. 12 months after submission, the TIA has

still not been agreed, and although the Committee has authorised delegated powers to the Director, the application remains undecided.

- 11.15 Drainage Impact (L/IMP7) is extremely important in assessing the effect of new developments on sewer capacity; water courses; flooding; environmental matters, and are dealt with individually by a number of separate policies in the Environment Section.
- 11.16 The principle is that foul drainage from a new development must connect to a public system where one is available. Where this is not the case, alternative arrangements (usually septic tanks) must meet the approval of SEPA and the Water Authority.
- 11.17 For surface water drainage, the use of Sustainable Urban Drainage Systems (SUDS), is encouraged to reduce the flow and improve the quality of surface water. SUDS measures can include the use of porous surfaces, or attenuation ponds, which slow down the rate at which surface water reaches sewers or water courses. This has the effect of avoiding 'flash floods', whilst additional filtration improves water quality. These will be a presumption against the disposal of surface water directly to a watercourse, without the use of some form of SUDS measures.
- 11.18 During the year a 'Drainage Impact Assessment' guide to developers was produced by SEPA, NOSWA, Aberdeenshire and Aberdeen City Councils. This is an informative leaflet intended to assist developers, agents, and regulatory authorities deal with waste and surface water drainage arrangements for new developments. There may be merit in preparing a similar leaflet for Moray.
- 11.19 Progress with the Moray Flood Alleviation Study is detailed in Chapter 5.

Recommendations:

- Discuss with SEPA and Scottish Water the benefits of producing 'Drainage Impact Assessment' guidelines for Moray.

Related Plans and Partnerships

Policies

S/IMP3: Partnerships

- 11.20 The Council are involved in a wide range of economic, environmental and social working groups and partnerships both internal and external in support of the objectives of the Development Plan. New groups formed and plans in preparation since the Development Plan became operational include;-

New Plans/Strategies lead by the Council

Waste Strategy
Economic Strategy
Indicative Forestry Strategy
Community Plan
Local Agenda 21
Access Strategy
Wind Energy Policy Guidance

Local Transport Strategy
River Spey Catchment Management Plan
Local Housing Strategy

New Plans/Strategies/Groups lead by external organisations

North East Scotland Local Biodiversity Action Plan
Moray Firth candidate Special Area of Conservation Management Scheme
Burghead Headland Trust
Forres Rejuvenation Group
North East Scotland Area Waste Strategy

Recommendations:

- None.

Monitoring

Policies

S/IMP4:	Monitoring Report
L/IMP8:	Departures From the Local Plan

- 11.21 Monitoring how the plan is being implemented is a legal duty placed on the Council.
- 11.22 This monitoring report is essential to determine how effective the plan has been and to give direction as to future review. It is the first of a series to be produced as a basis for subsequent development planning exercises.
- 11.23 Part of this monitoring involves examining how the development control system has responded to the plan by scrutinising the levels of local plan departures, decision appeals and overturns contrary to officer recommendation. These are shown in the tables 1,2 and 3.
- 11.24 Table 1 clearly shows that the number of departures from the plan was relatively insignificant relating to less than 3% of the total. This demonstrates that for the most part the plan is robust.
- 11.25 Table 2 shows the breakdown of appeals decisions. It is clear that the majority of appeals against decisions were actually dismissed (65%) suggesting a high degree of success for plan policies when tested at appeal.
- 11.26 A large proportion of appeals decisions related to householder developments where the issues related to design, layout, visual impact and site servicing. In these cases often decisions were reached through assessing the individual merits of each location as against plan policies. Where appeals were allowed the overall implications for effective operation of the plan was therefore slight due to the small scale and localised nature of development.
- 11.27 The Council position on those appeals related to housing development was fully support (100%) by the Scottish Executive reporters. The only significant appeal lost by the Council related to the development of an out-of-centre supermarket by Tesco at Forres.

11.28 Table 3 illustrates that whilst there are instances of overturning recommendations to the Planning Committee, this represents a small proportion of the total with over 97% of all decisions following the planning officers advice. This is largely attributable to the high degree of delegated decision making powers that is given to officers.

Recommendations:

- None

Table 1: 2001 Development Plan Departures

Total number of Applications	Departures Approved	Departures Refused	Departures Withdrawn	Departures Approved as % of Total Applications
1080	26	4	2	2.7%

Source: The Moray Council

Table 2: 2001 Planning Appeals Decisions

	Allowed	Dismissed
Housing	0	8
Commerce/Industry	1	1
Other	5	2
Totals	6	11
	35% of total	65% of total

Source: The Moray Council

Table 3: 2001 Planning Decisions Contrary to Officer Recommendations

Application Type	Approved Against Recommendation	Refused Against Recommendation	TOTAL	% of All 2001 Applications
Housing in Settlements	15	1	16	1.49%
Housing in Countryside /CAT	5	0	5	0.46%
Domestic (e.g. Garages extensions etc.)	4	0	4	0.37%
Industrial/ Commercial	3	0	3	0.27%
TOTALS	27	1	28	2.59%

Source: The Moray Council

12. Elgin Area

Elgin

- 12.1 There continues to be a satisfactory supply of industrial land in Elgin with reserves at Chanonry and Linkwood. Planning permission was granted for a block of four industrial units at Linkwood, and this is now under construction.
- 12.2 In the retail sector, planning permission was granted to Tesco for the development of a 68,500sq.ft Superstore, petrol filling station and servicing of Blackfriars Road; and for use of the Plainstones as a Farmers Market.
- 12.3 Other significant development proposals granted planning permission were for: a Learning Disability Centre of the Wards (under construction); a Palliative Day Care Unit at Morriston/Sherrifmill; a music centre at the MacKintosh Building, Frances Place (completed); a Learning Resource Centre at Moray College (completed); and extension to the Mansfield Hotel (under construction).
- 12.4 Accessibility for cycling has been enhanced through the completion of the Aberdeen – Inverness cycle route through Elgin. An access study for Elgin prepared by consultants, which looks at walking and cycling routes in and around Elgin was issued for public consultation. Furthermore, a draft management plan for the Wards Wildlife Site was also prepared and issued for consultation.
- 12.5 The most significant development proposal within the Development Plan is at Elgin South. The Council proposed a masterplan for the development of the area, and in 2001, delegated powers were granted to grant planning permission for 154 houses at Glassgreen, (Site R13 on the Development Plan). Discussions are continuing with a view to issuing planning permission.
- 12.6 During 2001 approvals for residential development included those for 11 houses at Woodlands Reservoir; and for the rehabilitation and extension of Lesmurdie House and stable block to provide 17 flats and 6 houses.
- 12.7 The position in relation to housing sites is as follows:-

	Location	Houses Completed during 2001	Total Developed or Under Construction	Remaining Capacity
R1	Bruceland Road	12	49	3
R3	Rowan Lea (Linkwood PH2)	1	7	0
R4	Lesmurdie Road North Nursery Site	27	27	8
R5	Lesmurdie Road (Bremner Drive)	34	34	0
R6	Lesmurdie Road (L'Field + Steads)	0	0	80
R7	Woodlands North	0	84	50

R9	Bilbohall North	0	0	40
R10	Chandlers Rise	56	83	0
R11	Waulkmill	0	0	160
R12	Linkwood East	0	0	390
R13	Glass Green	0	0	150
OPP6	Lesmurdie House	0	17	6

Alves

12.8 The future requirement for the strategic development site at Alves is an issue to be considered at the time of the next review of the Development Plan.

Burghead

12.9 The Burghead Headland Trust have now carried out interpretation and signing to develop the tourist potential of the Pictish Fort area. Planning consent and Ancient Monument Consent has been granted for a visitors centre which is now under construction. At the same time a local access network has now been completed by the Burghead Footpaths Group. Future improvements/expansions to the network are being explored.

12.10 The harbour was the subject of a consultants report received in 2001 on its future potential. No work is as yet programmed.

12.11 Final approval was given to the Moray West Waste Water Project in March 2002.

12.12 Housing development has continued slowly with most developments taking place on the Old Sea School site which is now nearly complete. The West Foreshore site (R4) is now cleared for development but no proposals have yet been submitted.

12.13 The supply of housing sites identified within the Development Plan is ample to meet potential future development.

	Location	Houses Completed in 2001	Total Developed or Under Construction	Remaining Capacity
R1	Bayview Keith Road	1	10	23
R2	Roseisle Road, Phase 2	0	0	42
R3	Old Seaschool	5	37	3
R4	West Foreshore	0	0	40
-	Granary North Quay	0	8	16

Cunningston

12.14 There was no development during 2001. Final approval was given to the Moray West Waste Water Project in March 2002.

Duffus

12.15 No activity was recorded in Duffus during 2001.

Fochabers

12.16 The design scheme for the Fochabers/Mosstodloch by-pass and related traffic management arrangements for the existing A96 (T) was the subject of public consultation, and the responses are currently being considered by the Scottish Executive.

12.17 The position in relation to housing sites is as follows:-

	Location	Houses Completed During 2001	Total Developed or Under Construction	Remaining Capacity
R1	Milnes Croft	9	80	9
R2	Castlehill Road	0	0	36

Garmouth/Kingston

12.18 The Garmouth Flood prevention Scheme is identified within the Capital Plan, with work commencing during the financial year 2004/5.

12.19 Planning permission was granted for 11 dwellinghouses at the former Station site(site R1), all of which are now either completed or under construction.

	Location	Houses Completed during 2001	Total Developed or Under Construction	Remaining Capacity
R1	Station Site	0	11	0
R2	Station Road	0	2	9

Hopeman

12.20 Final approval was given to the Moray West Waste Water Project in March 2002.

12.21 The housing development is almost complete at the Golf Road East site, with 12 of the remaining 13 units under construction at the end of 2001.

	Location	Houses Completed during 2001	Total Developed or Under Construction	Remaining Capacity
R1	Golf Road East	11	58	1
OPP1	Weddeshill Farm	0	0	11
	Station House, Harbour Street	0	0	6
	Sites of below 5 houses	1	1	0

Lhanbryde

12.22 No additional land was developed at the Garmouth Road Industrial Estate.

12.23 The only significant commercial development proposal was granted planning permission for a car showroom and workshop at the former Station Yard.

12.24 It is anticipated that the design scheme for the Lhanbryde Flood Alleviation Scheme will be completed by the end of 2002.

12.25 There was no housing development at the Villages main site of Walker Crescent during 2001.

	Location	Houses Completed during 2001	Developed or Under Construction	Remaining Capacity
R1	Walker Crescent	0	0	53

Lossiemouth

12.26 No additional land was developed at Coulardbank, the towns main industrial area, where sufficient reserves remain for the short term.

12.27 Significant development proposals granted planning permission were for: the construction of a Wastewater Treatment Plant at Oakenhead Wood; a Special Needs Unit at Hythehill; and a music studio/cultural centre at Pitgaveny Quay.

12.28 The Elgin - Lossiemouth (Camp gates) cycle path was completed during 2001.

12.29 In line with the Development Plan, housing development continued to be concentrated on the regeneration of the Hythehill area.

12.30 The position in relation to housing sites is as follows:-

	Location	Houses Completed during 2001	Total Developed or Under Construction	Remaining Capacity
R2	Canal Bank	0	0	15
R3	Stotfield Road	0	1	4
R5	Inchbroom	0	0	30
R6	Muirton Crescent	0	0	5
R7	Hythehill	60	69	57
-	Queen Street/Pitgaveny Street	0	14	0
-	Halliman House, Stotfield Road	2	6	12
-	Prospect View/St Gerardine's Road	1	1	11
-	5-7 High Street	0	0	8

Mosstodloch

12.31 No additional land was developed at the Garmouth Road Industrial Estate.

12.32 The design scheme for the Fochabers/Mosstodloch by-pass and related traffic management arrangements for the existing A96 (T) was the subject of public consultation, and the responses are currently being considered by the Scottish Executive.

12.33 Outline planning permission was granted for housing development on Development Plan site R2.

12.34 The position in relation to housing sites is as follows:-

	Location	Houses Completed During 2001	Total Developed or Under Construction	Remaining Capacity
R1	Mosstodloch West Pinewood (Phase 2)	0	20	0
R2	Stynie Road	0	0	20

Urquhart

12.35 Planning permission was granted for a further period of 5 years for approval of 'Reserved Matters' for a 40 house development at Malverston Farm, although as yet no start has been made.

13. Buckie Area

Buckie

- 13.1 Based on previous years development rates there is adequate serviced industrial land to accommodate forecast demand. Most significant development was the commencement of the new waste water treatment plant at March Road which involved a 'green field' industrial designation. Further infrastructure servicing works will be required before the balance site can be regarded as 'available'.
- 13.2 The fishing industry continues to face hard times and 12 locally registered boats have made successful applications to be decommissioned. The Council is still considering a consultants report into future prospects for the harbour.
- 13.3 Housing developments have been most active at the Maltings (R2) which is nearing completion, and at Whispering Meadows (R9) where 10 houses were approved during the year. Road access for this latter development saw the construction of a new roundabout on High Street, which will help bring forward the designated site at Parklands (site R8). Planning permission was granted for a 23 house development for Moray Housing Partnership at Highfield Road, and a small site for 4 houses at Colonsay Lane was approved.
- 13.4 An appeal against the refusal of 2 houses on the Parklands site was dismissed on the grounds that the preferred road access (the roundabout) was not in place. This development proposed the use of Munro Way for road access which was considered to be contrary to the Local Plan designation for the site.
- 13.5 The following table shows the position at each of the designated house sites and indicates that there is currently no constraint on the availability of housing land.

Site Ref	Location	Houses completed during 2001	Total Developed or Under Construction	Remaining Capacity
R1	Burnbank	4	10	29
R2	High Street	13	51	13
R3	Highfield Road	1	13	26*
R4	Highland Yard	0	0	6
R5	Seafield Hospital	0	0	20
R6	Portessie Station	0	0	30
R7	Letterfourie Road (S)	0	0	20
R8	Parklands	0	0	50
R9	High Street (S)	5	9	27
R10	Steinbeck Road	0	0	30
R11	Rathburn	0	0	60

* The consent for 23 houses at this site for Moray Housing Partnership is likely to be developed during 2002. The remaining balance is available as serviced house plots.

Cullen

- 13.6 Housing development was concentrated at Findlater Drive, where 6 approvals were granted in 2001. 13 of the 25 plots were still undeveloped at the end of the year.
- 13.7 There was no progress with any of the other designated sites within the town.

- 13.8 Consent was granted for a walkers hostel, at Portalong Road in keeping with the Councils policy for supporting tourist accommodation proposals. No work has yet commenced on site.

Site	Location	Houses Completed During 2001	Total Developed or Under Construction	Remaining Capacity
R1	Cullen (South)	2	12	13
R2	Seafield Place (East)	0	0	8
R3	South Deskford Street	0	0	2
R4	Seafield Place (Gap Site)	0	0	2

Findochty

- 13.9 Consent was granted for housing on 2 of the designated sites – two individual houses on the Netherton Farm site, and a 12 unit development for Moray Housing Partnership on the former school site.
- 13.10 A new house on the site of the former fish sheds at Jubilee Terrace was approved.
- 13.11 Site availability is becoming restricted and there has been no interest expressed in starting development on the large designated site at Morven Crescent.

Site	Location	Houses Completed during 2001	Total Developed or Under Construction	Remaining Capacity
R1	Reidhaven Crescent	0	4	0
R2	Former School, Craigview	0	0	12*
R3	Netherton Farm	0	1	6
R4	Morven Crescent (South)	0	0	35

*Consent for 12 houses at this site for Moray Housing Partnership is likely to be developed during 2002.

Portgordon

- 13.12 There was little recorded development in Portgordon during 2001. Two outline consents were granted, for houses to the rear of properties in Richmond Terrace. Moray Housing Partnership received approval for a 16 house development at Tannachy Terrace, which should be completed during 2002.
- 13.13 Otherwise there was no progress with any of the designated sites within the village.

Site	Location	Houses Completed during 2001	Total developed or Under Construction	Remaining Capacity
R1	Tannachy Terrace	0	0	16*
R2	Portannachy	0	0	4
R3	Railway Line	0	0	10
R4	Crown Street	0	0	4
R5	Garden Lane	0	0	10

* The consent for 16 houses on this site granted to Moray Housing Partnership is likely to be developed during 2002.

Portknockie

13.14 Development activity was concentrated at the housing site at Westfield Drive, (R1) where 5 of the 13 plots remained undeveloped at the end of 2002. Consent for one house was granted on site R2 at King Edward Terrace which effectively completes development at this site.

13.15 Otherwise there were no significant developments during the year. The take up of the smaller housing sites leaves only the large field at Seabraes (R3) as an identified housing site, but to date no interest has been expressed in bringing this on stream.

Site	Location	Houses Completed during 2001	Total Developed or Under Construction	Remaining Capacity
R1	Westfield Drive	2	8	5
R2	King Edward Terrace	-	1	0
R3	Seabraes	0	0	35
R4	Victoria Place	-	0	infill/rehabilitation

14. Forres Area

Forres

- 14.1 There has been no significant change to the industrial land supply within Forres and the land available is below the target (5-10 hectares) set by the Structure Plan if the Enterprise Park is excluded from the calculation. AJ Engineering are constructing a 600m² workshop at Greshop West. At Waterford Circle (I4) one small site has been let and developed on the council owned estate. 2 other proposed lets have not yet come to fruition. At Greshop West (I1) the office accommodation formerly occupied by Cap Gemini still is available for let. Forres is experiencing improved economic fortunes with all the Council industrial units currently occupied and a number of expansion proposals being pursued by businesses. Hendry Hydraulics have purchased the old WM Reid building but to date the building remains unoccupied. On the retail front, the town centre has a number of empty shop units. The Tesco supermarket at Nairn Road (OPP4) is now under construction due to be completed late Spring 2002, and the long term effects on the economic vitality of the Town Centre will require to be carefully monitored.
- 14.2 The Forres Rejuvenation Initiative (FRI), a community partnership with the principle aim of revitalising the economic and social fortunes of Forres has prepared a Regeneration Strategy in conjunction with the Moray Council. Funding was secured in 2001 through partnership. Projects now under development include an environmental improvements scheme at Falconer Museum, local events support, community information screens and shopfront displays. To compliment efforts a process of advertising and promotions is being undertaken.
- 14.3 Plans to develop 4 units by a local developer at Forres Enterprise Park have not yet materialised although MBSE relocated their HQ to a new unit at the Enterprise Park during 2002.
- 14.4 The former Auchernack Home for the Elderly (R6) is being developed as a central facility for rationalising the Council's office accommodation in Forres and is due for completion in the summer.
- 14.5 Forres Footpath Trust have signed footpaths in and around the town as part of the Council's Access Initiative. Further improvements/expansions are now being explored. In respect of a Flood Prevention Scheme, a variety of technical studies and a public consultation exercise have been completed. A feasibility study will be available by 2003 with construction programmed to commence in May 2005.
- 14.6 The most significant housing development during 2001 was the application for permission for 170 houses at Balnageith (R8) which (like site R9 previously) was issued without preparation of the joint surface water management plan for all of the sites designate in this vicinity as required by the Local Plan, although it will use 'Sustainable Urban Drainage' techniques on site. This may however affect the options available to deliver other sites such as Thornhill (R5). A roundabout is being constructed on Grantown Road to service the sites. Elsewhere consent was granted for 12 houses at Grovita Nursery and for 7 houses at Woodlands, Balageith Road. Otherwise housing was generally confined to small scale activity on existing designated sites and other infill sites.

Site	Location	Total Developed or Under Construction	Houses Completed in 2001	Remaining Capacity
R1	Burdshaugh	2	0	11
R2	Invererne Road	45	12	Complete
R3	Market Street/ East Walker Court	35	0	Complete
R4	Grantown Road	14	0	Complete
R5	Thornhill	0	0	100
R7	Grantown Road/Mannachy Road	140	21	1
R8	Balnageth	0	0	170
R9	Balnaferry (N)	13	0	75
	Tytler Street	8	0	8
	Woodlands, Balnageth Road	0	0	7

NB R6 Auchernack is now being developed at Council office accommodation.

14.7 Adequate capacity remains although the drainage implications referred to in Para 14.6 will require to be assessed.

Dyke

14.8 Dyke is one of a number of settlements constrained from further development expansion due to having reached its environmental capacity. As expected no developments have occurred during 2001.

Findhorn

14.9 Housing development is now well established at the Findhorn Foundation with 6 houses being built on the Cullerne Farm site (R2) during 2001.

Kinloss

14.10 There was no new housing activity during 2001 constrained by the current capacity problems at the sewage works.

Rafford

14.11 One house was completed at Todholes and 2 units at Damhead. Localised flooding is still a concern.

Rural Communities

14.12 Consent was granted for 7 houses in Kintessack and 2 houses at the College of Roseisle, which was determined at the last Local Plan Public Inquiry. One house was completed at Broom of Moy and one unit at Easter Lawrenceton.

Forres Area - summary of Housing capacity (*capacity includes estimate of infill sites within settlements in addition to designated sites)

Settlement	Houses Completed in 2001	Total Developed or Under Construction	Remaining Capacity *
Dyke	0	*	2
Kinloss	0	0	216 (includes MOD site)
Rafford	3	*	0
Findhorn	7	103	73

* **no designated sites in these settlements**

15. Keith Area

Keith

- 15.1 The Commencement of a 33 house development for the Moray Housing Partnership, on a site at Nelson Terrace, was the most significant activity in Keith during 2001. The balance of land at the site is constrained by steep slopes but could accommodate around a further 15 houses.
- 15.2 Of the other designated sites, there was a further house constructed at R7 Edindiach Road, although there is still no overall layout to which further applications should conform. Approval was granted for one house in the older part of the Nelson Terrace plot development (R1), but no start has yet been made. The small site at Alexandra Road East (R5) is now complete, as is the development of six flats in Regent Square Fife Keith.

Site Ref	Location	Houses Completed in 2001	Total Developed or Under Construction	Remaining Capacity
R1	Nelson Terrace	0	0	6
R2	Dufftown Road (South)	0	31	17*
R3	Dufftown Road (West)	0	0	30
R4	Alexandra Road (West)	0	0	10
R5	Alexandra Road (East)	1	1	0
R6	Broomhill Road	0	0	2
R7	Edindiach Road	2	3	52
R8	Balloch Road	0	0	10
R9	Seafield Walk	0	0	11

* Development of 33 houses at this site for Moray Housing Partnership leaves a capacity of around 15 houses at this site.

- 15.3 There continues to be vacancies at the converted industrial units at Islabank Mills, and the smaller units built at Westerton Road (S) are largely unoccupied. Consent for a haulage contractors business was approved at Westerton Road (N) but did not proceed, and the site still awaits its first tenant.
- 15.4 Concern about the longer term economic prospect for Keith have prompted the formation of a Town Initiative Group to investigate the situation.
- 15.5 There has been no progress with development of any of the opportunity sites, although the old cinema (OPP2) has been demolished which may prompt some development interest. The derelict shop premises in Mid Street (OPP5) have been marketed but have attracted no real interest. The Council is currently discussing proposals for the Seafield Mill site (OPP6) with a development company. An application to demolish the Tannery (OPP1), and erect 14 houses was submitted and is currently under consideration.
- 15.6 The Keith and Dufftown Railway Association started work on the re-building of the former Keith Town Station, which represents a significant step forward for the Association in Keith. Consent was granted to change the use of part of the former Council offices at Earlismont into self catering accommodation.

Newmill and Rothiemay

15.7 There was little recorded development in either of these communities. Consent for a new house was granted at Main Street, Newmill, and the single house site at R2, Main Street, Rothiemay, was developed.

15.8 Otherwise none of the designated sites were subject of enquiries. There is greater interest in housing sites in the rural area surrounding Newmill and Rothiemay.

Newmill

Site Ref	Location	Houses Completed in 2001	Total Developed or Under Construction	Remaining Capacity
R1	Isla Road	0	0	6

Rothiemay

Site Ref	Location	Houses Completed in 2001	Total Developed or Under Construction	Remaining Capacity
R1	Castle Terrace	0	0	15*
R2	Village Hall	1	1	0
R3	West Lodge	0	0	1

*Long term housing land supply, as there is limited capacity at the sewage treatment works (septic tank)

16. Speyside Area

Aberlour

- 16.1 Housing demand in Aberlour has continued at a high rate. The remaining capacity is 24 houses.
- 16.2 Plots at site R3 Allachie Drive are currently being marketed and no development has taken place on site R2 Tombain. The Chapel Terrace site is nearing completion. At current development rates there will be a requirement for additional housing sites in Aberlour at the next Local Plan Review. A preliminary site search should be undertaken during 2002 to assist this process.
- 16.3 No development has taken place on any of the designated industrial estates.

Site Ref	Location	Houses Completed in 2001	Total Developed or Under Construction	Remaining Capacity
R1	Chapel Terrace/ Allardyce Crescent	6	36	7
R2	Tombain	0	0	12
R3	Braes of Allachie	1	1	5

Archiestown

- 16.4 No housing development on any of the designated sites during 2001.

Craigellachie

- 16.5 Development has proceeded on site R2 Former Cooperage with the completion of 8 houses.
- 16.6 The Waste Water Treatment Plant in Craigellachie is nearly at capacity with improvements planned for 2003/04.

Site Ref	Location	Houses Completed in 2001	Total Developed or Under Construction	Remaining Capacity
R1	Edward Avenue	0	0	5
R2	Former Cooperage	3	8	11
R3	Brickfield	0	0	12
R4	Former Brewery	0	0	5

Dallas

- 16.7 No development has yet been proposed for Site R1. Consent was granted for a housing unit at the Dallas Hotel.

Dufftown

- 16.8 Four houses have been completed or are under construction on R1 County Hospital Site as part of the 18 unit MHP development. One house has been completed on the sites at Cowie Avenue with the remaining plots currently being marketed.

Site Ref	Location	Houses Completed in 2001	Total Developed or Under Construction	Remaining Capacity
R1	County Hospital	0	4	14
R2	Conval Street	2	2	0
R3	Corsemaul Drive	0	0	36
R5	Cowie Avenue	0	1	5

Rothes

16.9 Development is progressing on site R1 Spey Street with 3 houses completed or under construction.

Site Ref	Location	Houses Completed in 2001	Total Developed or Under Construction	Remaining Capacity
R1	Spey Street	0	3	25
R2	Adjacent to Football Ground	0	0	20

Tomintoul

16.10 Two houses have been completed within site R2 Backlands and one house is under construction. The Council are currently working with the community on a vacant land survey in the village.

Rural Communities/ Rest of Speyside area

16.11 Twenty Seven applications were granted for single dwellings throughout the rest of the Speyside area.

16.12 The most significant development pressure in the Speyside area has come from wind farm proposals. Applications for 28 turbine wind farms each generating 56 megawatts of electricity at Paul's Hill, Ballindalloch and Cairn Uish, Rothes were lodged in September 2001 with the Scottish Executive under Section 36 of the Electricity Act 1989. The Council recommended approval of these applications subject to extensive planning conditions and agreements. Pressure for wind farms is likely to continue in Speyside and eastern Moray.

Speyside Area

Summary of Housing Capacity

Settlement	Houses Completed in 2001	Total Developed or Under Construction	Remaining Capacity
Archiestown	0	0	6
Dallas	0	0	6
Tomintoul	2	3	19

17. Sustainability Indicators

- 17.1 The Council is committed to the process of Sustainable Development. It recognises that for Moray to be a strong and vibrant community it will require to make progress in terms of economic development, improving social conditions and maintaining the quality of the environment.
- 17.2 It must be recognised that the Development Plan is only one of many mechanisms that can contribute to the process of sustainable development and that in many cases national and international economic and social factors have a significant influence on Moray. However, the Development Plan is important in providing the essential land use and transportation framework for sustainable development.

Economic Activity, Employment and Unemployment

Table 1: Data from the national Labour Force Survey shows Moray with an activity rate considerably greater than for Scotland as a whole. This applies when considering all the population over 16 years and also the population of working age.

Table 2: Unemployment in Moray declined throughout the year 2001. It fell from 1495 to 1147, a decline of 23 per cent. Since 1999 the decline in employment has been by as much as 36 per cent. The overall rate of decline in Moray has outpaced that for Scotland as a whole.

Health

Table 3: Death rates within Moray from heart disease, stroke, cancer, lung cancer and accidents are all currently similar to or lower than those for Scotland as a whole.

Education - School Leavers and Exam Results

Table 4: Moray generally slightly outperforms the Scottish average in relation to achieving 5 or more standard grades (1-2) and 3 or more higher (A-C).

Housing Quality

Table 5: The number of houses below tolerable standard has been reducing in Moray over the period 1997-2000. This is in line with Scottish trends.

Housing Benefits

Table 6: The number of households receiving housing benefit in Moray during 2000/2001 was 13 per cent of total households, some 50 per cent less than for Scotland as a whole.

Road Accidents

Table 7: The number of accidents and casualties in Moray related to road accidents has been on a general downward trend.

Environment - Estuary, Coast and River Classification; Semi Natural Woodland; Birds of Conservation Concern

Table 8: The Lossie and Spey estuaries have had a consistent high quality classification over the years 1998-2000.

Table 9: In 2000, the coastal classification was of a generally high quality with most sections being A and B class. The stretch from Portgordon to Portessie (6.8km) was of class C and D.

Table 10: The main rivers in Moray have a generally good classification (A and B).

Table 11: Moray has an above national average proportion of semi-natural woodland. This is recognised as being an important factor in providing a rich and diverse ecological system.

Table 12: Moray is renowned for its extensive moorland areas. Data from an RSPB survey in 1997 revealed that the moorlands are a valuable habitat for a wide range of 'Birds of Conservation Concern'.

Sustainability Indicators

1. Economic Activity, Employment and Unemployment

Table 1: Economic Activity 1999

	Scotland		Moray	
	No	Rate(%)	No	Rate(%)
Economically Active (all 16+ yrs)	2,496,000	61.8	47,000	71.0
Economically Active (all working age)	2,433,000	76.9	44,000	87.4
Economically Inactive (all 16+ yrs)	1,542,000	-	19,000	-
Economically Inactive (all working age)	730,000	-	6,000	-

Source: Annual Labour Force Survey , 1999

Table 2: Unemployment

	December 99	December 00	May 01	% Change
Moray	1783	1495	1147	-36
Scotland	119824	108026	102485	-14

Source: Nomis

2. Health

Table 3: Death Rates

Deaths	Rate per 1000 (1998, 1999)			
	Scotland		Moray	
	1998	1999	1998	1999
Ischaemic Heart Disease	2.7	2.6	2.1	2.6
Stroke	1.4	1.3	1.1	1.4
Cancer	3.0	2.9	2.5	3.0
Lung Cancer	0.8	0.8	0.5	0.8
Accidents	0.3	0.3	0.2	0.3

Source: GRO (Scotland)

3. Education

Table 4: School Exam Results

Exam Results 1999-2001						
	S4 Roll 5+ Standard Grades (1-2) (by end of S4)			S4 Roll 3+ Highers (A-C) (by end of S5)		
	1999	2000	2001	1999	2000	2001
Moray	32	34	37	22	23	23
Scotland	32	33	33	21	23	22

Source: Scottish Executive

4. Housing Quality

Table 5: Houses Below Tolerable Standard

Below Tolerable Standard				
	97	98	99	00
Moray	682	691	635	571
Scotland	78624	73575	69792	66096

Source: BTS Return to SE.

5. Housing Benefits 1999/2000, 2000/2001

Table 6: Housing Benefit Recipients

	1999/2000	2000/2001
Moray	5660 (15% of total households)	5210 (13% of total households)
Scotland	497,000 (22% of total households)	463,000 (20% of total households)

Source: D.S.S.

6. Road Accidents

Table 7: Road Accidents and Casualties

	1994-98 (Average)	1999	2000	2001
Accidents	201	158	187	173
Casualties	283	215	278	272

Source: Moray Road Safety Plan

7. Environment

Table 8: Estuaries Classification (1998, 1999, 2000)

Estuaries Classification (1998, 1999, 2000)						
a)	Lossie Estuary	-	Upper	0.07km ²	-	Class A
		-	Rest	0.51km ²	-	Class B
b)	Spey Estuary	-	Total	0.28km ²	-	Class A

Source: SEPA

Table 9: Coastal Classification

Coastal Classification (2000)	
East of Hopeman to Covesea Skerries	B
Covesea to Halliman Skerries	B
Halliman to Little Skerries	C
Stotfield to Branderburgh	B
Estuary Mouth and East Beach	C
East of Lossiemouth	B
Around Boar's Head Rock	A
Boar's Head Rock to Kingston	A
Kingston to Speymouth	B
By Spey Links	A
Portannachy	B
Portgordon	C
Portgordon to Buckpool	C
Buckie	D
Buckie to Portessie	C
Portessie	B
Portessie to Cragenroan	C
Craigenroan to Findochty	B
West of Cullen	B
Cullen East	C
East of Cullen	B
Garron Point	A

Source: SEPA

Table 10: River Classification

River Classification 2000		
River	Location	Overall Class
River Lossie	Torwinny	B
	Cloddach	B
	Blackburn	B
	Sherriffmills	B
	South Lesmurdie	A2
	Moycroft	A2
	Linkwood	A2
	Waulkmill	B
	Kirkhill	C
River Spey	Tamdhu	A1
	Arndilly	A1
	Roths W	A3
	Fochabers	A1
River Avon	Tomintoul	A2
River Isla	Strathmill	A2
	Strathisla	A2
	Glenkeith	A2
	Keith (WW, US)	A2
	Keith (WW, DS)	B
	Montgrew	A2
	Bridge of Isla	A2
River Deveron	Avochie	A2
	Milltown	A2

Source: SEPA

Table 11: Area of Semi Natural Woodland 2000

Scotland		Moray	
Area (ha)	% Total Land	Area (ha)	% Total Land
50,000	2	5568	2.48

Source:

Table 12: Biodiversity: Moray Moorlands Bird Survey

'Red List' Species	Estimate No. of Birds in Study Area (539 sq m)
Hen Harrier	118
Merlin	59
Black Grouse	388
Skylark	1794
Twite	11
Reed Bunting	199

Source: RSPB